



2003/04 Annual CAPER

Consolidated Plan Annual Performance and Evaluation Report (CAPER)

CITY OF UPLAND
Community Development Block Grant (CDBG) Program
Redevelopment Department
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September 2004

The City of Upland is a General Law City incorporated May 15, 1906. The City is 15.2 square miles and includes the Madonna of the Trails within its seal. This California Historical Landmark No. 1028 marks one of twelve identical statues across the USA, together making the National Old Trails Road, spanning twelve states from Maryland to California. In 1911, The Daughters of the American Revolution helped to establish Congressional recognition of this National Trails System and established the Upland location on February 1, 1929 to commemorate the western journey of the pioneer mothers seeking a better life with their families. The Upland statue marks the convergence of four famous trails (The Anza, The Mojave Indian, The Emigrant and The Colorado) at its current location of Euclid Avenue and Foothill Boulevard also known as the Mother Road or Route 66.

THE CITY OF UPLAND ANNUAL PERFORMANCE AND EVALUATION REPORT NARRATIVES

The Annual Performance and Evaluation narratives address the issues contained in the February 18, 1998, memorandum from then Assistant Secretary for Community Planning and Development, Mr. Saul N. Ramirez. The narrative statements are separated into three sections. The first section addresses the relationship between various City activities and their relationships to the outcome and goals and objectives (outputs) in Upland's Amended Consolidated Plan. Issues such as assessment of goals and objectives, Fair Housing, Affordable Housing, Continuum of Care, Leveraging Resources, Citizens Comments and Self-Evaluation are discussed in this section.

The second section addresses the use of CDBG funds to the specific priorities, needs, goals and objectives identified in the Consolidated Plan.

Public participation requirements are identified and discussed in the third section.

For information purposes, the Consolidated Plan "CPD" was updated in fiscal year 2000 and was amended in May of 2003. The purpose for this amendment was to extend the adopted plan for two more additional years, through 2005.

SECTION I:

A. Consolidated Plan.

The following priorities are identified in the City of Upland's Consolidated Plan. This section includes the assessment of one- and amended five-year goals and objectives. Specific programs are described under each priority and a comparison is made between the City's performance during the past year and goals identified in the Amended Consolidated Plan. This discussion also identifies activities undertaken by the City, resources pursued, as well as categories of residents assisted. Following this discussion of programs, a description on how matching/leveraging requirements were fulfilled is provided for each priority. Descriptions of geographic allocation of resources and the actual pattern of investment compared to the planned investment pattern are consolidated for all priorities and provided at the end of this section.

OUTCOME: Due to an increase in Affordable Housing Units, all segments of the population, including low-and moderate-income households can afford a housing opportunity.

OBJECTIVE 1: TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE CITY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS.

Program 1.1: Affordable Housing Incentive Program

Activity: Pursuant to CCRL Sec. 33334.2[e]: The Affordable Housing Incentive Program provides incentives to private developers who agree to make new affordable units available to low- and moderate-income households.

Lead Agency: Upland Community Redevelopment Agency in conjunction with the Community Development Department.

Geographic Location: Units can be citywide, but are primarily in the redevelopment and low- and moderate-income areas.

Resources: Funded with HOME Program Income funds of \$1,596,988 and RDA tax increment \$401,721.

Accomplishments and Time Frame: Upland has assisted a total of 13 apartment complexes (250, 268, 294, 316 & 324 N. San Antonio/509 & 537 Richland Ave./431, 571, 663 & 689 Diamond Court/233 Vallejo Way) since the adoption of the five-year consolidated plan. This is a total of 51 units designated as affordable units. A total of \$2,864,928 of HOME Program Income and \$608,104 of RDA Housing Funds were utilized to assist with the acquisition/rehabilitation of all 13 apartment buildings. The acquisition of 906 Sycamore Ct will be utilized for affordable student housing. At least two more apartment complexes will be acquired next fiscal year (503 & 557 Diamond Ct.). The State has awarded Upland with additional funding (\$600,000 of 2003 HOME Funds). These funds will be available to create additional affordable units. The State certified Upland Housing Element identifies 315 units to be created in the Affordable Housing Incentive Program through year 2005 (period of 1998-2005 or approximately 45 units annually).

Five Year Goal: Approximately 225 units.

Fourth Year Goal: Approximately 45 units.

Fourth Year Achievement: Twenty-three (23) units.

Year-to-Date Achievement: Fifty-one (51) units.

Program 1.2: Senior Housing

Activity: The City will identify a candidate site for the development of an affordable senior housing project.

Lead Agency: Upland Community Redevelopment Agency in conjunction with the Community Development Department.

Geographic Location: Sites available citywide.

Resources: Senior Housing will be funded with \$412,150 of Redevelopment Department Agency set aside funds, \$6.3 million mortgage revenue bonds and approximately \$3.3 million in State and Federal tax credits.

Accomplishments and Time Frame: Upland Community Redevelopment Agency has entered into a Disposition and Development Agreement (DDA) with Upland Community Housing Inc. to build a senior residential development project consisting of approximately 72 units that will be available to low and moderate income seniors.

Five Year Goal: To provide approximately 500 new, affordable senior units.

Fourth Year Goal: To provide a proportionate amount of 100 new, affordable senior units.

Fourth Year Achievement: Zero (0) units developed. Worked with property owners to discuss potential project development.

Year-to-Date Achievement: Zero (0) units.

Program 1.3: Infill Housing Program

Activity: Vacant and underutilized candidate sites will be identified in the Town Center area and/or along Foothill Boulevard where high-quality multi-family and condominium development would be a catalyst for the area's revitalization and would stimulate additional private investment.

Lead Agency: Upland Community Redevelopment Agency in conjunction with the Community Development Department

Geographic Location: Foothill Boulevard, Town Center, and sites citywide.

Resources: Infill Housing Program, HOME fund, CDBG, and Redevelopment Set-Aside funds.

Accomplishments and Time Frame: To be developed in conjunction with time frames established by Foothill Boulevard Economic Development Strategy, and the Housing Element. The Upland, State Certified Housing Element identifies as an objective sixty (60) infill units to be developed through 2005 or twelve (12) proportionately on an annual basis. The Upland Community Redevelopment Agency has entered into a Disposition and Development Agent, which will provide 72 affordable residential units within Town Center Project Area.

Five Year Goal: Approximately sixty (60) units.

Fourth Year Goal: Approximately twelve (12) units.

Fourth Year Achievement: Zero (0) units.

Year-to-Date Achievement: Zero (0) units.

Program 1.4: Five-Star Rental Recognition Program

Activity: This program identifies existing apartment complexes in need of repair and provides financial assistance or other incentives to encourage the owner to make a substantial investment in rehabilitation and ongoing maintenance and guarantee long-term affordability. Where appropriate, the development of additional units may be permitted as one incentive.

Lead Agency: Upland Redevelopment Department

Geographic Location: Citywide

Resources: This program is funded by program fees.

Accomplishments and Time Frame: This program was modified last fiscal year. It has been posted on the City's website. Property owners are solicited annually to participate this program.

Fourth Year Goal: Market and support the importance of recognizing high quality standards of operation of multi-family properties in Upland. Search for non-lender funding resources and implement program.

Fourth Year Achievement: Program was revised and modified. Application solicitation occurred this fiscal year. Program revenues generated this fiscal year in the amount of \$1,845.00.

Year-to-Date Achievement: 2 rental properties (Sunset Ridge and the Village Apartments) qualified for this recognition.

Program 1.5: First Time Homebuyer Program

Activity: This program provides assistance to first time homebuyers in selected areas.

Lead Agency: Upland Community Redevelopment Agency, California Cities Home Ownership Authority (CCHOA)

Geographic Location: Citywide

Resources: Funded by the Upland Community Redevelopment Agency with \$355,490 of HOME and \$38,225 of RDA set-aside funds, and \$66m of the previous CCHOA private bond issue as well as the new bond issue of \$55m.

Accomplishments and Time Frame: As of June 30, 2005, provide a total of eighty (80) loans to low- and moderate-income First Time Home Buyers and fifty (50) loans through the CCHOA program. The CCHOA program is a Joint Powers Authority (JPA) established with ten original cities including Upland and expanded recently to include certain Los Angeles County cities and all areas of San Bernardino County. The CCHOA program has provided nine (9) loans through May, 2001 and three (3) loans since the new bond issue of June, 2001.

Five Year Goal: To provide eighty (80) loans to low-and moderate income First Time Home Buyers and fifty (50) loans through the CCHOA program.

Fourth Year Goal: To provide a minimum of eleven (11) loans to low-and moderate income First Time Home Buyers and ten (10) loans through the CCHOA program.

Fourth Year Actual: 3 FTHB
0 CCHOA

Year-to-Date Achievement: 40 FTHB
12 CCHOA

OUTCOME: Due to an increase in housing/economic rehabilitation, improvements, we have improved the condition of the existing affordable housing stock and have created a safer living environment for a number of low to moderate-income households.

OBJECTIVE 2: TO CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING HOUSING STOCK, ESPECIALLY AFFORDABLE HOUSING.

Program 2.1: Single Family Rehabilitation/Rental Rehabilitation Program

Activity: The City will continue this program during the next fiscal year

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: Funded with \$1,596,988 from HOME program income funds, \$401,721 RDA tax increment and \$140,937 of RDA set aside funds.

Accomplishments and Time Frame: Place a minimum of 53 units in the program by June 30, 2003.

Five Year Goal: Approximately one hundred ninety-eight (198) units.

Fourth Year Goal: Approximately fifty-three (53) units.

Fourth Year Actual: Twenty-three (23) rental acquisition and rehabilitation units, and twenty-four (24) single-family rehabilitation paint projects for a total of forty-seven (47) units.

Year-to-Date Achievement: 97 units.

Program 2.2: Housing Improvement Program

Activity: This program will, with a zero to 3 percent-deferred loan, improve the condition of owner occupied low-income units.

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: FY 2003-2004 funded with \$228,603 from HOME and \$79,962 from Agency LMI funds.

Accomplishments and Time Frame: Eleven (11) per Consolidated Plan Action Plan low-income units to be improved by June 30, 2004.

Five Year Goal: Approximately sixty-three (63) homeowners are to be assisted.

Fourth Year Goal: Eleven (11) homeowners to be assisted.

Fourth Year Actual: Five (5) homeowners assisted.

Year-to-Date Achievement: 35 units.

Program 2.3: Emergency Repairs Program

Activity: This program provided grants of up to \$2,500 of Agency Funds to improve basic life-safety and code related repairs for Upland single family residences, including mobile homes.

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: Funded with 72,322 RDA set aside funds.

Accomplishments and Time Frame: In this fiscal year the objective was to rehabilitate a minimum of twenty per Consolidated Plan Action Plan, very-low income units.

Five Year Goal: Approximately one hundred forty (140) units.

Fourth Year Goal: Approximately twenty (20) units.

Fourth Year Actual: Twenty-eight (28) units.

Year-to-Date Achievement: 83 units.

Program 2.4: Preservation of At-Risk Units

Activity: The City has prepared an inventory of units eligible to convert to market rate during the next 10 years (see General Plan Housing Element Section IV.c.2). The City will contact these project owners on an annual basis and take appropriate action to preserve these affordable units if necessary.

Lead Agency: Community Development

Geographic Location: Citywide

Resources: Funded with HOME, RDA Set Aside, multi-family bonds, private funds

Accomplishments and Time Frame: This year's objective was to preserve at least nine (9) very-low income units, while working with apartment owners to obtain tax-exempt status. Upland amended an Agreement with Habitat for Humanity on June 25, 2001 to preserve two (2) very-low income owner occupied units at 1361 and 1365 Chaffee Street.

Five Year Goal: To preserve at a minimum fifteen (15) very-low income units.

Fourth Year Goal: To preserve at a minimum three (3) very-low income units.

Fourth Year Actual: No units preserved.

Year-to-Date Achievement: 2 units.

Program 2.5: Apartment Acquisition/Real Estate Affordability

Activity: Assisted eligible non-profit buyers in acquiring market rate apartments with a portion of the units made available to lower-income households at affordable rents.

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: Funded with \$1,596,988 RDA tax increment funds, \$401,721 state and HOME Program Income funds.

Accomplishments and Time Frame: The 2003-2004 objective was to assist 16 total units. The City of Upland assisted the Upland Community Redevelopment Agency with five loans between the months of July 2003– June 2004 to acquire five four-unit apartment complexes located at 571 and 689 Diamond Court, 250 and 268 San Antonio and 233 Vallejo Way. All of these units are reserved for low and moderate income occupants. The Upland Community Redevelopment Agency acquired a triplex located at 906 Sycamore Court for proposed student housing.

Five Year Goal: To make available at an affordable level one hundred eighty (180) units during this period.

Fourth Year Goal: To make available at an affordable level sixteen (16) units.

Fourth Year Actual: Twenty-three (23) units made available at an affordable level.

Year-to-Date Achievement: 57 units.

Program 2.6: Code Enforcement/Graffiti Removal Programs

Activity: Administered by the Police Department to combat blight

Upland Police Department-Code Enforcement: Funds from the Capital Improvement portion of FY 2003-2004 CDBG budget funded Code Enforcement Officers' salaries, of the Police Department's Problem Oriented Policing Team that focused on property maintenance, unhealthful living conditions, and neighborhood aesthetics. The requests for assistance resulting from deteriorated apartments, single-family rentals and properties needing Code Enforcement continue to grow. The citizens of the SEQ and SWQ will all benefit.

Upland Police Department-Graffiti Removal/SEQ, SWQ: Funds allowed for continued removal of graffiti in the Southeast Quadrant (SEQ) and the Southwest Quadrant (SWQ). Graffiti removal services will be provided by a contractor only within the federally designated low-income areas of the SEQ & SWQ. All citizens of the SEQ & SWQ will benefit.

Lead Agency: Upland Police Department

Geographic Location: Federally designated target areas.

Resources: Funded through CDBG and the City's General Fund. FY 2003-2004 funding allocation was approximately \$153,000 of CDBG funds.

<u>Upland Police Department-Code Enforcement:</u>	\$ 137,000
<u>Upland Police Department-Graffiti Removal/SEQ, SWQ:</u>	\$ 16,000

Accomplishments and Time Frame: Ongoing

It was projected that at a minimum the following locations will be completed through June 30, 2004:

<u>Upland Police Department-Code Enforcement:</u>	Over 100 Locations
<u>Upland Police Department-Graffiti Removal/SEQ, SWQ:</u>	Over 100 Locations

Five Year Goal: Continue to serve over 100 locations in each program.

Fourth Year Goal: Continue to serve over 100 locations in each program.

Fourth Year Actual: Code Enforcement served 3,753 locations and Graffiti served 870 locations for a total of 4,623 locations served.

Program 2.7: Capital Improvement Program

Activity: The City continued to provide ongoing infrastructure replacement/reconstruction in existing residential neighborhoods through the capital improvement program.

Lead Agency: Upland Public Works Department

Geographic Location: City wide.

Resources: \$440,000 of street and traffic funds; \$50,000 CDBG and \$50,000 of RDA
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Accomplishments and Time Frame: Public Works will continue this program on an ongoing basis.

Five Year Goal: To continue providing ongoing infrastructure replacement/reconstruction.

Fourth Year Goal: To continue providing ongoing infrastructure replacement/reconstruction.

Fourth Year Actual: Two street lights were installed along with palm trees, curb, gutter, sidewalk and street construction along "A" street between 2nd and 1st Avenue.

Program 2.8: Zoning Code Implementation

Activity: The City will develop a Condominium Conversion Ordinance requiring that a portion of units be made available to low- and moderate-income buyers in exchange for the City's financial assistance.

Lead Agency: Upland Community Development Department

Geographic Location: Citywide

Resources: General Fund

Accomplishments and Time Frame: Ongoing

Five Year Goal: Develop a Condominium Conversion Ordinance.

Fourth Year Goal: To continue to develop a Condominium Conversion Ordinance.

Fourth Year Actual: Upland Community Development Department continued to work at developing this ordinance. No apartment owners have expressed a desire to convert units during Fiscal Year 2003-2004.

OUTCOME: Due to an increase of promotion of all housing opportunities regardless of race, age, religion, sex, marital status, ancestry, national origin, or color, more people are becoming aware of the housing opportunities available, specifically for low to moderate income families residing within the City.

OBJECTIVE 3: TO PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, RELIGION, SEX, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, OR COLOR.

Program 3.1: Fair Housing Program

Activity: The City provided ongoing financial assistance to fair housing organizations.

Landlord/Tenant Mediation: Funds will be used to continue to provide tenant-landlord mediation, referral source to other related community agencies and education on rights and responsibilities according to Civil Code.

Fair Housing: Funds will be used to continue to provide the City with Fair Housing by promoting equal housing opportunities through education, outreach and enforcement. Assist individuals alleging housing discrimination through case development and investigation.

Lead Agency: Upland Redevelopment Agency

Geographic Location: Citywide

Resources: CDBG Funds, FY 2003-2004 Funding:

Landlord/Tenant Mediation: \$ 8,000
Fair Housing: \$12,000

Accomplishments and Time Frame: Landlord/Tenant Mediation: 165 households or 699 persons assisted/100+ persons in workshops/education and an undetermined amount from radio programming. Through June 30, 2004, it was projected that this CDBG funded activity will assist 100 families. Fair Housing: 91 persons have been assisted/100 persons in workshops/education and an undetermined amount from radio programming. As of June 30, 2004, this CDBG funded activity assisted 26 families with 91 persons.

	Landlord/Tenant Mediation	Fair Housing
Five Year Goal:	500	175
Fourth Year Goal:	100	35
Fourth Year Actual:	699	26
Year-to-Date Achievement:	1756	186

Program 3.2: Building Code Enforcement

Activity: The Upland Building and Safety Division of the Community Development Department continued to enforce building code provisions requiring accessible design.

Lead Agency: Upland Building and Safety Division

Geographic Location: Citywide

Resources: \$140,000 was expended through the General Fund this past year. The General Fund and private sector funds this program.

Accomplishments and Time Frame: Ongoing

Five Year Goal: To continue to enforce Building Codes and other code provisions requiring accessible design.

Fourth Year Goal: To continue to enforce Building Codes and other code provisions requiring accessible design.

Fourth Year Actual: City is enforcing current State laws on accessibility. This past year accessibility improvements have been made to areas identified in the Capital Improvement Plan and included public facilities, curb cuts, playgrounds and parking stalls this year.

Program 3.3: Community Reinvestment Act (CRA) Program

Activity: Supplemented by local lending institutions and CHFA (HELP Loan), the Redevelopment Department will obtain and review annual Home Mortgage Disclosure Act (HMDA) reports from local lenders, and negotiate favorable terms for low- and moderate-income homebuyers and multi-family projects.

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: Upland was notified in 2000 that its California Housing & Finance Agency (CHFA) HELP Loan FY 2000-2001 funding request of approximately \$2,000,000 was not funded. Upland continues to receive its HMDA data from Inland Fair Housing & Mediation Board (IFHMB). IFHMB is in year 3 of competitive HUD grant FHIP funds of \$269,000. These FHIP funds will continue to assist IFHMB with rental, sales, and lender testing throughout the City of Upland. The lender testing information can be found within the HMDA report.

Accomplishments and Time Frame: Ongoing

Five Year Goal: Continue to review and negotiate lending practice activities under CRA goals and HMDA activities.

Fourth Year Goal: Continue to review and negotiate lending practice activities under CRA goals and HMDA activities.

Fourth Year Actual: Upland contracted with Inland Fair Housing and Mediation Board this past year to review lending practices of three (3) Upland lenders, and three (3) lenders chosen by the County of San Bernardino.

OUTCOME: Due to the continuation and/or creation of financial assistance programs, low to moderate income persons/ households are residing within higher and safer living communities.

OBJECTIVE 4: ASSIST LOW-INCOME PERSONS IN OBTAINING FINANCIAL AID.

Program 4.1: Section 8 Rental Assistance Program

Activity: Through the Upland Housing Authority, the City will continue to support the federally sponsored Section 8 Rental Assistance program.

Lead Agency: Upland Housing Authority

Geographic Location: Citywide

Resources: Federal HUD funds, dispersed by the Upland Housing Authority. The Section 8 Housing Choices (Vouchers) Program will be funded with \$4,168,692 in Federal Funds, and the Family Self Sufficiency (F.S.S.) Program is funded as part of the Federal Section 8 Program.

Accomplishments and Time Frame: Through June 30, 2004:

<u>Section 8 Program:</u>	624 Households were be served.
<u>Family Self-Sufficiency Program:</u>	14 Families were served.

In 1998, the Housing Act no longer separated "Certificates" and "Vouchers". The Upland Section 8 Program is now comprised of vouchers.

Five Year Goal: Continue to administer Section 8 Vouchers.

Fourth Year Goal: Continue to administer Section 8 Vouchers.

Fourth Year Actual: The Upland Housing Authority served fourteen (14) families this year with the Family Self-Sufficiency Program. This program allowed families to transition off Federal Section 8 funds over a five (5) year period by providing education training, job services, and a rent fund-matching component. The Housing Authority has also assisted over 624 households with the Housing Choice (Vouchers) Program.

Year-to-Date Achievement: 2680 households assisted with vouchers.
77 households assisted through the FSS Program.

Program 4.2: Mobile Home Rent Control Program

Activity: The Redevelopment Department will continue to enforce the mobile home rent control ordinance

Lead Agency: Upland Redevelopment Agency

Geographic Location: The Ordinance provides guidance to landlords/tenants at six Upland Mobilehome Parks: Mountain View Estates, 1320 San Bernardino Road, 68 spaces, Oasis Mobile Estates, 1565 West Arrow Highway, approximately 84 spaces, Upland Cascade Mobilehome Park, 1350 San Bernardino Road, approximately 188 spaces, Upland Eldorado Mobile Home Park, 1400 West 13th Street, approximately 210 spaces, Upland Meadows Mobile Estates, 929 East Foothill Boulevard, approximately 223 spaces, and Upland View Terrace Mobilehome Estates, 1515 Arrow Highway, approximately 95 spaces.

Resources: Redevelopment Department

Accomplishments and Time Frame: Maintained rent stability for the City's 860 mobile home occupants.

Five Year Goal: Continue to maintain rent stability for the City's 860 mobile home occupants.

Fourth Year Goal: Continue to maintain rent stability for the City's 860 mobile home occupants.

Fourth Year Actual: The City of Upland Redevelopment Department and the City Clerk's offices received inquiries regarding the Mobile Home Rent Control Ordinance. The Redevelopment Department began the process to amend the City's current Mobile Home Ordinance. During year five of the Consolidated Plan, the City will have amended its existing Mobile Home Ordinance.

Program 4.3: Lease-to-Own Program

Activity: The City continued to participate in this program sponsored by the California Cities Home Ownership Authority (CCHOA).

Lead Agency: Upland Redevelopment Agency and CCHOA

Geographic Location: Upland, member cities, and San Bernardino County

Resources: Bonds were issued during June 2001 in the amount of \$55m to cover member jurisdictions. \$55m Lease Revenue Pass-Through Obligation Bonds

Accomplishments and Time Frame: Provide a minimum of ten (10) loans for Upland residents through June 30, 2004.

Five Year Goal: Provide a minimum of fifty (50) loans for Upland residents.

Fourth Year Goal: Provide a minimum of ten (10) loans for Upland residents.

Fourth Year Actual: No loans were provided.

Year-to-Date Achievement: Twelve (12) loans have been provided.

Program 4.4: Bond Administration Program

Activity: The Bond Administrator monitored all bond-financed projects annually to verify compliance with affordability covenants

Lead Agency: Upland Redevelopment Department

Geographic Location: Citywide

Resources: Annual apartment owner fees.

Accomplishments and Time Frame: Thirty-six (36) very low income affordable apartments have been reserved through the bond program to improve the Village and Sunset Ridge Apartments. There are a total of 1326 assisted, multi-family rental units in the City, and approximately 10 units are “at-risk” of conversion to market rate each year. These rental units received assistance under a combination of Housing Authority Revenue Bonds, the County of San Bernardino Multi-Family Mortgage Revenue Bond Program, the HUD Section 202 Senior Housing Program, the HUD Section 8 Program and Upland Redevelopment Agency Funds.

Five Year Goal: Continue to monitor all bond-financed projects to verify compliance with affordability covenants.

Fourth Year Goal: Continue to monitor all bond-financed projects to verify compliance with affordability covenants.

Fourth Year Actual: The Bond Administrator, Urban Futures, Inc. has monitored the affordability restrictions this past year in agreement with the bond documents.

HOMELESS

OUTCOME: Due to a number of homeless facilities/organizations being funded, an enormous amount of low-income persons/households has resided in safer living conditions.

OBJECTIVE 5: ASSIST PERSONS IN NEED OF TEMPORARY HOUSING IN OBTAINING SHORT-TERM ACCOMMODATIONS.

Program 5.1: Homeless Transitional Shelter/Emergency Shelter Voucher Program

Activity: The Upland Housing Authority, Redevelopment Agency and Foothill Family Shelter (FFS) worked together to continue to provide assistance to the City’s transitional Shelters. The City funded a variety of other organizations to help meet priority homeless needs.

Foothill Family Shelter: CDBG funds were used to provide 120 days of shelter and support for homeless families with children. The ultimate goal was to help residents obtain permanent housing and provide training and support needed to maintain an independent life. RDA funding was utilized to assist in shelter and program administration.

St. Joseph’s Church – His Hands Food Program: His Hands Ministry provides a two to three day supply of food and clean used clothing to low income and homeless families in Upland/Rancho Cucamonga area.

SOVA – Pomona Valley Council of Churches – West End Hunger Program: This program continued to provide emergency food assistance, utility assistance, budgeting and nutritional educational classes, for the homeless and economically disadvantaged population. Provides for a drop-in center and a children’s center that provides a physical and emotional environment for homeless children.

Inland Valley Drug & Alcohol Recovery – Women & Children Program/Staying Sober:
 Funds for this program will provide a curriculum for parents recovering from substance abuse or alcoholism to restore relationships with their children.

Lead Agency: Upland Housing Authority, Upland Redevelopment Agency and Foothill Family Shelter and various agencies.

Geographic Location: Citywide

Resources: \$29,800 of CDBG Funds for Fiscal Year 2003-2004

St. Joseph's: \$ 4,800
SOVA: \$ 7,000
Foothill Family Shelter: \$14,000
Inland Valley: \$ 4,000

\$7,500 RDA funds for FY 2003-2004
Foothill Family Shelter: \$ 7,500

Accomplishments and Time Frame: FFS continued to use the CDBG funds to provide 120 days of shelter and support for homeless families with children. The ultimate goal was to help residents obtain permanent housing and provide training and support needed to maintain an independent life.

	<u>5 Years</u>	<u>1 Year</u>	<u>4th year Actual</u>	<u>YTD achvmt.</u>
<u>St. Joseph's:</u>	7,000	5,000 people will benefit (approximately)	9,482	46,402
<u>SOVA:</u>	6,000	1250 Upland residents will be served	1,637	4,902
<u>Foothill Family Shelter:</u>	125	11 families projected to be served.	50	128
<u>Inland Valley:</u>	50	400 citizens are projected to benefit from the program	167	624
Totals:	13,175	6661	11,336	52,056

The Redevelopment Agency entered into Amendment To Agreement For Grant Funds No. 1 on March 8, 2001 to provide a ten (10) year extension of funding to Foothill Family Shelter for transitional housing services.

COMMUNITY SERVICES AND FACILITIES

OUTCOME: Due to improvements to existing community facilities and new community service programs offered, additional low- and moderate- income clientele, were able to enjoy and take advantage of the facilities and programs.

OBJECTIVE 6: PROVIDE FOR NEW COMMUNITY FACILITIES AND IMPROVE THE QUALITY OF EXISTING COMMUNITY FACILITIES AND PROGRAMS TO SERVE THOSE OF LOWER- AND MODERATE-INCOME.

Program 6.1: Senior Center

Activity: The City has constructed a senior center adjacent to a senior housing project at the corner of Third and "C" Streets in the Town Center. Ongoing programs and services for seniors will be located within this center.

Lead Agency: Upland Recreation Department, Upland Housing Authority and Upland Redevelopment Agency

Geographic Location: George M. Gibson Senior Center, 250 N. 3rd Avenue, citywide locations

Resources: The City funded the center with a CDBG Section 108 Guaranteed Loan. The City will continue to pay debt service on the Senior Center with CDBG funds. The last scheduled payment is for year 2006. The CDBG 108 Loan repayment as of June 30, 2004 was \$306,000 with a Principal & Interest balance of \$823,150 to be paid through the end of the term in 2006. The City's Redevelopment Department expanded the Senior Wellness program with the use of \$5,500 of CDBG funds.

Five Year Plan: Continue 108 debt service payments to the senior center's guaranteed loan and create new senior service/program.

Four Year Plan: Continue 108 debt service payments to the senior center's guaranteed loan and fund the Senior Wellness Program to assist 70 senior citizens.

Fourth Year Actual: Paid \$306,000 interest and principal debt service payment and assisted 1793 senior citizens with the Senior Wellness Program.

Program 6.2: Parks and Recreation Facilities

Activity: Memorial Park facilities have been identified as "aging and deteriorating," according to the Foothill Corridor Redevelopment Project Report. The City plans to repair and upgrade the landscaping, lighting, and play areas.

Lead Agency: Upland Public Works Department, Upland Redevelopment Agency, Upland YMCA

Geographic Location: YMCA-1325 San Bernardino Road, Memorial Park Foothill Boulevard, Cross Street 11th Avenue

Resources: General Fund, Park Development \$300,000, and Private Funds \$100,000.

Accomplishments and Time Frame: The skateboard park has been designed and constructed. Phase II is to begin in Fiscal Year 2004-05.

Five Year Goal: Continue to assist in improvements to park facilities.

Fourth Year Goal: Continue to assist in improvements to park facilities.

Fourth Year Actual: \$192,000 out of Park Development to replace restroom at Sierra Vista Park, demolition of abandoned house at San Antonio Park, and Recreation Center roof replacement.

Program 6.3: Community Services

Activity: Additional Community Services and Facilities, which were funded with CDBG include:

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

YWCA of West End-Y Teen Program: Funds continued the Y-Teens program for “at-risk” girls at Upland Jr. High School. Project provides a curriculum of empowerment and holistic development to an at-risk population.

Upland YMCA-Childcare & Scholarships: Funds for this program provided after school day care and scholarships for low income children, ages 5-12, in Upland. The day care sites will be at Baldy View, Cabrillo and Valencia Elementary Schools.

Upland YMCA-Teen Center: Funds for this program provided staff to run and organize a Teen Drop-in Center that will allow teens to receive tutoring, work on arts and crafts, participate in organized activities to aid in developing social interaction skills and strengths that will lead to improved personal habits and enhanced self-esteem.

Upland Recreation-Afterschool/Summer Programs: Funds continued funding of four weeks of summer day camp at Upland, Cabrillo, Sierra Vista & Citrus Elementary Schools as well as a school year program at Upland Elementary. These programs will serve lower income youth giving youngsters a healthy alternative to spending time unsupervised at home or on the streets.

Upland Recreation-Partnership For Youth Dev.-Diamond Court Child. Program: Funds continued a collaborative effort in providing activities at Diamond Court (a neighborhood of thirty-seven (37) four-plex apartments) that will assist in reducing the “at-risk” environment. Activities include computer activities, recreation programs, health and safety assistance, homework assistance, and neighborhood improvement projects.

Camp Fire Summer Day Camp: Funds continued providing summer day camp for lower income “at-risk” children from Upland Elementary School. Crimebusters is designed to teach children to have a healthy awareness of neighborhood life and provides positive alternatives to resolving unpleasant situations.

Upland Public Library Literacy Program: Funds for this program provided basic literacy training to adults who lack the skills needed to use for printed and written information in order to function effectively in daily life.

Home Fire & Life Safety Program: Funds for this program provided free in-home fire and life safety inspections; provided and installed smoke detectors; distributed printed fire and life safety information.

Project Sister Sexual Assault and Crisis Prevention: Funds for this program provided a prevention education program that works with teens addressing date and acquaintance rape, sexual harassment and personal safety awareness. It also supports middle to high school staff in addressing sexual harassment.

Resources: FY 2003-2004 CDBG Funds were allocated for other services:

<u>YWCA of West End-Y Teen Program:</u>	\$ 5,000
<u>Upland YMCA-Childcare & Scholarships:</u>	\$ 8,000
<u>Upland YMCA-Teen Center:</u>	\$ 6,500
<u>Upland Recreation-Afterschool/Summer Programs:</u>	\$10,000
<u>Upland Recreation-Partnership For Youth Development/Diamond Ct. Children's Program:</u>	\$10,000
<u>Camp Fire Summer Day Camp:</u>	\$ 5,000
<u>Upland Library Literacy Program:</u>	\$ 7,000
<u>Home Fire & Life Safety Program:</u>	\$13,000
<u>Project Sister:</u>	\$ 3,000

Accomplishments and Time Frame: Accomplishments with CDBG funds for FY 2003-2004:

YWCA of West End-Y Teen Program: 12 girls benefited directly with families indirectly benefiting.
Upland YMCA-Childcare & Scholarships: 51 were served.
Upland YMCA-Teen Center: Served 332 children.
Upland Recreation-Afterschool/Summer Programs: 361 youths were served.
Upland Recreation-Partnership For Youth Dev.-Diamond Ct. Child. Program: Program benefited the residents of the 37 Diamond Court apartments and 44 school age youth living in the apartments.
Camp Fire Summer Day Camp: 169 persons were served.
Upland Library Literacy Program: 42 persons were assisted.
Home Fire & Life Safety Program: 90 persons were assisted.
Project Sister: 968 persons were assisted.

	<u>5 Year Goal</u>	<u>4 Year Goal</u>	<u>4 Year Goal Actual</u>	<u>YTD achvmt.</u>
YWCA of West End-Y Teen Program	130	20	12	111
Upland YMCA-Childcare & Scholarships	150	16	51	475
Upland YMCA-Teen Center	35	160	332	594
Upland Rec.-Afterschool/Summer Program	500	300	361	1229
Upland Rec.-Diamond Court Children Program	250	80	44	191
Camp Fire Summer Day Camp	800	200	169	908
Upland Library Literacy Program:	240	180	42	306
Home Fire & Life Safety Program:	1000	1000	90	90
Project Sister:	400	400	968	968
Totals:	3,505	2,356	2,069	4,872

Program 6.4: Parking Facilities

Activity: Improve Town Center parking facilities that are part of the Parking and Business Improvement District Reinvestment.

Lead Agency: Upland Community Redevelopment Agency, Public Works Department

Geographic Location: Upland Town Center, generally south of Arrow Highway, east of Euclid Avenue, north of the 10 freeway, and west of Campus Avenue.

Resources: \$78,970 of RDA funds

Accomplishments and Time Frame: Construct a public parking lot at southwest corner of Third and "A" Street.

Five Year Goal: Continue to invest in Town Center parking improvements.

Fourth Year Goal: Continue to invest in Town Center parking improvements.

Fourth Year Actual: \$78,970 of RDA funds to improve downtown parking lots.

ECONOMIC DEVELOPMENT

OUTCOME: Due to the City supporting economic development programs, a number of low and moderate-income persons have had employment opportunities within the City.

OBJECTIVE 7: PROVIDE FOR THE ECONOMIC DEVELOPMENT NEEDS OF THE CITY.

Program 7.1 Economic Development

Activity: Upland provides CDBG funds and Redevelopment Agency Funds for economic development. This includes the development of the Foothill Boulevard Economic Development Strategy, the Upland Economic Development Visions Plan, Upland Economic Development website and referring small business clients to the Inland Empire Economic Partnership (IEEP) Small Business Development Center and the Southland Economic Development Corporation for SBA related services and financing. The program also includes the administration of several RDA funded incentive programs (e.g., Business Expansion Program and Retail Expansion Program), which are designed to attract and retain businesses. These efforts are directed toward business owners and their employees in the Federally designated low- to moderate-income target areas of the city.

Lead Agency: Upland Community Redevelopment Agency

Geographic Location: Citywide

Resources: Redevelopment Agency 80% Funds of \$423,582, FY 2003-2004 CDBG entitlement of \$166,000 for administrative costs, program development and administration.

Accomplishments and Time Frame: Continue administering the Economic Development Incentive Programs and develop new plans and strategies for business growth that serves the low-to moderate income areas of the City.

Five Year Goal: To administer Economic Development Incentive Programs and develop new Economic Development plans and strategies.

Fourth Year Goal: To implement the Foothill Boulevard Development Strategy and Visions Plan and create an Economic Development website.

Fourth Year Actual:

1. Continued the successful implementation of the Foothill Boulevard Economic Development strategy.
2. Continued implementation of the Foothill visions Plan for new retail developments along Foothill Boulevard.
3. Continued the development of the Economic Development website to link Upland to IEPP and SBA assistance.
4. Expanded the City's website for available business sites.

Program 7.2 Small Business Assistance

Activity: The City worked cooperatively with the Chamber of Commerce ("Chamber") in providing technical assistance to small businesses that want to locate in Upland. The City and the Chamber continue to work towards developing programs to provide assistance to potential business owners and persons developing business opportunities in the Target areas of the City. The pilot program will offer job training and technical support in developing business plans. The City has completed the majority of programs identified in the previous five-year goal.

Lead Agency: Chamber, Upland Redevelopment Agency

Geographic Location: Citywide, Chamber at 433 N. 2nd Avenue, Upland, California

Resources: RDA funds of \$16,500 in FY 2003-04 were dedicated to the Chamber

Accomplishments and Time Frame: The Chamber continued to assist ninety (90) businesses this fiscal year. The Chamber will provide eighteen (18) business counselings for start up and ongoing businesses and 72 (6 per month) referrals to the Inland Empire Small Business Council in Upland. Also, the Chamber expects to provide six (6) annual business development workshops. Chamber also projects to perform another four (4) site visits within the next year and provide phone help for business development activities.

Five Year Goal: Approximately four hundred and fifty (450) businesses on an annual proportional basis and ninety (90) to be assisted.

Fourth Year Goal: Approximately ninety (90) businesses to be assisted.

Fourth Year Actual: Chamber of Commerce reports that seven (7) businesses per month have been assisted for a total of eighty-four (84) businesses annually.

Year-to-Date Achievement: 384 businesses have been assisted.

INFRASTRUCTURE IMPROVEMENTS

OUTCOME: Due to infrastructure improvements and advancements, the City is helping create a safer living environment for low-and moderate-income persons/households.

OBJECTIVE 8: ENSURE THAT THE CITY HAS ADEQUATE INFRASTRUCTURE TO SUPPORT EXISTING AND FUTURE DEVELOPMENT.

Program 8.1: Infrastructure Improvements

Activity: The City will continue to develop and complete various capital improvement programs such as park improvements, street and alley improvements, and water well improvements that benefit blighted areas.

Lead Agency: Upland Public Works Department

Geographic Location: Citywide

Resources: \$350,900 General Fund

Accomplishments and Time Frame: Public Works to provide a reservoir renovation at 15th Street. Citywide hydrant upgrades are proposed for FY 2003-2004.

Five Year Goal: Continue to develop adequate infrastructure to support existing and future development.

Fourth Year Goal: Continue to develop adequate infrastructure to support existing and future development.

Fourth Year Actual: \$350,900 General Fund used to improve public works building including parking lot ADA compliance, building façade, library HVAC mechanical yard improvements, and City Hall reroofing.

Program 8.2: Flood/Drain Improvements

Activity: The City provided funding for various storm drain improvements throughout the City.

Lead Agency: Upland Public Works Department

Geographic Location: Citywide

Resources: \$1,570,900 Water Facilities Fund

Accomplishments and Time Frame: Storm Drain Improvement Project at Foothill Boulevard.

Five Year Goal: Continue to make improvements.

Fourth Year Goal: Continue to make improvements.

Fourth Year Actual: Completed the Foothill Boulevard Storm Drain Project.

Program 8.3: Sewer System Improvements

Activity: The City provides funding for various sewer system improvements throughout the City. Sewer rehabilitation projects will be completed within the SWQ of the City.

Lead Agency: Upland Public Works Department

Geographic Location: Citywide

Resources: Environmental Enterprise Fund \$534,000

Accomplishments and Time Frame: Replace outdated sewer infrastructure within the SWQ of the City.

Five Year Goal: Continue to make sewer system improvements.

Fourth Year Goal: Continue to make sewer system improvements.

Fourth Year Actual: \$534,000 from Environmental Fund to improve sewer systems in 28 different locations throughout the lower half of the City.

Program 8.4: Water Improvements

Activity: The City intends to upgrade the quality of its water supply and improve water storage deficiencies.

Lead Agency: Upland Public Works Department

Geographic Location: Citywide

Resources: Funded with \$451,725 Water Utility Fees

Accomplishments and Time Frame: Replacement of a water main at Stowell Street and replacement of an 8-inch main at 25th Street in FY 2003-2004.

Five Year Goal: Continue to make water system improvements.

Fourth Year Goal: Continue to make water system improvements.

Fourth Year Actual:

Program 8.5: Citywide Curb, Gutter, and Sidewalk Improvements

Activity: The City will upgrade curbs, gutters and sidewalks in disrepair.

Lead Agency: Upland Public Works Department

Geographic Location: Citywide

Resources: \$77,864 of CDBG Funds, \$300,000 from city

Accomplishments and Time Frame: Public works will completed construction of new driveway approaches, repair curbs/gutters and sidewalks primarily in the low and moderate income areas.

Five Year Goal: Public Works will complete improvements to one hundred (100) Handicap Ramps and three hundred fifty (350) locations for concrete sidewalk repair in the low-moderate income areas.

Fourth Year Goal: Public Works will complete improvements to twenty (20) Handicap Ramps and seventy (70) locations for concrete sidewalk repair in the low-moderate income areas.

Fourth Year Actual: A total of 195,351 square feet of sidewalk construction/reconstruction completed (112 sites within low and moderate income areas); a total of 2,796 linear feet of curb/gutter completed (26 sites within low and moderate income areas); a total of 1 handicap ramp was installed (1 within low and moderate income areas).

B. AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Upland's Analysis of Impediments to Fair Housing Choice (AI), as adopted in April 2003, provides, in part, an action plan structured to address impediments to fair housing choice. These actions include the identified impediments (recommendations) and the actions to be taken.

Fair Housing Actions:

1. Tenants and Property Purchasers

Recommendations:

Continue to provide educational programs for tenants and potential homeowner purchasers in the community to increase general knowledge in Fair Housing laws. Work towards eliminating discrimination based on race, color, national origin, religion, sex, family status, or disability.

Actions:

- The Upland Housing Authority shall continue to distribute fair housing literature as part of an orientation package for new Section 8 certificate and voucher recipients.
- IFHMB shall conduct public workshops to inform City representatives, community members, property owners, and tenants of the fair housing laws and financial opportunities offered through the local, state, and federal funding programs, i.e. housing rehabilitation. Also, work towards increasing community participation in these workshops.
- IFHMB shall provide published information, both in English and Spanish, in newspapers, television, and radio.
- IFHMB shall promote publishing fair housing articles in local newsletters and/or newspapers.
- The Upland Housing Authority shall work to continue providing Section 8 certificates and vouchers for larger low-income families.

- The City and Upland Housing Authority shall continue to submit grant requests for State HOME funding for the First Time Home Buyers Program for low- and moderate-income families.
- Continue to submit grant requests for State HOME funding for First Time Home Buyers Program for low- and moderate-income families.

Status:

The City contracts with a Fair Housing provider, Inland Fair Housing and Mediation Board (IFHMB), using CDBG entitlement funds. This contract requires them to address many of the Fair Housing actions identified in the AI. In fiscal year 2003-2004, IFHMB developed and distributed educational literature to tenants, landlords, realtors and local governments. IFHMB also conducted workshops in City Hall, produced English and Spanish ads for radio and newspapers.

The City Council proclaimed Fair Housing month on television and supported Fair Housing activities as well. The Section 8 program continues to be administered by the Upland Housing Authority and is described under the Consolidated Plan paragraph above. The City of Upland will continue to submit grant requests for State HOME funding for its First Time Home Buyer Program.

2. Property Owners and Managers

Recommendations:

Work towards the reduction and the eventual elimination of discrimination, especially in cases involving discrimination based on race, color, national origin, religion, sex, family status, or disability by developing and utilizing educational materials and programs, and providing technical assistance.

Actions:

- IFHMB to distribute periodic newsletters to property owners providing information on Fair Housing issues, legislation and other related information by HUD, and recent court decisions.
- IFHMB to provide technical assistance to the Apartment Rental Owners Association through:
 - Teaching fair housing laws as part of the Certified Apartment Managers courses;
 - Publishing articles in the Association's journal;
 - Conducting general meeting workshops; and
 - Provide technical assistance and training on Fair Housing legislation regarding such issues as discrimination based on race and color, family status and disabilities.; and
 - Promoting April as the fair housing month.

Status:

IFHMB developed and distributed educational newsletters as well as provided technical assistance to renters, tenants, realtors during fiscal year 2003-2004.

3. Realtors

Recommendations:

Work with local realtors associations to discuss and utilize fair housing materials and services.

Actions:

- IFHMB to offer periodic fair housing seminars.
- IFHMB to work towards developing an active Equal Opportunity Committee that will:
 - Encourage association members to promote fair housing including using the fair housing logo in all advertising;
 - Offer fair housing educational courses as credit for licenses renewal; and
 - Network with community fair housing agency for technical assistance.

Status:

IFHMB conducted one workshop at the Carnegie Library for tenants, landlords, realtors, local lenders, and staff.

4. Lenders

Recommendations:

Continue working closely with local lenders in order to meet community needs in conformance to Home Mortgage Disclosure Act (HMDA) requirements.

Actions:

- IFHMB to conduct periodic surveys of area lenders to assess their lending practices with respect to fair housing requirements and the HMDA.
- IFHMB to provide periodic notices to area lenders to remind them of the importance of reporting pursuant to fair housing requirements and the HMDA.
- IFHMB to assist lenders regarding participation in the community's needs.
 - Provide fair housing educational materials to lending institutions promoting Upland's First Time Home Buyer's program.
 - Request local lenders to promote mortgage lending opportunities within the community.

Status:

IFHMB conducts HMDA data analysis of local lenders and also provides educational materials to lenders on Fair Housing requirements. As part of the City's First Time Home Buyers Program lenders are provided materials on Fair Housing issues.

5. Local Government

Recommendations:

The City of Upland shall continue to support fair housing policies and programs. The Upland Zoning Ordinance should be reviewed to assure its compliance with the state and federal laws regarding fair housing and discrimination. The City will continue to improve deteriorating neighborhoods that may have high concentrations of affordable housing and minority families through revitalization and rehabilitation programs. The City will continue to pursue efforts to relieve the over-concentration of affordable housing in the southern portion of the City. The City, through IFHMB, will also continue to sponsor educational seminars, workshops, and the development and distribution of educational fair housing materials.

Actions:

- The City shall continue to review the City's Zoning Ordinance for compliance with state and federal laws. In particular, the City should adopt a density bonus ordinance that is compliant with Government Code Section 65915, and review its criteria for the approval of community care facilities to ensure they are current and void of language that can be viewed as discriminatory.
- The City shall continue to pursue efforts to relieve the over concentration of affordable housing in the southern portion of the City, including promotion of density bonuses, second units, senior housing, mixed use zoning (commercial in concert with multifamily housing), and assisted housing developments in the central and northern portions of the City.
- The City shall encourage IFHMB to provide fair housing testing to identify the occurrence of housing discrimination and to support FHP testing.
- The City shall continue to use state HOME funds as they become available to provide programs for revitalizing neighborhoods and for improving the City's housing stock.
- The City shall continue to provide code enforcement to promote and enforce property and building code standards in areas showing signs of deterioration.
- The City shall encourage the participation in the City's Section 8 program for large families. And continue to promote First Time Home Buyer's program as an alternative to move families from home rental to home ownership.
- The City shall encourage IFHMB to sponsor annual fair housing seminars for staff and community members to promote fair housing laws and policies.
- The City shall provide additional outlets for reporting housing discrimination complaints through the City's phone messaging system, cable T.V. commercials or periodic newsletters.

- The City shall promote April as fair housing month by City Council proclamation.
- The City shall continue to contract with an agency to provide fair housing programs and services, including outreach, education, and enforcement.

Status:

The City's Zoning Ordinance is in compliance with State and Federal law. The City Council adopted the 2000-05 Amended Consolidated Plan on May 12, 2003. Inland Fair Housing Mediation Board continues to provide FHIP testing that is supported by the City. The City is in the process of preparing a bonus density ordinance. The status of all other actions are addressed in previous AI actions listed above.

Summary of AI Impediments and Accomplishments

Column 1. Impediments to be addressed

1. There is some lack of understanding regarding fair housing rights among Upland tenants.
2. Some enforcement may be needed to ensure the occupancy limits used by property owners/managers conform with the State Uniform Housing Code. These efforts could include specific occupancy conditions for new multifamily housing, and code enforcement activities to monitor excessive on and off-street parking and to promote fire safety inspections in multifamily neighborhoods.
3. Based on HMDA data for home mortgage loans, certain lending institutions that serve prospective homebuyers in the City are not properly reporting race/ethnicity of loan applicants.
4. The unwillingness of certain realtors and property managers/owners to participate in the AI surveys may indicate a lack of understanding of fair housing laws and potential noncompliance.

Column 2. Goals

1. Continue to provide educational programs for tenants and potential homeowners purchasers in the community to increase general knowledge in Fair Housing laws. Work towards eliminating discrimination based on race, color, national origin, religion, sex, family status, or disability.
2. The City of Upland shall continue to support fair housing policies and programs. The Upland Zoning Ordinance should be reviewed to assure its compliance with the state and federal laws regarding fair housing and discrimination. The City will continue to improve deteriorating neighborhoods that may have high concentrations of affordable housing and minority families through revitalization and rehabilitation programs. The City will continue to pursue efforts to relieve the over-concentration of affordable housing in the southern portion of the City. The City, through IFHMB, will also

continue to sponsor educational seminars, workshops, and the development and distribution of educational fair housing materials.

3. Continue working closely with local lenders in order to meet community needs in conformance to HMDA requirements.
4. Work with local realtors associations to discuss and utilize fair housing materials and services.
5. Work towards the reduction and the eventual elimination of discrimination, especially in cases involving discrimination based on race, color, national origin, religion, sex, family status, or disability by developing and utilizing educational materials and programs, and providing technical assistance.

Column 3. Strategies to Meet the Goals

- 1a. The Upland Housing Authority shall continue to distribute fair housing literature as part of an orientation package for new Section 8 certificate and voucher recipients.
- 1b. IFHMB shall conduct public workshops to inform City representatives, community members, property owners, and tenants of the fair housing laws and financial opportunities offered through the local, state, and federal funding programs, i.e. housing rehabilitation. Also work towards increasing community participation in these workshops.
- 1c. IFHMB shall provide published information, both in English and Spanish, in newspapers, television, and radio.
- 1d. IFHMB shall promote publishing fair housing articles in local newsletters and/or newspapers.
- 1e. The Upland Housing Authority shall work to continue providing Section 8 certificates and vouchers for larger low-income families.
- 1f. The City and Upland Housing Authority shall continue to submit grant requests for State HOME funding for First Time Home Buyers Program for low- and moderate-income families.
- 2a. The City shall continue to review the City's Zoning Ordinance for compliance with state and federal laws. In particular, the City should adopt a density bonus ordinance that is compliant with Government Code Section 65915, and review its criteria for the approval of community care facilities to ensure they are current and void of language that can be viewed as discriminatory.
- 2b. The City shall continue to pursue efforts to relieve the over-concentration of affordable housing in the southern portion of the City, including promotion of density bonuses, second units, senior housing, mixed use zoning (commercial in concert with multifamily housing), and assisted housing developments in the central and northern portions of the City.
- 2c. The City shall encourage IFHMB to provide fair housing testing to identify occurrence of housing discrimination and to support FHIP testing.

- 2d. The City shall continue to provide code enforcement to promote and enforce property and building code standards in areas showing signs of deterioration.
- 2e. The City shall continue to use State HOME funds as they become available, to provide programs for revitalizing neighborhoods and for improving the City's housing stock.
- 2f. The City shall encourage the participation in the City's Section 8 program for large families. And continue to promote First Time Home Buyer's program as an alternative to move families from home rental to home ownership.
- 2g. The City shall encourage IFHMB to sponsor annual fair housing seminars for staff and community members to promote fair housing laws and policies.
- 2h. The City shall provide additional outlets for reporting housing discrimination complaints through City's phone messaging system, cable T. V. commercials or periodic newsletters.
- 2i. The City shall promote April as fair housing month by City Council proclamation.
- 2j. The City shall continue to contract with an agency to provide fair housing programs and services, including outreach, education, and enforcement.
- 3a. IFHMB to conduct periodic surveys of area lenders to assess their lending practices with respect to fair housing requirements and the Home Mortgage Disclosure Act.
- 3b. IFHMB to provide periodic notices to area lenders to remind them of the importance of reporting pursuant to fair housing requirements and the Home Mortgage Disclosure Act.
- 3c. IFHMB to assist lenders regarding participation in the community's needs.
 - Provide fair housing educational materials to lending institutions promoting Upland's First Time Home Buyer's program.
 - Request local lenders to promote mortgage lending opportunities within the community.
- 4a. IFHMB to offer periodic fair housing seminars.
- 4b. IFHMB to work towards developing an active Equal Opportunity Committee that will:
 - Encourage association members to promote fair housing including using the fair housing logo in all advertising;
 - Offer fair housing educational courses as credit for licenses renewal; and
 - Network with community fair housing agency for technical assistance.
- 5a. IFHMB to distribute periodic newsletters to be distributed to property owners providing information on Fair Housing issues, legislation and other related information provided by HUD, and recent court decisions.

- 5b. IFHMB to provide technical assistance to the Apartment Rental Owners Association through:
- Teaching fair housing laws as part of the Certified Apartment Managers courses;
 - Publishing articles in the Association's journal;
 - Conducting general meeting workshops; and
 - Provide technical assistance and training on Fair Housing legislation regarding such issues as discrimination based on race and color, familial status and disabilities.; and
 - Promoting April as the fair housing month.

Column 4. Responsible Entities

1. IFHMB and Upland Housing Authority
2. City of Upland
3. IFHMB
4. IFHMB
5. IFHMB

Column 5. Benchmark

1. Annually
2. Annually
3. Annually
4. Annually
5. Annually

Column 6. Proposed Investment

1. \$20,400 CDBG
2. \$600,000 – 800,000 (HOME, CDBG, program income, and LMI funds)
3. \$20,400 CDBG
4. \$20,400 CDBG
5. \$20,400 CDBG

Column 7. Year to be completed

1. Annually
2. Annually
3. Annually
4. Annually
5. Annually

Column 8. Date Completed

1. Annually
2. FY 2003-04
3. Annually
4. Annually

5. Annually

Column 9. Why and When

1. N/A
2. Currently in the process of adopting a bonus density ordinance
3. N/A
4. N/A
5. N/A

C. Affordable Housing

The City of Upland in concert with the Community Redevelopment Agency and the Housing Authority, assist in increasing, improving and preserving the supply of affordable housing in Upland through a variety of rental and homeownership programs. Programs are implemented through various sources including CDBG, Redevelopment Agency Low- and Moderate Income (LMI) housing program and HOME funds. Descriptions of these programs are described in Section 1, (Consolidated Plan) Objective 1, 2, 3, 4, and 5.

Table 1, in Attachments, identifies in matrix form the evaluation of progress in meeting our specific objectives of providing affordable housing.

Efforts to address “worst-case” needs, (people who pay more than 50% of their income in rent or those who live in seriously sub-standard housing) are assisted by programs like Section 8 program, Tenant- Based Assistance (TBA) and Fair Housing programs. For fiscal year 2003, approximately 624 households were assisted by Section 8 programs.

Based on 1990 census data, disabled persons or those with mental, developmental and physical disabilities account for 4% of the population. Programs developed for disabled persons include local handicapped centers such as Services Centers for Independent Living. Housing for handicapped persons is provided at Coy D. Estes Senior Apartment complex where approximately eight (8) units are handicapped accessible.

D. Continuum of Care

Objective No. 4 and No. 5 under Consolidated Plan Narrative identifies the one- and five-year goals and objectives and achievements in meeting our continuum of care needs. Objective 4 identifies programs that assist low, very low and moderate income persons in obtaining financial aid to meet their housing needs. Section 8 Program and its Companion Family Self-Sufficiency Program served over 700 clients last year. The Mobile Home Rent Control Program is also a component serving over 860 Upland residents. The Bond Administration Program monitors the assistance of approximately 600 units annually. Objective 5 is the homeless component and describes the five non-profits (St. Joseph’s Food Bank, SOVA, Foothill Family Shelter and Inland Valley Drug and Alcohol Recovery) that reported assisting 11,093 Upland residents with \$29,525.91 of

Federal Block Grant and local Redevelopment funds. In addition to the programs identified there, the City provides support to several programs which support the needs of the homeless persons and the needs of persons that are not homeless but require supportive housing, and/or assistance.

Tenant/Landlord mediation is also provided through CDBG funds to provide information and counseling to Upland renters and to landlords regarding tenant rights, rent mediation, leasing questions and property maintenance. Upland contracts with Inland Fair Housing and Mediation Board. Mediation services were provided to 165 households with \$8,316.32 of CDBG funds expended.

Rental assistance continues to be provided through the Section 8 program administered through the Upland Housing Authority. Both Section 8 vouchers and certificates provide relief to rent burden problems that can lead to loss of permanent housing. The Upland Housing Authority provided assistance to over 624 households with the Section 8 Housing Choices (Vouchers) Program with \$4,168,692 of funds and the Family Self-Sufficiency Program.

Homeless assistance is provided through several programs designed to prevent homelessness. Inland Fair Housing and Mediation provided assistance to 26 clients with \$11,898.68 of CDBG funding. Those programs described in Objective 5 (St. Josephs, SOVA, Foothill Family Shelter and Inland Valley Drug and Alcohol Recovery) assists Upland in meeting this objective. However, if residents find themselves homeless, the city also provides support to emergency shelters and homeless service providers. These services may provide the support and training to enable homeless persons to reach and maintain permanent housing. Such programs include Foothill Family Shelter which provides apartments to homeless families for a period of up to 120 days providing transitional housing. The Agency provides \$7,500 annually in addition to CDBG funds. An extension and offer to increase this amount to \$15,000 annually was completed last fiscal, but is subject to adoption of Redevelopment Project Area No. 7. The education program provided by Foothill Family Shelter trains families on managing money, job skills and nutrition to enable people to find jobs and permanent housing.

E. OTHER ACTIONS UNDERTAKEN

Community Vision:

A component of the City's community vision includes utilizing Federal, State and local funds to improve the quality of life for low-moderate income persons and reduce slum and blighted conditions in the City. To this end, many resources have been dedicated to the Federally designated, low- moderate income target area referred to as the Southeast Quadrant.

The Southeast Quadrant was the first portion of the city to develop. Today this area is characterized by mixed land uses including residential, industrial and commercial. Millions of dollars from CDBG, Section 108, ISTEA- Transportation Enhancement Activity, TDA Article III, Section 8, State Tax Credit, Redevelopment Agency and Gas Tax funds have been spent in the Southeastern Quadrant. Projects developed with these funds include a 130 unit Senior Apartment complex and adjacent 13,000 sq. ft. multi-use senior center; commercial facade rehabilitation program; a 131 space public parking lot with

pedestrian/bicycle path; various multi-modal improvements to Upland Metrolink station; downtown lighting project, downtown parking lot expansion for the Metrolink station, historical rehabilitation of the Carnegie Library building, and various park improvements. Projects like these improve blighted areas, offer improved living conditions for seniors, offer economic enhancements for local commercial businesses and offer safe routes for residents to local bus routes and employment centers. The City Council continues to provide coordination with local merchants, property owners and residents of the target areas in implementing capital improvement projects and public service programs.

Public Policies

The Five-Year Consolidated Plan identifies public policies that can affect overall non-housing and housing availability, adequacy, and affordability. These policies relate to land use controls, permit processing and fees, building codes, and state tax policies. Each is briefly described below.

The City of Upland received notification on June 29, 2001 from the State of California, Housing and Community Development that the Housing Element was accepted. This plan calls out for preservation of 2,020 units and an identification of the City's share of the regional housing need at 2,350 units. New construction objectives include this 2, 350 units and rehabilitation objectives are 384 units.

Zoning regulations establish a maximum residential density of 45 units per acre. Density bonuses may be granted for projects providing housing for lower income families and the elderly. The State certified Upland Housing Element identifies eight (8) potential sites and various infill sites to create an additional 1,306 very low, low, and moderate income units with needs of this income categories identified as an additional 1,180 units. In addition, the Zoning Ordinance contains special regulations for senior housing projects which allow developers to provide more affordable units. Therefore, adequate mechanisms are available to allow for construction of affordable housing. Upland has a current total of 761 assisted units.

All single-family residential tracts are reviewed by the Planning Commission. Multiple-family developments require review of a site plan and Conditional Use Permit which takes approximately eight weeks to process through the staff and Planning Commission reviews. Senior citizen housing requires review of a Conditional Use Permit by the Planning Commission. Subdivisions and parcel maps are also reviewed by the Commission and processing takes about six to eight weeks. If required for a major development, preparation of an environmental impact report may add six months to one year to the review process.

City fees are established on the basis of cost recovery to offset the costs of reviewing proposed developments for compliance with City policies and codes. Residential construction may involve the payment of several Community Development Department review fees. Building permits and plan check fees are based on building valuation. Fees charged by the City of Upland are comparable to or less than those of other cities in the area.

The City of Upland has adopted the Uniform Building Code, 1998 California Edition, that establishes minimum construction standards necessary to protect the public health, safety and welfare. Because this code establishes minimum

standards necessary, the City is not able to consider changing or allowing exceptions to those standards.

The tax policies of Upland do not constitute a barrier to affordable housing as they are not excessive, exclusionary, or discriminatory.

Institutional Structure

There were no identified weaknesses in the institutional structure to impede carrying out the strategies identified in the action plan.

Intergovernmental Cooperation

The City works closely with local, regional, County, State and Federal agencies to obtain funding and providing services related to affordable housing.

Upland applied for and obtained funds from the following agencies:

- HUD (Community Development Block Grant)
- Federal Transportation funds.
- California Housing Finance Agency/HUD Shared Risk Program.
- State HOME Program funds.
- CCHOA programs.

Non-profit agencies:

Upland has provided funds to the following local non-profit agencies that provide services related to affordable housing:

- Inland Fair Housing and Mediation Board (Fair Housing)
- Foothill Family Shelter (formerly St. Mark's Homeless Shelter)
- Inland-Valley Council of Churches (Homeless Programs)
- St. Joseph's Church (Food and Clothing for Homeless)

The City has been and will be supportive of direct applications for funds for local CHDOs and other entities. The City will support all future rehabilitation efforts by other entities except when a project's objectives are not consistent with the objectives of the City. In addition, the City will continue to support funding applications for local non-profit service providers, and the City will provide notice to non-profits on its bid list when it receives a Notice of Funding Availability (NOFA) for programs related to affordable housing.

Public Housing Improvements

The Upland Housing Authority owns and manages a 97-unit public housing project in Upland named Los Olivos. This project was recently rehabilitated with a \$1.7 CIAP Grant. Los Olivos was built by the Housing Authority in 1940 and has been managed by them since this time. The Housing Authority is responsible for managing 53 housing units. Section 8 programs are available for the tenants in all of the 53 units.

Public Housing Resident Initiatives

The Upland Housing Authority has an ongoing residential initiative program, and an active tenant council to give tenants an active role in all Housing Authority housing programs. This tenant council also assists to improve management and operation of the Housing Authority's programs. The Family Self-Sufficiency Program is one example of a program offered through the Housing Authority to assist low and very -low income families improve their lives by learning tools to become self-sufficient. This program is offered to Section 8 participants.

Lead Based Paint

The City and the Upland Housing Authority have implemented programs to identify, evaluate and reduce lead based paint hazards. These include providing printed materials that describe the lead hazards and prescribe methods for testing and regulations for removal. Lead hazard activities also include requirements for following all Federal, State and local codes to assure lead based paint hazard is incorporated into building programs. Lead inspections occur for all owner occupied programs funded with HOME monies. City Housing staff has been trained at a U.S. HUD sponsored course by the League of California Homeowners as an Inspector-Risk Assessor in lead based paint hazards. Both will be vital in implementing results of lead based paint hazards within the Housing Rehabilitation Programs sponsored by the City of Upland. The Housing consultant recently completed and passed the State Inspector-Assessor License exam. Further information on lead based paint hazards is available at www.leadhelp.com and information about Upland Housing Assistance at www.ci.upland.ca.us.

The lead poison program is administered through the County of San Bernardino Department of Public Health-Child Health. They receive most of their referrals from the State Child Health and Disease Prevention (CHDP) Program and from public health clinics for children. The CHDP Program requires that all physicians receiving funding from the program test all children under five years of age for lead poisoning. If lead poisoning is discovered, the case is turned over to DHS, who will follow up and determine proper treatment. Since 1992, thirty-one (31) cases of children with elevated blood lead levels (above 10 micrograms/deciliter) were reported in the City of Upland. There were, however, no serious accounts of Upland children with blood lead levels above 45 mg/dl (San Bernardino Department of Public Health 2/29/00).

Estimating the Number of Housing Units with LBP: For estimating the number of housing units with lead-based paint, the age of the housing stock is the key variable. An estimated 75 percent of all residential property built prior to 1978 contains LBP, and older properties have the potential to have higher percentages of LBP. Local data has confirmed the national survey results, which indicate that the percentage of units containing lead increases with the age of the structure.

Table 19 provides an estimate of the number of housing units in the City of Upland that probably have LBP that are occupied by lower income households. Up to 3,478 extremely low and low income households in Upland could be living in units with LBP.

TABLE 19
ESTIMATED NUMBER OF EXTREMELY LOW AND
LOW INCOME HOUSEHOLDS IN UNITS WITH LBP

<i>Year Units Built</i>	<i>No. of Units Occupied by Lower Income Households¹</i>		<i>Percent Units with LBP²</i>	<i>Estimated No. of Units with LBP & Occupied by Lower Income Households</i>	
	<i>Extremely Low</i>	<i>Low</i>		<i>Extremely Low</i>	<i>Low</i>
1960-1979	886	2,786	62% ± 10%	461 - 638	1,448 - 2,006
1940-1959	104	327	80% ± 10%	73 - 94	229 - 294
Before 1940	147	299	90% ± 10%	118 - 147	239 - 299
Total Units	1,137	3,412		652 - 879	1,916 - 2,599

Sources:

¹ CHAS Data Book, Table 9;

² CHAS Training Manual, Appendix 6, Table 3-3, page 3-9, Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures.

Note: Amounts of LBP vary greatly from unit to unit. These estimates include all housing with at least some LBP, no matter how little.

In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards. However, properties more at risk than others include deteriorated units— particularly those with leaky roofs and plumbing—and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Anti-poverty Strategy

The 2001 State certified Upland Housing Element indicates that 7.1 percent of the population sampled in Upland had incomes below the poverty level. A total of 23,705 total households were identified in the 1990 census with 1,639 families below the poverty level. Female households with children, had the greatest percentage of households below the poverty level (35.7%).

Factors contributing to this "below poverty" population include a generally low level of education, lack of job skills training, the depressed regional economy and shortage of affordable childcare which prevents single-parents from joining the work force.

F. LEVERAGING RESOURCES:

The City staff has successfully obtained State and Federal funding to support a variety of programs to assist the very low, low- and medium -income population of Upland. During a previous years, the City was successful in obtaining a \$2.2 million dollar Section 108 loan for the construction of the Senior Center and approximately \$4.2 million in CHFA tax exempt bonds. In regards to leveraging resources in Public Works (Objective 8 Projects), funding is designated in the Consolidated Plan as \$680,000 and \$1.7 million in CIP funds for Flood/Drain Improvements, \$110,000/year in Service Utility fees to fund a Master Plan and a Sewer Development Plan for the low-moderate income area in southwestern

quadrant, \$100,000 in Measure I Capital Infrastructure funds, (for fiscal year 2000-01 only), to upgrade curbs, gutters and sidewalks in disrepair and a combination of gas tax, water utility enterprise fund, water utility fees to continue to develop various capital improvements.

Redevelopment - The City aggressively pursues redevelopment opportunities in order to revitalize the local economy. Housing Set-Aside funds generated from redevelopment activity assist the development of affordable elderly and large family housing and relieve some lower income households from their housing cost burdens. The Upland Community RDA has provided funding for the following programs:

Housing Improvement, First Time Homebuyer Program, Senior Housing, Foothill Family Shelter, Tenant Based Assistance, Rental Rehabilitation Program, Town Center Lighting, and Carnegie Library Rehabilitation. Typically, a portion of RDA funds are used as a match for HOME funded programs. In addition, the Upland Housing Authority currently runs a state funded child care program on a sliding scale serving 32 low income children.

Home Funds - The City will continue to submit applications for State HOME funding to assist in improving the housing stock and various Federally designated target areas. Upland received State HOME funds in 1993, 1994, 1996, 1997, 1998, 1999, 2001, 2002 and 2003. In fiscal year 2003-04, Home funds were appropriated to three (3) First Time Home Buyers, (5) families were assisted through the Owner Occupied Rehabilitation Program, and twenty-three (23) multi-family housing units were made affordable through the Rental Rehab/Acquisition Program. The Agency preserved a total of fifty-two (52) units through its Paint Program and Emergency Grant Program. Objectives 2.1, 2.4, and 4.4 address programs to preserve affordable units.

G. CITIZEN COMMENTS:

The preparation of a truly representative and useful Consolidated Plan is the result of an effective and dynamic citizen participation plan. The City of Upland encourages participation of its community members, public service providers, local business persons in accordance with the adopted Citizen Participation Plan. No public comments were received during public review period of September 9 to September 27, 2004. The public participation requirements and issues are discussed in Section VI.

H. ASSESSMENT OF ANNUAL PERFORMANCE

Evaluation of Effectiveness in Achieving Objectives and Goals

The City of Upland met or exceeded all of its objectives and goals for the third-year period in six of the eight objectives. Objectives three through eight, third Year Goals have been met or exceeded. However, certain program sub-activities of Objective 1, (Development of adequate housing to meet the City's fair share of the region's housing needs for all economic segments of the population, including low-and moderate income households) and Objective 2 (To

conserve and improve the condition of the existing housing stock, especially affordable housing) have yet to be met.

Under Objective 1.1, twenty-three (23) units of the proposed forty-five (45) affordable housing units were assisted. Under Program 1.2, zero of the proportional annual goal of 100 senior housing units were built. However, Upland Community Redevelopment Agency approved a DDA with UCHI to create 72 multi-family senior affordable residential units. Under Program 1.3, zero of 12 units for infill were built. As stated, Upland Community Redevelopment Agency entered approved a DDA to use a parking lot and other land to build 72 affordable senior residential units. The First Time Home Buyer (Program 1.5) assisted three (3) families. The 5-Star Rental Recognition Program (Program 1.4) had two (2) participants.

Under objective 2, three (3) programs, Code Enforcement and Graffiti Removal (2.6), Capital Improvements (2.7) and Zoning Code Implementation (2.8) met or exceeded expectations. Rental Acquisition and Rehabilitation Program (2.1) accomplished twenty-three (23) of the 53 units, and the preservation programs of 2.2, 2.4 and 2.5 met 28 of the 39 units projected for 2003.

The City's HOME Program is funded by State HOME funding. Upland is a non-entitlement HOME agency and has had success in competing in the grant process to receive funds. In May 2004, the City obtained another HOME grant through the 2003 HOME Grant Application process in the amount of \$800,000. During this fiscal year, five (5) HIP and three (3) FTHB loans were generated with HOME funds.

Availability of funds to meet ongoing housing goals (identified in Objectives 1 and 2) is vital. Only HOME funds are available to the City for both the Home Improvement Program, Rental Rehabilitation and the First Time Home Buyer's Programs. The City may have HOME Program Income funds available for the Rental Acquisition/Rehabilitation Program. The City continues to look for alternate funding sources, such as HOME, CALHOME, HELP, and RDA LMI, as a potential source of funding for all of its affordable housing programs such as thirteen (13) housing programs in Objective 1 and 2.

SECTION II:

A. Use of CDBG Funds and the Relationship to the Needs, Goals and Objectives Identified in the Consolidated Plan.

The City of Upland Amended Consolidated Plan update of May, 2003 for the Years 2000-2005 includes the Housing and Community Development Strategic Plan. The Strategic Plan describes:

- 1) The general priorities for assisting households;

- 2) Strategies and activities to assist those households in need;
- 3) Specific objectives to identifying proposed accomplishments.

A series of eight objectives describe the priorities and strategies for addressing housing and non-housing needs which are identified as High or Medium priorities. Of these eight priorities, six utilize CDBG funds in order to achieve the five-year goals. Section 1A - Consolidated Plan, includes a full description of each of the housing and non-housing priorities, objectives, activities, five- and one-year goals and the program after one year achievements for each of the eight priorities.

Below is a brief discussion of the six priorities which utilize CDBG funds in order to meet the five-and one-year goals. Each priority is categorized by its priority need identified in the Consolidated Plan.

PRIORITY HOUSING NEEDS:

Objective 2 – To conserve and improve the condition of the existing housing stock, especially affordable housing identifies Code Enforcement/Graffiti Removal Programs as two of the 2003 activities. CDBG allocation of \$137,000 for Code and \$16,000 for Graffiti covered the low-income areas of the southeast and southwest quadrants of the City. Code inspected 3,653 properties, and the Graffiti program removed graffiti from 870 locations (294,675 square feet). An additional program funded with RDA set aside funds was the Emergency Repairs Program and Paint Program. Both Programs made improvements to 52 homes.

PRIORITY SPECIAL NEEDS:

Objective 3 – To promote housing opportunities for all persons regardless of race, age, religion, sex, marital status, ancestry, national origin or color identifies Fair Housing and Landlord/Tenant Mediation with the City's Fair Housing Contractor, Inland Fair Housing and Mediation Board (IFHMB). IFHMB was allocated \$20,400 and served 26 in fair housing and 165 in housing mediation. This is a total of 191 households served with 64 being very-low income, most of which are renters. Many other IFHMB clients are elderly, large families and handicapped.

PRIORITY HOMELESS NEEDS:

Objective 5 – Assist persons in need of temporary housing in obtaining short-term accommodations identifies five of the CDBG subrecipients to meet the objective. Foothill Family Shelter (FFS) provides 120 days of shelter to families with children and provides training and support to transition clients to permanent housing. FFS served 193 households this year with an allocation of \$14,000. St. Joseph's His Hands Food Program reported serving 9,482 persons this year with an allocation of \$4,800, SOVA-Pomona Valley Council of Churches served 1,251 meals with a \$7,000 allocation, and Inland Valley Drug and Alcohol Recovery, Women and Children Program/Staying Sober, served 167 persons with an allocation of \$4,000 in CDBG funds. Under Priority Homeless Needs, with CDBG funds allocated of \$29,800 a reported 11,093 were served.

PRIORITY COMMUNITY SERVICES AND FACILITIES NEEDS:

Objective 6 – Provide for new community facilities and improve the quality of existing community facilities and programs to serve those of lower and moderate income, as summer day camps for children, teen programs, literacy program, and various youth recreation programs as fiscal year 2003 activities funded with CDBG funds. These community service programs include \$13,000 for youth day camps, \$14,500 for teen programs, and \$20,000 for youth recreation programs. More than 1,937 youths were assisted by these programs. Of this number most are low- and very-low income.

PRIORITY ECONOMIC DEVELOPMENT NEEDS:

Objective 7 – Provide for the economic development needs of the City identifies the coordination of economic development programs with public and private organizations in fiscal year 2003 activities. A total of \$166,000 of CDBG funding was allocated to administrative and economic development costs. Staff continued to provide assistance for economic development incentive programs. (see program achievements section for priority 7, in section 1A)

PRIORITY INFRASTRUCTURE IMPROVEMENT NEEDS:

Objective 8 - Ensure the City has adequate support and infrastructure to support existing and future development, identifies the infrastructure accomplishments in fiscal year 2003 and continuing infrastructure improvement goals. The Public Works Department accomplished street improvements at eight (8) locations and replaced over 195,351 sq. ft of damaged sidewalk (inclusive of curb, gutter, driveway approaches handicap ramp, and tree replacements) at over 345 locations citywide.

B. N/A. Program objectives were modified in fiscal year 2002. Reasons are stated on page one of this report.

C. Refer to sections 1A or 2A for complete description of these efforts.

D. N/A

E. N/A

F. N/A

G. N/A

H. N/A

I. N/A

SECTION III

N/A Upland is not a HOME entitlement agency.

SECTION IV

N/A Upland is not eligible to receive HOPWA funds.

SECTION V

N/A Upland is not eligible to receive ESG funds.

SECTION VI

Public Participation Requirements.

The preparation of a truly representative and useful Consolidated Plan is the result of an effective and dynamic citizen participation plan. The City of Upland encourages participation of its community members, public service providers, local business persons in accordance with the adopted Citizen Participation Plan. The following actions occurred to ensure adequate public participation:

An ad providing notice of available funds and soliciting project applications was published on December 10 and 27, 2002, in the *Inland Valley Daily Bulletin* newspaper. Copies of the notice were also mailed to non-profit organizations and interested community members. The notice established the proposed funding levels for Upland's CDBG program and appropriate deadlines to submit applications.

Prior to the public hearing process, a notice of public hearing advertising two community meetings on March 25 and March 27, 2003, was published on March 14 and 21, 2003. These public meetings provided opportunities for any interested applicant and local service provider to describe their services.

A public notice regarding the availability of the final draft Consolidated Plan's Action Plan for review and public comment and notice of the City Council Public hearing was published on April 10, 14, and 24 2003 in the *Inland Valley Daily Bulletin* newspaper. Copies of the plan were made available for review at City Hall and at the City Library.

An ad providing notice of availability and soliciting public comments was published on September 13 and 16, 2004, in the *Inland Valley Daily Bulletin* newspaper. The fifteen-day public notice period ended on September 27, 2004. Copies of the notice were also posted and made available to local non-profit organizations and any interested community members. Copies of the summary of the program descriptions, funding available, allocations and accomplishments were made available for review at City Hall, at the City Library and on City website for community review. This ad also identified the name and phone number of the CDBG coordinator for the convenience of any interested persons.

No comments have been received during the public comment period for the draft CAPER. Copies of the ads for each of the public hearings, and advertising the availability of various draft documents are attached for your consideration.

ATTACHMENTS:

1. Financial Summary Report
2. Upland Grantee Performance Report/Executive Summary Fiscal Year 2003-04
3. Proof of Publications
4. Chart Showing Support by Other Entities
5. Chart Showing Anticipated Funding vs. Received Funding
6. IDIS Report C04PRO3
7. IDIS Report C04PRO6
8. IDIS Report C04PR23
9. Map of Low-Income and Moderate-Income Areas.

Support of Applications by Other Entities Report

Funding Source	Support Application by Other Entities?
A. Formula/Entitlement Programs	
ESG	Y
Public Housing Comprehensive Grant	Y
B. Competitive Programs	
HOPE 1	Y
HOPE 2	Y
HOPE 3	Y
ESG	Y
Supportive Housing	Y
HOPWA	Y
Safe Havens	Y
Rural Homeless Housing	N
Sec. 202 Elderly	Y
Sec. 811 Handicapped	Y
Moderate Rehab SRO	Y
Rental Vouchers	Y
Rental Certificates	Y
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y