

§302(c)(4) Plan

Rev. 5/7/21

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

In establishing the City's strategic objectives for the PLHA allocation, the City reviewed the priorities and objectives within the City's current Housing Element and HUD Consolidated Plan. Additionally, the City gathered stakeholder input via a web-based survey to seek input on housing priority needs. Finally, the City Development Services Department consulted with other city departments and leadership to ensure PLHA activities aligned with and leveraged other funding priorities and objectives within the City.

Based on this feedback, the City of Upland has established two primary uses of the PLHA resources: 1) Homeless services: Funding will be allocated to the Upland Homeless Outreach, Prevention and Education (U-HOPE) program to conduct homeless outreach, homeless prevention, and short-term rental assistance. 2) The City will assist with the predevelopment, acquisition, rehabilitation, or new construction of multifamily housing, within the City to be converted to affordable rental housing for a period of 55 years to households with incomes at or below 120% AMI.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

During this five year period, 100% of the funding will be targeted to households with incomes at or below 120% AMI. The predevelopment, acquisition, rehabilitation, or new construction of multifamily housing will create additional rental housing stock within the City of Upland and ensure it remains affordable for a period of 55 years.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The activities proposed in this plan are consistent with multiple programs and policies within the City of Upland's Housing Element. The corresponding policies and programs for each activity are summarized below:

Affordable Rental Housing Program

- Policy HE - 1.1 - Housing Quality (promote the repair, improvement, and rehabilitation of housing)
- Policy HE - 2.2 - Housing Diversity (provide high quality housing in a range of types, densities, and unit sizes at different income levels)
- Policy HE - 3.5 - Affordable Housing Preservation (support the long-term preservation of affordable housing)
- Program 4: Rental Acquisition and Rehabilitation

U-HOPE Program

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

PLHA funds for this activity will be used to support the predevelopment, acquisition, rehabilitation, or new construction of multifamily housing within the City of Upland. The rental units will be available to households with incomes up to 120% AMI and will be maintained as affordable rental housing for a period of 55 years.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity				100.0%	100.0%										
§302(c)(4)(E)(ii) Area Median Income Level Served				120%	120%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for year 2019 & 2020 only	260	260													520
§302(c)(4)(E)(ii) Projected Number of Households Served				2	2										4
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The following schedule reflects the estimates for implementation and completion of this activity:

Beginning in January 2025, the City will send letters to existing multifamily property owners regarding interest to sell. The City will also contact property owners of sites that have the potential to be developed into affordable multifamily housing. Then interested property owners will submit a letter of offer to the City, so that the City may consider which site to acquire.

September 2026; Complete site acquisition (this was adjusted from 1 month to 5 months from proceeding milestone due to the possibility of funding going towards new construction)

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

PLHA funds for this activity will be used to expand the operation of the City's U-HOPE program. Specifically, PLHA funds will be used to provide comprehensive case management and outreach services to homeless individuals and households who are experiencing or at risk of homelessness. Additional activities will include homeless prevention and short-term rental assistance to those households experiencing or at-risk of homelessness.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating												
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%												
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%												TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	191	191													382
§302(c)(4)(E)(ii) Projected Number of Households Served	27	27	27												81
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)															

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The PLHA funds will be used to expand the services and outreach of the City's U-HOPE Program. Funds for PLHA allocation years 1 to 3 will be used to expand the number of individuals and households who can benefit from homeless prevention and short-term rental assistance programs. PLHA allocation years 1 to 3 are expected to fund this activity through April 30, 2026 at which time the City anticipates transitioning to other local and federal streams to continue the operation of the U-HOPE program.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.