CITY OF ONTARIO

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DEVELOPMENT, HCD

JUN 04 2007

May 29, 2007

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento CA 94252-2053

RE: City of Ontario Housing Element Annual Report for Remainder of 2006 Calendar Year

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the remainder of the 2006 calendar year. The report contains the details for the July 1 – December 31, 2006 time frame since the first half of the calendar year was included in the Housing Element Annual Report submitted in September, 2006. Our annual report for this time frame is on the forms and follow the guidelines provided by HCD. If you have any questions, please don't hesitate to call Cathy Wahlstrom or me at (909) 395-2036.

Sincerely,

Jerry L. Blum
Planning Director

CW:CW

Printed on recycled paper

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Ontario

Mailing Address: 303 East "B" Street
Ontario, CA 91764

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Reporting Period by Calendar Year: from July 1, 2006 to December 31, 2006

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

Jurisdiction City of Ontario

Reporting Period 01-Jul-06 - 31-Dec-06

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
2140 S. Cypress 101451106	SF	O			1		1			**Ownership Units:** The sale prices for single family units were based on the average cost per sq. ft. of units sold in Ontario during the month of February 2007. The sales prices for condominiums was based on the average price found during the same time period. The State Income limits by household size were used to determine affordability assuming 10% downpayment and a 30 year fixed rate loan at 6.5%. The household size was based on the maximum number of persons per bedrooms permitted by HUD standards. **Rental Units:** Since all the rental units were under 700 sq. ft., the per sq. ft. monthly rent for units under 700 sq. ft. was gathered from a rental site on the Internet for Ontario. The same affordability calculations assumed for Ownership Units was assumed based on number of bedrooms.
1559B E. Fresno St. 11042206	SU	R		1			1			
832 E. G St. 104841407	SU	R		1			1			
632#B E. Ralston St. 104950307	SU	R	1				1			
604 E. Sixth St. 104738206	SU	R	1				1			
549 E. Sunkist St. 104923224	SU	R		1			1			
1023 S. Bon View - 104944111	SF	O			1		1			
811 N. Turner	2-4	O		4	8		12			
EDENGLEN - TR 17562 Brookfield Homes	2-4	O			3		3			
EDENGLEN - TR 17564 Brookfield Homes	5+	O			10		10			
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						20	20			
(10) Total by income units (Field 5) Table A ► ► ►			2	7	23		52			

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Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	20					20

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			Prior to FY 2000 but in RHNA Period	FY2000-01	FY2001-02	FY2002-03	FY2003-04	FY2004-05	FY2005-06	2nd half of 2006	2007	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	495	0	0	99 *	0 *	90 *	0	14	0		203	271
	Non-deed restricted		0	0	0	1	4	12	2	2		21	
Low	Deed Restricted	373	0 *	1 *	70 *	0 *	0	1	6	0		78	247
	Non-deed restricted		2	2	6	8	6	8	9	7		48	
Moderate	Deed Restricted	498	0	0	0	19	0	71	0	0		90	0
	Non-deed restricted		19	1	53	3	20	749	24	23		892	
Above Moderate		1,035	68	402	72	18	155	191	47	20		973	62
Total RHNA by COG. Enter allocation number:		2,401											
Total Units ► ► ►			89	406	300	49	275	1,032	102	52		2,305	
Remaining Need for RHNA Period ► ► ► ► ►													580

* Placed in the wrong year in previous annual reports. The project was reported by date the project was finaled rather than the date permits were issued.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
1-1 Center-City Mixed Use Development Strategies	Prepare and implement design guidelines	June 30, 2002 and Ongoing	Design guidelines for downtown are complete and being implemented.
1-2 Recycling of Underutilized Land	Modify Dev. Code to include incentives to recycle underutilzed land	June 30, 2003 and Ongoing	The Development Code was amended to allow greater density and flexibility in downtown. A PUD was approved for 140 townhomes, 160 apartments, and two mixed use blocks each with 36,000 sq. ft. of groundfloor retail and 110 units above.
1-3 Land Use Consistency Analysis	Find parcels suitable for rezoning to high density residential	June 30, 2002 and Ongoing	Since 2000, there were three sites that were approved for General Plan Amendments to High Density Residential which would result in a potential increase of 281 High Density Residential Dwelling Units.
1-4 Sub-Area Specific Plans in NMC	Quality well planned development in NMC (Measure 1-7)	Ongoing	First models are complete and quality of the development is high. Onging attention to product quality is assessed during project review.
1-5 Development Code Amendments for NMC	Amend Dev. Code to implement land use designations in NMC (Measure 1-8)	Ongoing	This is completed as each specific plan is adopted within NMC.
1-6 Development Review/Entitlement Processing for NMC	Ensure that residential development projects are high quality (Measure I-10)	Ongoing	First models are complete and quality of the development is high. Onging attention to product quality is assessed during project review. A new division was established and staffed within the Planning Department to streamline the entitlement process.

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1-7 Onging Monitoring or Updates for the NMC	When land use changes are made the General Plan may need to be amended to ensure adequte services and infrastructure	Ongoing	This is completed with each request.
1-8 Accessory Unit Fee Reduction	Reduce the processing fee for development of accessory units	2003 and Ongoing	The Development Code was amended to permit Second Units without a CUP through the standard building plan check process - resulting in a cost savings to process.
1-9 Density Bonus Program	Continue to implement density bonus provisions	Ongoing	Ongoing implementation of density bonus ordinance. 32 very low and 48 low income units using density bonus were developed in the Seasons project..
1-10 Multi-Family Project Developments	Continue to allow a reduction in open space for affordable housing developments if parkland, schools, playgrounds or other recreation opportunities are in proximity	Ongoing	Reduction in open space for affordable housing developments are permitted on a case by case basis through a density bonus.
1-11 Mobile Home Park Zone	Continue to maintain the Mobile Home Park Zone	Ongoing	Mobile Home Park Zone has been maintained.
1-12 Home Buyers Assistance	Continue 1st Time Homeguyers program - Assist 75 households (10 very low, 15 low and 50 moderate income)	Ongoing	2 very low, 19 low and 62 moderate income first time homebuyers were assisted for a total of 83 households assisted to purchase their first home. The drastic rise in house values and low interest rates has made this program not cost effective.
1-13 AB1290 Five Year Housing Strategy Plan	Continue to assist in the acquisition, rehabilitation and stabilization of distressed singe family and multi-family units with affordability covenants	Ongoing	The Ontario Housing Authority purchased and subsequently sold the Parc Vista and Terrace View complexes to extend their long term affordability an additional 55 years and rehabilitate the complexes. Additional affordable units were negotiated at Casitas Apartments. The mix of affordable units was redistributed between the 3 complexes and resulted in a net increase of 48 moderate income units (the total number of very low and low income units remained the same).
1-14 New Construction of Affordable Housing Strategies	Work with developers on new affordable housing projects	Ongoing	3 very low income single family units at various locations, 90 very low income senior units on D Street, and 65 very low and 21 low income senior units on Palmetto were developed.
1-15 Coordination with San Bernardino County Housing Authority	Continue to participate with County Housing Authority in development of public housing and Section 8 certificates - Assist 610 very low income households through Section 8 program	Ongoing	2,420 very low income households in Ontario were assisted throught the Section 8 program from 2000 - 2006.

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1-16 Homeless Service Plan	Continue to implement the homeless services plan - Assist 1,152 very low income persons	Ongoing	5,602 very low income persons were assisted through various homeless shelter programs from 2000 - 2006.
1-17 Large Family Housing Program	Give funding priority to low and moderate income projects where bedroom additions are planned.	Ongoing	Ongoing.
1-18 Equal Opportunity Housing Provisions	Amend Dev. Code to ensure residential, transitional and emergency housing is not restricted	Ongoing	Complete.
1-19 Special Needs Housing Development	Assist in the development of rental housing for the elderly and disabled	Ongoing	See description under 1.14
1-20 Senior/Congregate Development	Assist in the development of senior and congregate care developments for a mix of incomes	Ongoing	See description under 1.14
1-21 Fair Housing Services	Continue to fund Inland Mediation Board and provide educational activities regarding Fair Housing	Ongoing	The City continues to contract with Inland Mediation Board to provide fair housing services in the community.
1-22 American with Disabilities Act Compliance	Continue to require compliance with ADA	Ongoing	Ongoing implementation of ADA requirements.
1-23 CARES-Neighborhood Revitalization Focus Areas	Implement CARES Neighborhood Revitalization and preservation program. Implenent 2,500 CARES homes, 525 acquisition or substantial rehab, and 142 units at risk preserved	Ongoing	2,447 homes were assisted through the CARES program,
1-24 Existing Affordable Houisng Preservation Strategies	Assist in the rehabilitation and extend the affordability of existing units	Ongoing	See comments in 1.13.
1-25 Historic Property Rehabilitation	Add 200 homes to historic districts by 2006, allow Mills Acts and find funding to assist in rehabilitation	Ongoing	More than 300 homes were added to historic districts from 2000 - 2006. 48 homes have Mills Act contracts. No funding has been found to fund rehabilitation.
1-26 Hotel/Motel Conversion Feasibility	Examine the feasibility of converting underutilized hotels/motels to affordable rentals	2003 and Ongoing	The Redevelopment Agency intends to remove those hotels/motels within the Cimmaron Redevelopment Area which are no longer viable to ensure they do not revert to substandard apartments.
1-27 Noise Mitigation Program	Implement the noise mitigation program for units within the Airpot Environs	Ongoing	From 2000 through 2006, 597 homes were sound insulated and 151 homes were acquired, the residents relocated and the residence demolished within the Airport Environs area.
1-28 Affordable Housing Agreement	Monitor OHA and City assisted housing projects for compliance with agreements	Ongoing	Ongoing

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1-29 Housing Rehab District Monitoring	Monitor the housing stock, the RDA project areas, Housing Rehab Districts, etc.	Ongoing	Ongoing
1-30 Neighborhood Improvement Strategies	Continue to implement CARES program.	Ongoing	The program is ongoing. See 1-23 for details.
1-31 Code Enforcement ..	Maintain code enforcement program to ensure building safety and neighborhood integrity	Ongoing	Code enforcement program continues to perform these tasks.