CITY OF ONTARIO

303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105

(909) 395-2000
FAX (909) 395-2070

PAUL S. LEON
MAYOR

JIM W. BOWMAN
MAYOR PRO TEM

ALAN D. WAPNER
SHEILA MAUTZ
DEBRA DORST-PORADA
COUNCIL MEMBERS

GREGORY C. DEVEREAUX
CITY MANAGER

MARY E. WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

May 4, 2009

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 2008 Calendar Year

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2008 calendar year. The report contains the details for the January 1 – December 31, 2008 time frame. 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

MM:MM

HOUSING POLICY
DEVELOPMENT, HCD
MAY 08 2009

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

Contact Person: Jerry Blum, Planning Director

Phone: (909) 395-2036 FAX 909) 395-2420

E-mail jblum@ci.ontario.ca.us

Reporting Period by Calendar Year: January 1, 2008 through December 31, 2008

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

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				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
1449 East D Street (Palm Terrace Co-Op II)	5+	R		47	1		48	HOME & HUD 202		Ownership Units: The actual sale prices for units were used when available or the most recent sales of a similar unit was used. The State Income limits by household size were used to determine affordability assuming 10 - 20% 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: Actual montly rents were used. The same affordability calculations assumed for Ownership Units was assumed based on number of bedrooms.
4098 East Emory Lane	5+	O			10		10			
1950 South Mountain Ave. Inland Christian Housing	5+						26			
3261 South Westmont Ln	5+	O			10		10			
3267 South Westmont Ln	5+	O			7		7			
608 ast Maitland St.	SF	O			1		1			
611#B East Ralston St	SF	O			1		1			
3949 East Spring Hills Ct	SF	O			1		1			
3950 East Spring Hill Ct	SF	O			1		1			
3953 East Spring Hill Ct	SF	O			1		1			

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

3958 East Spring Hill Ct	SF	O			1		1		
3960 Spring Hill Ct	SF	O			1		1		
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						28	28		
(10) Total by income units (Field 5) Table A ► ► ►				47	35		136		

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**	2		26			28

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

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.			2006	2007	2008	2009	2010	2011	2012			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	1,828	0	0	0							0	1,826
	Non-deed restricted		2	0	0							2	
Low	Deed Restricted	1,243	0	0	47							47	1,174
	Non-deed restricted		14	8	0							22	
Moderate	Deed Restricted	1,425	0	0	0							0	723
	Non-deed restricted		72	595	35							702	
Above Moderate		3,165	34	260	28							322	2,843
Total RHNA by COG. Enter allocation number:		7,661											
Total Units ► ► ►			122	863	110							1,095	
Remaining Need for RHNA Period ► ► ► ► ►													6,566

* 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.

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

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.

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

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	1 very low, 5 low and 7 moderate income first time homebuyers were assisted for a total of 13 households assisted to purchase their first home. In addition, 1 Extra Credit Teacher Home Purchase program loan were awarded during 2008.
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 City of Ontario worked with AOF/Golden State Community Development Corp., a local Community Housing Development Organization (CHDO), to acquire and rehabilitate a four-bedroom single-family home during 2008. The home will be sold to a low-income first-time homebuyer and carry a restriction that requires resale to another low-income homebuyer should the home be sold during the affordability period.
1-14 New Construction of Affordable Housing Strategies	Work with developers on new affordable housing projects	Ongoing	One new housing project (Palm Terrace Co-op II) containing 47 deed-restricted units for very-low income senior citizens was under construction in 2008.
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	2,800 very low income households in Ontario were assisted throught the Section 8 program from 2000 - 2008.

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

1-16 Homeless Service Plan	Continue to implement the homeless services plan - Assist 1,152 very low income persons	Ongoing	15,833 very low income persons were assisted through various homeless shelter programs from 2000 - 2008. 6,137 very low income homeless were assisted in 2008.
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	Since the program inception in 1998, an estimated 2,962 properties have been assisted through CARES.
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 Quiet Home Program (Noise Mitigation)	Implement the noise mitigation program for units within the Airpot Environs	Ongoing	From 2000 through 2007, 630 homes were sound insulated and 163 homes were acquired, the residents relocated and the residence were demolished within the Airport Environs area. In 2007, 33 homes were sound insulated and 12 homes were acquired.
1-28 Affordable Housing Agreement	Monitor OHA and City assisted housing projects for compliance with agreements	Ongoing	Ongoing

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

Jurisdiction City of Ontario

Reporting Period 01-Jan-08 - 31-Dec-08

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.