CITY OF ONTARIO

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HOUSING POLICY
DEVELOPMENT, HCD

APR 08 2011

March 30, 2011

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 2010 Calendar Year

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2010 calendar year. The report contains the details for the January 1 – December 31, 2010 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

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Ontario

Mailing Address: 303 West B street
Ontario, CA 91764

Contact Person: Jerry Blum Title: Planning Director

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Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Ontario

Reporting Period 01/01/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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.
4058 E. Cottage Paseo	SF	O		1			1				These units were determined to be Low Income by assuming the size of the household is the maximum number of persons permitted by HUD standards (2 persons per bedroom plus 1). The median income for this household size was used to determine the maximum household income allowed for low-income household (70% of median). Then it was assumed that not more than 30% of this income would be used for mortgage or rent. A mortgage calculator was used to determine the most a home could sell for and still be affordable to a low income household. It was assumed that a buyer would provide a 10% down-payment and would obtain a 30 year loan with a 5% interest rate. The detailed information about sale prices for each of these units is listed under Additional Comments.
4068 E. Cottage Paseo	SF	O		1			1				
4088 E. Cottage Paseo	SF	O		1			1				
4056 E. Springfield Paseo	SF	O		1			1				
4057 E. Springfield Paseo	SF	O		1			1				
4066 E. Springfield Paseo	SF	O		1			1				
4077 E. Springfield Paseo	SF	O		1			1				
4086 E. Springfield Paseo	SF	O		1			1				
4087 E. Springfield Paseo	SF	O		1			1				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					41	0	41				
(10) Total by income Table A/A3 ► ►				9	41						
(11) Total **Extremely Low-Income Units***			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	19	0	20	2	0	41	3
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	0

* Note: This field is voluntary

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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.			2006	2007	2008	2009	2010					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	75	0					75	1,751
	Non-deed restricted		2	0	0	0	0					2	
Low	Deed Restricted	1,243	0	0	47	0	0					47	1,096
	Non-deed restricted		14	8	0	69	9					100	
Moderate	Deed Restricted	1,425	0	0	0	0	0						676
	Non-deed restricted		72	595	35	6	41					749	
Above Moderate		3,165	34	260	28	0	0					322	2,843
Total RHNA by COG. Enter allocation number:		7,661	122	863	110	150	50					1,295	6,366
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Code Enforcement	Inspect 2,000 properties	Annually	7,056 inspections were conducted and 3,582 cases were closed in 2010.
2. Quiet Home	Continue to implement program	Ongoing	32 homes were insulated; 7 properties were acquired, 4 acres were converted to airport compatible uses; and 38 individuals were relocated. Since the program began in 1994, 1,067 units have been insulated and an estimated 1,828 homes remain eligible for future sound insulation. To date, the City has acquired 226 properties and approximately 98 remain eligible for future voluntary acquisition.
3. Historic Preservation	Continue to implement program	Ongoing	City staff continue to implement the historic preservation program, including: 2 properties became local landmarks, historic survey of East Holt Blvd. was completed, 23 properties on the list of historic resources were reviewed, 4 Mills Acts, 3 plaque installations, a new landmarks brochure was created, public outreach including "Chamber of Commerce 100th year Anniversary" and "Roadside Ontario - Lure of the Open Road" were created and presented.
4. Housing Inspection	Establish Rental Housing Inspection Program	31-Dec-09	5,257 units were inspected and violations were abated in 2,595 units.
5. Housing Rehabilitation Loan and Grants	Continue to implement program	Ongoing	The City of Ontario implements two programs that provide housing rehabilitation loans and grants, which are the CARES Program and the Quiet Home Program. As previously discussed, 167 housing units were completed with exterior improvements through the CARES grant program within focus neighborhoods and 20 emergency grants were completed. In addition, 32 homes were provided with noise insulation rehabilitation through the Quiet Home Program, which was also previously discussed.
6. CARES	Continue to implement program	Ongoing	During the reporting period, 167 housing units were completed with exterior improvements through the CARES grant program within focus neighborhoods and 20 emergency grants were completed.
7. Neighborhood Plans	Initiate survey efforts.	31-Dec-10	The Housing Element was not approved until 2010 as part of a comprehensive General Plan Update. The work program outlined in the Housing Element assumed it would be approved in 2008. As such, work on this program has not yet begun.
8. Neighborhood Stabilization	Initiate program	Ongoing	During calendar year 2010, the City worked in cooperation with the Ontario Housing Authority to utilize NSP funds on eligible activities. The Ontario Housing Authority acquired two additional multi-family properties containing eight units with NSP funds. In addition, the Authority solicited for bids to complete the rehabilitation work for the four NSP-funded multi-family properties (16 units). Rehabilitation work is expected to begin in early 2011 and be completed by September 2011.
9. Community Oriented Policing	Continue to implement program	Ongoing	Code Enforcement presented the Systematic Rental Inspection Program at the Multi-Family Crime Free Training at the Police Department for apartment complex property owners and managers.
10. Downtown Plan	Create a Downtown Plan	31-Dec-10	As described under Program No. 7, this work effort has been delayed.

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11. Mountain and Euclid Corridors	Rezone corridors with medium and high density residential uses	2009/2010	As described under Program No. 7, this work effort has been delayed. The effort to determine the appropriate zoning for these corrdors has begun as part of a comprehensive Development Code Update.
12. Holt Blvd.	Redesignate as High Density and Mixed Use and develop a lot consolidation ord. to assemble parcels	Ongoing	As described under Program No. 7, this work effort has been delayed. The effort to determine the appropriate zoning for these corridors has begun as part of a comprehensive Development Code Update.
13. Cimarron Project Area	Continue to implement program	Ongoing	The City, in cooperation with the Ontario Housing Authority, continued to implement the Begonia Avenue Apartments project in the 200-300 block of North Begonia Avenue within the Cimmarron Project Area. This project includes the acquisition and rehabilitation of 32 units on eight properties on Begonia Avenue. During calendar year 2010, five properties (20 units) were acquired and bids were solicited to complete the rehabilitation work on four Begonia Avenue properties (16 units). Rehabilitation work for all eight Begonia Avenue properties is expected to begin in 2011 and be completed by the end of the calendar year. In addition, the City, in cooperation with Mercy House Living Centers, Inc., continued to operate affordable housing units at 411/412 North Parkside Avenue (Guadalupe Residence) within the Cimmarron Project Area.
14. Ontario Airport Metro Center	Create an Area Plan	31-Dec-10	As described under Program No. 7, this work effort has been delayed.
15. New Model Colony	Continue to implement program	Ongoing	City staff continues to review and process applications for development in the New Model Colony.
16. Second Units	Amend Dev. Code to allow second units in all community planning areas	31-Dec-10	Second units are now permitted in all community planning areas.
17. Design Review	Continue to implement program	Ongoing	The City continues to implement design review.
18. Green Building	Establish and implement green building practices in public and private sector	2009/2010	Through the creation of the Climate Action Plan, the means to achieve green building standards will be established. The CAP is sheduled to be completed in 2011.
19. Regulatory Concessions	Offer regulatory concessions for affordable housing	Ongoing	The opportunity for regulatory concessions to encourage affordable housing will be incorporated in the Development Code Update.
20. Financial Incentives	Offer financial concessions for affordable housing	Ongoing	The City continues to offer financial incentives for affordable housing projects where feasible.
21. Land Acquisition	Approve financial incentives for affordable housing	Ongoing	During calendar year 2010, the City, in cooperation with the Ontario Housing Authority and Mercy House CHDO, acquired five properties (217, 222, 223, 228, and 305 North Begonia Avenue) containing 20 housing units.
22. Planned Residential Overlay	Continue to implement PUDs	Ongoing	The PUD continues to be a way to implement new housing.
23. General Plan and Zoning	Adopt new medium and high density zones and mixed use	31-Dec-10	New General Plan designations were adopted in 2010 and new zones will be adopted with the Development Code Update.
24. Mixed Use and High Density Residential Zone and Standards	Adopt new mixed use and high density residential zone standards	31-Dec-09	New General Plan designations were adopted in 2010 and new zones will be adopted with the Development Code Update.
25. RHNA Low Income Need		31-Dec-10	Some of these provisions will be incorporated in the Development Code Update.
26. Housing Incentives	Adopt incentive program	31-Dec-10	This will be incorporated in the Development Code update which is underway.
27. Public Housing	Continue to assist 600 households through Housing Authority	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). There are a total of 61 public housing units in Ontario. None of these units are at risk of conversion to market-rate rents. The HACSB also manages approximately 313 Section 8 vouchers within Ontario.

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28. Homeownership	Implement down payment assistance program	Ongoing	The Ontario OPEN House Program is a down payment program funded with federal HOME American Dream Downpayment Initiative ("ADDI"). The program is designed to increase homeownership rates and revitalize neighborhoods As stated earlier, the City was able to secure approximately $1.5 million in BEGIN funds to offer downpayment assistance to qualified moderate income families within Edenglen. During this reporting period the City designed the program. Through the City's CHDO Program, the City was able to work with a non-profit organization to acquire, rehabilitate and resale a property located at 1737 East Granada Court to a qualified low-income household.
29. Housing Partnerships	Make funding applications available to CHDO's	Ongoing	The City maintained an ongoing relationship with Mercy House Living Centers, Inc. to implement the Ontario Homeless Continuum of Care established in May 2005. During calendar year 2010, the Continuum of Care served a total of 3,038 new (unduplicated) persons through the Assisi House Transitional Housing Program and the Mercy House Center Ontario. In addition, the City was designated by the State of California as a California Catalyst Community for the Downtown Core Catalyst Project. The City also was awarded funds from the State of California for the following two programs: • CalHome Program – to provide an owner-occupied single-family rehabilitation program to low-income homeowners within qualified neighborhoods; • BEGIN Program – to provide down payment assistance to qualified first-time homebuyers to moderate-income households. Lastly, the City worked in coordination with the Housing Authority of the County of San Bernardino (HACSB) and the County of San Bernardino Department of Behavioral Health to secure 12 Shelter Plus Care vouchers to be used in conjunction with Ontario's Homeless Continuum of Care Program.
30. Housing Strategic Plan	Develop a Housing Strategic Plan	31-Dec-10	During calendar year 2010, the City of Ontario implemented activities identified in its 2010-2014 Five Year Consolidated Plan. The Consolidated Plan was adopted by City The Consolidated Plan incorporates a housing market analysis and evaluates public housing needs, homeless needs, and community development needs.
31. Preservation of At Risk Housing	Monitor At Rish Units and provide assistance to preserve them	Ongoing	There are a total of 1,726 assisted, multi-family rental units in the City, of which 121 units are "at-risk" of conversion to market rate. These units received assistance under a combination of HUD programs, Housing Revenue Bonds, the County of San Bernardino Multi-family Mortgage Revenue Bond Program, HOME funds and other Ontario Redevelopment Agency Funds. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches as to communicate to the owner the importance of the units to the supply of affordable housing in Ontario as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units.
32. Jack Galvin Accord	Continue to implement	Ongoing	City staff administered the Accord that covers 1,890 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental rental increases within the participating mobile home parks.

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33. Fair Housing	Continue to contract with fair housing providers	Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law."
34. Homeless Continuum of Care	Continue to fund Mercy House	Ongoing	During calendar year 2010 the following achievements were made within the Ontario Homeless Continuum of Care: • Mercy House Center – provided basic needs and services to 2,981 new (unduplicated) clients; • Assisi House and Aftercare Services Program – provide transitional housing and aftercare services to 57 new (unduplicated) clients; • Homelessness Prevention Program – provided case management, financial assistance, and housing relocation and stabilization services to 166 new (unduplicated) clients at risk of becoming homeless; • Rapid Re-Housing Program – provided case management, financial assistance, and housing relocation and stabilization services to 145 new (unduplicated) clients who were homeless; • Continued work to develop a Homeless Intake Center and Emergency Shelter; and • Acquired an additional 20 affordable permanent housing units as part of the Continuum of Care.
35. Emergency Shelters	Amend Dev. Code	2009/2010	These provisions will be incorporated into the Development Code Update which is underway.
36. Senior Housing	Complete various Senior projects and provide housing support services	Ongoing	During calendar year 2010, the City of Ontario, in cooperation with Related Companies of California, completed the City Center Apartments. City Center Apartments consists of 75 units of affordable senior housing and very low- and low-income residents and one property manager's unit. In addition, the City continued to monitor 687 units of affordable senior housing.
37. Housing for People with Disabilities	Evalutate the feasibiltiy to modifying standards to encourage access to new and existing housing	2010 and Ongoing	These provisions will be incorporated into the Development Code Update which is underway.
38. Farmworkers	Amend Dev. Code to allow farmworker housing	31-Dec-09	These provisions will be incorporated into the Development Code Update which is underway.
39. Care Homes	Amend Dev. Code to allow care facilities in residential zones	31-Dec-09	These provisions will be incorporated into the Development Code Update which is underway.
40. Family Housing	Continue to implement	Ongoing	During calendar year 2010, the City of Ontario, in cooperation with the Ontario Housing Authority and Mercy House CHDO, Inc., continued work to rehabilitate the Begonia Avenue Apartments and Francis Street Apartments projects, which contain 41 units of affordable family housing for very low-, low-, and moderate-income households and two property manager's units. In addition, the City continued to monitor 948 units of affordable family housing.
41. Housing and Community Development	Continue to implement	Ongoing	During calendar year 2010, the City completed the following housing and community development projects: • Ontario Town Square Project public improvements; • City Center Apartments; • 1737 East Granada Court (CHDO acquisition, rehabilitation, and resale project);

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			• One resident was provided downpayment assistance through the Ontario OPEN House Program; • Anthony Muñoz Community Center Energy Efficiency Improvements; and • Water Conservation projects at John Galvin Park, De Anza Park, and Bon View Park;
42. Extremely Low Income Households	Continue to provide housing and support for extremely low income households	Ongoing	During calendar year 2010, the following services were provided to Extremely Low-Income households: • Assisted housing units – 12 households; • Landlord/tenant housing mediation – 929 households; • Ontario CARES Emergency grants – 6 households; • Ontario CARES Exterior Beautification grants – 19 households; • Assisi House and Aftercare Services program – 52 persons; • Mercy House Center Ontario – 3,307 persons; • Foothill Family Shelter – 21 persons; • Services for Battered Women and Children – 90 persons; • SOVA Food Security Center – 2,888 persons; • Fair Housing services – 32 households; • Senior Services – 270 persons; and • Child Care Subsidies – 10 persons.

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General Comments:

JUSTIFICATION FOR ALLOCATING SOME MARKET RATE HOUSING UNITS AS LOW INCOME IN CITY OF ONTARIO IN 2010

- A 3 Bedroom housing unit may accommodate a household with 7 persons based on the HUD standard of 2 persons/bdrm + 1.
- Maximum Income for Household of 7 = Median Income ($80,600) x 0.7 (Low Income) = $56,420
- Maximum $ for Housing: $56,420 X 0.3 (Max. allowed for mortgage or rent) = $16,926 ($1,410.50 / month)

$1,410 monthly mortgage of 30 year at 5% fixed rate loan with a 10% downpayment can afford a home that sells for $288,200 in 2010

4058 E. Cottage Paseo Sales Price: $281,900
4068 E. Cottage Paseo Sales Price: $281,900
4088 E. Cottage Paseo Sales Price: $281,900
4056 E. Springfield Paseo Sales Price: $288,900
4057 E. Springfield Paseo Sales Price: $283,900
4066 E. Springfield Paseo Sales Price: $288,900
4077 E. Springfield Paseo Sales Price: $283,900
4086 E. Springfield Paseo Sales Price: $283,900
4087 E. Springfield Paseo Sales Price: $283,900