# CITY OF ONTARIO

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APR 06 2012

March 26, 2012

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 2011 Calendar Year**

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2011 calendar year. The report contains the details for the January 1 – December 31, 2011 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 Melanie Mullis, Senior Planner 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: ONTARIO

Mailing Address: 303 EAST "B" STREET
ONTARIO, CA 91764

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Reporting Period by Calendar Year: from 1/1/11 to 12/31/11

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** 01/01/2011 - 12/31/2011

### 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. |
| 3239 S Edenglen Av | MF | O | | 6 | | | 6 | 0 | | | 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 4% interest rate. The detailed information about sale prices for each of these units is listed under Additional Comments. |
| 3249 S Edenglen Av | MF | O | | 10 | | | 10 | 0 | | | |
| 3021 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| 3015 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| 3007 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| 3003 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| 3228 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| 3011 S Edenglen Av | SF | O | | 1 | | | 1 | 0 | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 0 | 0 | 0 | 0 | | | |
| (10) Total by income Table A/A3 ► ► | | | | 22 | | | | | | | |
| (11) Total **Extremely Low-Income** Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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

**Jurisdiction** City of Ontario

**Reporting Period** 01/01/2011 - 12/31/2011

### 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** | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| No. of Units Permitted for **Above Moderate** | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

* Note: This field is voluntary

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

**Jurisdiction** City of Ontario

**Reporting Period** 01/01/2011 - 12/31/2011

### 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 | | | | 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 | 0 | | | | 75 | 1,751 |
| | Non-deed restricted | | 2 | 0 | 0 | 0 | 0 | 0 | | | | 2 | |
| Low | Deed Restricted | 1,243 | 0 | 0 | 47 | 0 | 0 | 0 | | | | 47 | 1,074 |
| | Non-deed restricted | | 14 | 8 | 0 | 69 | 9 | 22 | | | | 122 | |
| Moderate | Deed Restricted | 1,425 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 676 |
| | Non-deed restricted | | 72 | 595 | 35 | 6 | 41 | 0 | | | | 749 | |
| Above Moderate | | 3,165 | 34 | 260 | 28 | 0 | 0 | 0 | | | | 322 | 2,843 |
| Total RHNA by COG. Enter allocation number: | | 7,661 | 122 | 863 | 110 | 150 | 50 | 22 | | | | 1,317 | 6,344 |
| 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 | 8,093 inspections were conducted and 4,059 cases were closed in 2011. |
| 2. Quiet Home | Continue to implement program | Ongoing | 50 homes were insulated; 11 properties were acquired, 3 acres were converted to airport compatible uses; and 41 individuals were relocated. Since the program began in 1994, 1,204 units have been insulated and an estimated 900 homes remain eligible for future sound insulation. To date, the City has acquired 240 properties and approximately 92 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 | Since the inception of the program, 8,084 units were inspected and violations were abated in 3,819 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 (described in #2 above). Eighty-seven (87) homes were completed with exterior improvements through the CARES grant program within focus neighborhoods and 8 emergency grants were completed. |
| 6. CARES | Continue to implement program | Ongoing | During the reporting period, 87 housing units were completed with exterior improvements through the CARES grant program within focus neighborhoods and 8 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 Planning Department now has a Neighborhood Planning Section that will be responsible for increasing neighborhood participation in the planning process, and obtaining feedback from Ontario residents. The staff assigned to this section has begun identifying focus areas, and designing surveys that will be used to obtain information from the community. Surveys and neighborhood meetings with Ontario residents will take place by the summer of 2012. |
| 8. Neighborhood Stabilization | Initiate program | Ongoing | During calendar year 2011, the City worked in cooperation with the Ontario Housing Authority to utilize NSP funds on eligible activities. The Authority solicited for bids to complete the rehabilitation workfor 20 NSP funded units. |
| 9. Community Oriented Policing | Continue to implement program | Ongoing | Code Enforcement made three presentation 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 | Work has begun on changing the zoning of various properties along these corridors to high density and mixed designations consistent with The Ontario Plan (which includes the General Plan). In addition, a comprehensive update to the City's Development Code is being undertaken to encourage lot consolidation in these corridors. |
| 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. 11, this work effort has begun and will proceed in phases in 2012 and 2013. |
| 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 2011, five properties were rehabilitated. 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 | Work has not yet begun on this effort. |
| 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 2012. |
| 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 and as funding is available |
| 21. Land Acquisition | Approve financial incentives for affordable housing | Ongoing | No land was acquired in 2011. |
| 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 345 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. Two loans were processed during 2011.<br>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 processed 4 loans. |
| 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 2011, the Continuum of Care served a total of 2,256<br>new (unduplicated) persons through the Assisi House Transitional Housing Program and the Mercy House Center Ontario. |
| 30. Housing Strategic Plan | Develop a Housing Strategic Plan | 31-Dec-10 | During calendar year 2011, 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<br>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 1,778 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<br>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<br>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<br>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<br>rental increases within the participating mobile home parks. |
| 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<br>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<br>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 2011 the following achievements were made within the Ontario Homeless Continuum of Care:<br>• Mercy House Center – provided basic needs and services to 2,206 new (unduplicated) clients;<br>• Assisi House and Aftercare Services Program – provide transitional housing and aftercare services to 50 new (unduplicated) clients;<br>• Homelessness Prevention Program – provided case management, financial assistance, and housing relocation and stabilization services to 166 new (unduplicated) clients at risk of becoming homeless;<br>• Rapid Re-Housing Program – provided case management, financial assistance, and housing relocation and stabilization services to new (unduplicated) clients who were homeless; |

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## *Housing Element Implementation*
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**Reporting Period** 01/01/2011 - 12/31/2011

| | | | |
|---|---|---|---|
| 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 | 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 2011, the City of Ontario, in cooperation with the Ontario Housing Authority and Mercy House CHDO, Inc., completed the rehabilitation of the 47 units of affordable family housing for very low-, low-, and moderate-income households on Begonia Avenue and Francis Street. In addition, the City continued to monitor 1,778 units of affordable family housing. |
| 41. Housing and Community Development | Continue to implement | Ongoing | During calendar year 2011, the City completed the following housing and community development projects:<br>• 728 Imperial Ave. (CHDO acquisition, rehabilitation and resale project) One (1) residents was provided downpayment assistance through the Ontario OPEN House Projgram.<br>• Four (4) Edenglen BEGIN downpayment assistance loans were processed.<br>• Water Conservation Projects Energy Efficient Lighting Project Phase I and II induction lighting (Parks) Pervious Concrete Gutter Project. |
| 42. Extremely Low Income Households | Continue to provide housing and support for extremely low income households | Ongoing | During calendar year 2011, the following services were provided to Extremely Low-Income households:<br>• Ontario CARES Exterior Beautification grants – 5 households;<br>• Assisi House and Aftercare Services program – 50 persons;<br>• Mercy House Center Ontario – 2,099 persons;<br>• Foothill Family Shelter – 44 persons;<br>• Services for Battered Women and Children – 106 persons;<br>• SOVA Food Security Center – 3,762 persons;<br>• Fair Housing services – 123 households;<br>• Senior Services – 265 persons; and<br>• Child Care Subsidies – 34 persons. |

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

**Jurisdiction** City of Ontario

**Reporting Period** 01/01/2011 - 12/31/2011

**General Comments:**

**JUSTIFICATION FOR ALLOCATING SOME MARKET RATE HOUSING UNITS AS LOW INCOME IN CITY OF ONTARIO IN 2011**

• A 2 Bedroom housing unit may accommodate a household with 5 persons based on the HUD standard of 2 persons/bdrm + 1.
• Maximum Income for Low Income Household of 5 = $57,650
• Maximum $ for Housing: $57,650 X 0.3 (Max. allowed for mortgage or rent) = $17,295 ($1,441 / month)

$1,441 monthly mortgage of 30 year at 4% fixed rate loan with a 10% downpayment can afford a home that sells for $332,200 in 2011

| | | |
|---|---|---|
| 3249 S Edenglen Av | Unit 2 | $262,067 |
| 3249 S Edenglen Av | Unit 3 | $256,900 |
| 3249 S Edenglen Av | Unit 4 | $272,400 |
| 3249 S Edenglen Av | Unit 5 | $192,900 |
| 3249 S Edenglen Av | Unit 6 | $257,900 |
| 3249 S Edenglen Av | Unit 8 | $322,569 |
| 3249 S Edenglen Av | Unit 10 | $239,500 |
| 3239 S Edenglen Av | Unit 10 | $273,851 |
| 3239 S Edenglen Av | Unit 5 | $239,030 |

• A 1 Bedroom housing unit may accommodate a household with 3 persons based on the HUD standard of 2 persons/bdrm + 1.
• Maximum Income for Low Income Household of 3 = $48,050
• Maximum $ for Housing: $45,050 X 0.3 (Max. allowed for mortgage or rent) = $13,515 ($1,201 / month)

$1,201 monthly mortgage of 30 year at 4% fixed rate loan with a 10% downpayment can afford a home that sells for $275,000 in 2011

| | | |
|---|---|---|
| 3249 S Edenglen Av | Unit 1 | $240,990 |

• 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 Low Income Household of 7 = $66,200
• Maximum $ for Housing: $66.200 X 0.3 (Max. allowed for mortgage or rent) = $19,860 ($1,655 / month)

$1,655 monthly mortgage of 30 year at 4% fixed rate loan with a 10% downpayment can afford a home that sells for $380,600 in 2011

| | | |
|---|---|---|
| 3249 S Edenglen Av | Unit 7 | $239,990 |
| 3249 S Edenglen Av | Unit 9 | $197,424 |
| 3239 S Edenglen Av | Unit 11 | $259,190 |
| 3239 S Edenglen Av | Unit 7A | $257,270 |
| 3239 S Edenglen Av | Unit 7B | $242,771 |
| 3239 S Edenglen Av | Unit 9 | $286,280 |
| 3238 S Edenglen Av | | $331,590 |
| 3021 S Edenglen Av | | $301,025 |
| 3015 S Edenglen Av | | $308,805 |
| 3011 S Edenglen Av | | $295,371 |
| 3007 S Edenglen Av | | $288,380 |
| 3003 S Edenglen Av | | $298,293 |