CITY OF ONTARIO

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AL C. BOLING
CITY MANAGER

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CITY CLERK

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TREASURER

Housing Policy Department
Received on:
APR - 1 2014

March 26, 2014

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 2013 Calendar Year

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2013 calendar year. The report contains the details for the January 1 – December 31, 2013 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 Lorena Mejia, Associate Planner or me at (909) 395-2276.

Sincerely,

Scott Murphy, AICP
Planning Director

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

Jurisdiction City of Ontario

Reporting Period 01/01/2013 - 12/31/2013

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				Total Units per Project	Est. # Infill Units*	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	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ►					15	76	91				
(10) Total by income Table A/A3 ► ►					15	76	91				
(11) Total **Extremely Low-Income** Units*											

* 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 whichmeet 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

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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**	15					15	
No. of Units Permitted for **Above Moderate**	76					76	

* 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	2011	2012	2013		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				75						75	1,751
	Non-deed restricted		2									2	
Low	Deed Restricted	1,243			47							47	1,055
	Non-deed restricted		14	8		69	9	22	19	0		141	
Moderate	Deed Restricted	1,425											661
	Non-deed restricted		72	595	35	6	41			15		764	
Above Moderate		3,165	34	260	28					76		398	2,767
Total RHNA by COG. Enter allocation number:		7,661											
Total Units ► ► ►			122	863	110	150	50	22	19	91		1,427	6,234
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	6,166 inspections were conducted and 1,597 cases were closed in 2013.
2. Quiet Home	Continue to Implement Program	Ongoing	106 homes were insulated; 3 properties were acquired, 0.8 acres were converted to airport compatible uses; and 5 individuals were relocated. Since the program began in 1994, 1,485 units have been insulated and an estimated 800 homes remain eligible under existing Part 150 Noise Exposure Map eligibility noise contour. To date, the City has acquired 249 properties and approximately 90 remain eligible for future voluntary acquisition.
3. Historic Preservation	Continue to Implement Program	Ongoing	City staff continues to implement the historic preservation program, including: 2 properties became local landmarks, 3 properties on the list of historic resources were reviewed, 1 historic district containing 102 properties was locally designated, 2 plaque installations, public outreach including making the California Historical Resource Inventory Database (CHRID) available to the public.
4. Housing Inspection	Establish Rental Housing Inspection Program	31-Dec-13	4,992 units were inspected and violations were abated in 1,581 units.
5. Housing Rehabilitation Loan & Grants	Continue to Implement Program	Ongoing	The City of Ontario implements three programs that provide housing rehabilitation loans and grants, which are the CARES Program, the Quiet Home Program, and the CalHome Quiet Home Program. The CARES Program is on-hold and no activity took place during 2013. The CARES Program was funded through the Ontario Redevelopment Agency's Low and Moderate Income Housing Fund (LMIFH). As previously discussed, 106 housing homes were provided with noise insulation provided with noise insulation rehabilitation through the Quiet Home Program. The CalHome Quiet Home Program provides rehabilitation loans within the Quiet Home Program area. During 2013, zero homes were assisted through this program.

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6. Cares	Continue to Implement Program	Ongoing	As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2013.
7. Neighborhood Plans	Initiate survey efforts	31-Dec-12	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 is responsible for increasing neighborhood participation in the planning process, and obtaining feedback from Ontario residents. The staff assigned to this section identifyed focus areas and conducted surveys in residential multi-family neighborhoods focusing on Parking and Healthy Eating Active Living. The results of these surveys will be analyzed in 2014.
8. Neighborhood Stabilization	Initiate Program	Ongoing	Rehabilitation on two four-plexes (8 two-bedroom units) that were acquired during 2012 was completed in October 2013. In addition, the City of Ontario acquired a large vacant parcel with Neighborhood Stabilization Program (NSP) funds iin this same neighborhood for a future multi-family housing project. As of 2013, all available NSP funds have been expended.

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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-12	The objective of the Downtown Plan is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. The acquisition portion of this program has ceased since the dissolution of the Redevelopment Agency. However the City continues to work on facilitating new residential opportunties by allowing for higher densities in the downtown area. The need for a new plan and approach for addressing concerns in Downtown is currently being worked on. The downtown area has many challenges and the City is exploring new alternatives for funding projects in the area without Redevelopment Agency funding.
11. Mountain & Euclid Corridors	Rezone corridors with medium and high density residential uses	Ongoing	Work continues to re-zone of various properties along these corridors to high density and mixed use designations consistent with The Ontario Plan (which includes the general plan) in conjunction with a comprehensive update to the City's Development Code to encourage lot consolidation in these corridors.
12. Holt Bvd.	Redesignate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Ongoing	As described in Program No. 11, this work effort has been ongoing and is progressing and will be implemented in phases in 2014 thru 2015. However, other efforts in revitilizating Holt include the Holt Boulevard Mobility and Streetscape Strategic Plan. The focus of the plan is to stimulate investment along the Holt Boulevard corridor through the incorporation of "Complete Streets" strategies to create a safe and inviting transportation network that serves the needs of everyone who travels the corridor, including bicyclists, drivers, transit and pedestrians of all ages and abilities.
13. Cimmarron Project Area	Continue to Implement Program	Ongoing	As stated earlier, the Ontario Housing Authority acquired two four-plexes on Hollowell and Vesta Streets during calendar year 2012. Rehabilitation work on these units was completed in October 2013 The City, in cooperation with the Ontario Housing Authority, continued to operate the 32 units of affordable housing within the 200-300 block of North Begonia Avenue within the Cimmarron Project Area. 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.

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14. Ontario Airport Metro Center	Create an Area Plan	31-Dec-12	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 Development Code to allow second units in all community planning areas	31-Dec-10	Second units were permitted in all community planning areas in 2010.
17. Design Review	Continue to Implement Program	Ongoing	City staff continues to implement design review.
18. Green Building	Establish and implement green building practices in public and private sector	Ongoing	Through the creation of the Climate Action Plan, the means to achieve green building standards will be established. The Municipal CAP was completed in 2013. The City CAP is anticipated to be completed in 2014.
19. Regulatory Concessions	Offer regulatory concessions for affordable housing	Ongoing	The opportunity for regulatory concessions to encourage affordable housing was incorporated into theDevelopment Code .
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	As stated earlier during calendar year 2013, the City acquired 221 N. Mountain Avenue utilizing NSP funds for a future affordable multi-family housing development.
22. Planned Residential Overlay	Continue to Implement PUD's	Ongoing	The PUD continues to be a way to implement new housing.
23. General Plan and Zoning	Adopt new medium and high density zone standards	Ongoing	New General Plan designations were adopted in 2010. The Zone Changes and Development Code Amendments are currently being processed. The analysis for this effort was completed in 2012 and public workshops were initiated. Completion of this project is anticipated to be completed in 2014.
24. Mixed Use and High Density Residential Zone and Standards	Adopt new mixed use and high density residential zones	Ongoing	New General Plan designations were adopted in 2010. The Zone Changes and Development Code Amendments are currently being processed. The analysis for this effort was completed in 2012 and public workshops were initiated. Completion of this project is anticipated to be completed in 2014.
25. RHNA Low Income Need		Ongoing	Some of these provisions will be incorporated in the Development Code Update.

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26. Housing Incentives	Adopt Incentive Program	Ongoing	These provisions will be incorporated in the Development Code Update.
27. Public Housing	Continue to assist 600 households through the Housing Authority	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). The HACSB manages approximately 611 Housing Choice Vouchers within Ontario.
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") was closed in 2013. The Edenglen BEGIN Program is a down payment program funded with State of California Building Equity and Growth in Neighborhoods (BEGIN) funds. The program is designed to offer downpayment assistance to qualified moderate income families within the Edenglen development. During calendar year 2013, this program was closed due to lack of inventory. The City was able to secure $1 million in CalHome Mortgage Assistance Program funds to offer downpayment assistance to qualified low income families within designated census tracts. During calendar year 2013, the City designed the program and worked with State of California staff for program approval and worked with non-profit housing organizations to implement the program. No households were assisted during 2013.
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 2013, the Continuum of Care served a total of 1,472 new (unduplicated) persons through the Mercy House Center and 58 new (unduplicated) persons through Assisi House Transitional Housing Program.. The City also continues to work with the State of California with two active Cal Home Programs to provide a mortgage assistance program to low-income homebuyers and homeowner rehabilitation loans within qualified census tracts. Lastly, the City continued to work in coordination with the Housing Authority of the County of San Bernardino (HACSB) and the County of San Bernardino Department of Behavioral Health to implement the Project Gateway Program, which includes 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	Ongoing	During calendar year 2013, the City of Ontario implemented activities identified in its 2010-2014 Five Year Consolidated Plan. The Consolidated Plan incorporates a housing market analysis and evaluates public housing needs, homeless needs, and community development needs.

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31. Preservation of At Risk Housing	Monitor At Risk Units and provide assistance to preserve them	Ongoing	There are a total of 1,743 assisted, multi-family rental units in the City, of which no units were "at-risk" of conversion to market rate during calendar year 2013. 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 to communicate with 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.
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 2013 the following achievements were made within the Ontario Homeless Continuum of Care: • Mercy House Center – provided basic needs and services to 1,472 new (unduplicated) clients; and • Assisi House and Aftercare Services Program – provided transitional housing and aftercare services to 58 new (unduplicated) clients;
35. Emergency Shelters	Amend Development Code	31-Dec-13	This Development Code amendment was completed.
36. Senior Housing	Complete various Senior projects and provide housing support services	Ongoing	During calendar year 2013, the City continued to monitor 762 units of affordable senior housing.
37. Housing for People with Disabilities	Evalute the feasiblity to modifying standards to encourage access to new and existing housing	31-Dec-13	This Development Code amendment was completed.
38. Farmworkers	Amend Development Code to allow for farmworker housing	31-Dec-13	This Development Code amendment was completed.

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39. Care Homes	Amend Development Code to allow care facilities in residential zones	31-Dec-13	This Development Code amendment was completed.
40. Family Housing	Continue to implement	Ongoing	During calendar year 2013, the City of Ontario, in cooperation with the Ontario Housing Authority completed the work to rehabilitate the Hollowell and Vesta Apartments located next to the Begonia Avenue Apartments. These two apartments contain eight (8) units of very low-, low-, and moderate- In addition, the City continued to monitor 981 units of affordable family housing.
41. Housing and Community Development	Continue to implement	Ongoing	During calendar year 2013, the City completed the following housing and community development projects: • Hollowell and Vesta Apartments; • Ontario Access Service Center; James R. Bryant Park Tot Lot; and Energy Efficient Street Lighting.
42. Extremly Low Incom Households	Continue to provide housing and support for extremely low income households	Ongoing	During calendar year 2013, the following services were provided to Extremely Low-Income households: • Assisted housing units – 12 households; • Landlord/tenant housing mediation – 658 households; • Assisi House and Aftercare Services program – 52 persons; • Mercy House Center Ontario – 1,425 persons; • Foothill Family Shelter – 39 persons; • Services for Battered Women and Children – 133 persons; • SOVA Food Security Center – 2,638 persons; • Fair Housing services – 81 households; • Senior Services – 222 persons; and • Child Care Subsidies – 46 persons.