

OK - 2014



**CITY OF**

**ONTARIO**

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ONTARIO

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Housing Policy Department  
Received on:

APR - 6 2015

March 31, 2015

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 2014 Calendar Year**

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2014 calendar year. The report contains the details for the January 1 – December 31, 2014 time frame. Our annual report for this time frame is on the forms and follow the guidelines provided by HCD. Also enclosed is the Ontario Housing Authority – Housing Successor Agency Annual Report. If you have any questions, please don't hesitate to call Clarice Burden, Associate Planner at (909) 395-2432 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 01/01/2014 - 12/31/2014

**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
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 See Instructions	Deed Restricted Units See Instructions	None 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	
1	2	3	4	5	6	7	8	9	10			
(9) Total of Moderate and Above Moderate from Table A3			364	163	527							
(10) Total by income Table A/A3			364	163	527							
(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 is 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				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (c)(7) of Government Code Section 65583.1 subsection
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0			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	59	2	298	5		364	9
No. of Units Permitted for Above Moderate	157		6			163	3

\* 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.		2014									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												2,592	
	Non-deed restricted	2,592												
Low	Deed Restricted												1,745	
	Non-deed restricted	1,745												
Moderate	Deed Restricted												1,613	
	Non-deed restricted	1,977	364									364		
Above Moderate		4,547	163									163	4,384	
Total RHNA by COG Enter allocation number:		10,861												
Total Units			527									527	10,334	
Remaining Need for RHNA Period														

Note: units serving extremely 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)	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.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Code Enforcement	Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding.	Ongoing	Code Enforcement conducted 6,153 inspections and 2,124 cases were closed in 2014. As part of the Rental Inspection program 2,742 housing units were inspected and violations were abated in 396 units.
2. Quiet Home	Continue to Implement Program	Ongoing	56 homes were insulated, 7 properties were acquired, 2 acres were converted to airport compatible uses, and 10 individuals were relocated. Since the program began in 1994, 1,500 units have been insulated and an estimated 700 homes remain eligible under existing Part 150 Noise Exposure Map (NEM) eligibility noise contour. To date, the City has acquired 256 properties and approximately 86 remain eligible for future voluntary acquisition. The Program sold 28 parcels for future airport compatible development. Future Program implementation will be impacted by the update to the NEM eligibility noise contour started in 2014.
3. Historic Preservation	Continue to Implement Program	Ongoing	City staff continues to implement the historic preservation program, including the following 2014 accomplishments: 2 properties became local landmarks, 3 properties on the list of historic resources were reviewed, 1 Mills Act Contract (preservation agreement) approved, annual Mills Act Contract Monitoring of 22 contracts were completed, public outreach including "Ontario Through the Years" tile history mural with narrative was designed and constructed at the Ontario Town Square.
4. Housing Rehabilitation Loan & Grants	Continue to Implement Program, as funding is available.	Ongoing	The City of Ontario implements three programs that provide housing rehabilitation loans and grants: the CARES Program, the Quiet Home Program, and the CallHome Quiet Home Program. The CARES Program was funded through the Ontario Redevelopment Agency's Low and Moderate Income Housing Fund (LMHF). Due to the lack of Redevelopment funding the CARES Program is on-hold and no activity took place during 2014. As previously discussed in item 2 above, 56 housing homes were provided with noise insulation rehabilitation through the Quiet Home Program. The CallHome Quiet Home Program provides rehabilitation loans within the Quiet Home Program area. During 2014, zero homes were assisted through this program.

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5. Cares	Continue to Implement Program, as funding is available.	Ongoing	As stated in Item 4 above, this program was funded with Redevelopment LMHF funds. At this time, the program is on hold due to lack of funding and no activity took place during 2014.
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	31-Dec-14	The Planning Department 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 identified focus areas and conducted surveys in residential multi-family neighborhoods focusing on Parking and Healthy Eating Active Living. Residents of several multi-family developments were surveyed, including the Snyder Apartments and Townhomes, The Grove Apartments, Village Apartments, and Camden Landmark Apartments. As a result of the surveys, management at The Grove Apartments agreed to stop charging residents extra for covered parking.
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	No activity occurred during 2014. City staff will implement programs as funds become available.
8. Community Oriented Policing	Continue implementation of COPS Program; coordinate marketing efforts with the new Quadrennial Inspection 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.
9. Downtown Plan	Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Ongoing	The objective of the downtown planning effort 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 opportunities by allowing for higher densities in the downtown area. The need for a new 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.
10. Mountain & Euclid Corridors	Redesignate corridors for medium and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Ongoing	Work continues to re-zone of various properties along these corridors to medium and high density residential, 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. During the 2014 reporting period, 8.4 acres along the Euclid corridor were rezoned.

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11. Holt Blvd.	Redesignate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Ongoing	This work effort has been ongoing and is progressing and will be implemented in phases in 2015 thru 2016. However, other efforts in revitalizing 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. The implementation of this plan will occur as funds become available.
12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Ongoing	City staff continues to review and process applications for development in the New Model Colony.
13. Downtown Core Catalyst Project	Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available	Ongoing	City staff will implement programs as funds become available.
14. Design Review	Continue to implement design review process.	Ongoing	City staff continues to implement design review.
15. Green Building	Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero energy community and formulate solar site orientation guideline.	Ongoing	The City has participated in the development of the sub-regional SANBAG Greenhouse Gas Reduction Plan completed/approved in March 2014 followed by the completion of the City of Ontario Climate Action Plan, approved in December of 2014. These documents establish the City target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. Reduction measures address building energy and alternative energy, water reduction and conservation measures for both the private and public arena. The City is also partnering in the sub-regional Home Energy Renovation Opportunity (HERO Program) for existing structures and in compliance with the most current green building code requirements.
16. Land Monitoring Program to Meet the RHNA	Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation	Ongoing	City staff monitors entitlement applications to ensure that the available sites inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the available sites inventory or identifies alternate sites to meet the RHNA needs. Safeguards have been incorporated into the City's General Application which includes an affidavit regarding compliance with the available sites inventory.
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	The opportunity for regulatory concessions to encourage affordable housing was incorporated into the Development Code. One project received a density bonus in 2014. The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives will also be included in the Development Code update which is underway.
18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals	Ongoing	City staff will implement programs as funds become available.

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26. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.	Ongoing	During calendar year 2014, the following achievements were made within the Ontario Homeless Continuum of Care:  <ul style="list-style-type: none"> <li>• Mercy House Ontario Access Center – provided basic needs and services to 1,118 new (unduplicated) clients; and</li> <li>• Assist House and Aftercare Services Program – provided transitional housing and aftercare services to 61 new (unduplicated) clients</li> </ul>
27. Senior Housing	Continue to provide a full range of housing support services.	Ongoing	During calendar year 2014, the City continued to monitor 762 units of affordable senior housing.  The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the Development Code Update will incorporate reasonable accommodation provisions and redefine "family" to comply with state law.
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	Ongoing	The City continued to monitor 989 units of affordable family housing during calendar year 2014.  During calendar year 2014, the following services were provided to Extremely Low-Income households:  <ul style="list-style-type: none"> <li>• Assisted housing units – 20 housing units restricted to extremely low-income occupancy;</li> <li>• Homeless Continuum of Care Permanent Housing Units – 16 units occupied by extremely low-income households;</li> <li>• HOME Tenant Based Rental Assistance (TBRA) – 4 households assisted;</li> <li>• Assist House and Aftercare Services program – 60 persons (unduplicated);</li> <li>• Mercy House Center Ontario – 1,055 persons (unduplicated);</li> <li>• Foothill Family Shelter – 17 persons (unduplicated);</li> <li>• Services for Battered Women and Children – 75 persons (unduplicated);</li> <li>• SOVA Food Security Center – 3,695 persons (unduplicated);</li> <li>• Fair Housing services – 105 households (unduplicated);</li> <li>• Senior Services – 150 persons (unduplicated); and</li> <li>• Child Care Subsidies – 42 persons (unduplicated).</li> </ul>
29. Family Housing	Continue program implementation.	Ongoing	During calendar year 2014, the following services were provided to Extremely Low-Income households:  <ul style="list-style-type: none"> <li>• Assisted housing units – 20 housing units restricted to extremely low-income occupancy;</li> <li>• Homeless Continuum of Care Permanent Housing Units – 16 units occupied by extremely low-income households;</li> <li>• HOME Tenant Based Rental Assistance (TBRA) – 4 households assisted;</li> <li>• Assist House and Aftercare Services program – 60 persons (unduplicated);</li> <li>• Mercy House Center Ontario – 1,055 persons (unduplicated);</li> <li>• Foothill Family Shelter – 17 persons (unduplicated);</li> <li>• Services for Battered Women and Children – 75 persons (unduplicated);</li> <li>• SOVA Food Security Center – 3,695 persons (unduplicated);</li> <li>• Fair Housing services – 105 households (unduplicated);</li> <li>• Senior Services – 150 persons (unduplicated); and</li> <li>• Child Care Subsidies – 42 persons (unduplicated).</li> </ul>
30. Extremely Low Income Households	Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households.	Ongoing	During calendar year 2014, the following services were provided to Extremely Low-Income households:  <ul style="list-style-type: none"> <li>• Assisted housing units – 20 housing units restricted to extremely low-income occupancy;</li> <li>• Homeless Continuum of Care Permanent Housing Units – 16 units occupied by extremely low-income households;</li> <li>• HOME Tenant Based Rental Assistance (TBRA) – 4 households assisted;</li> <li>• Assist House and Aftercare Services program – 60 persons (unduplicated);</li> <li>• Mercy House Center Ontario – 1,055 persons (unduplicated);</li> <li>• Foothill Family Shelter – 17 persons (unduplicated);</li> <li>• Services for Battered Women and Children – 75 persons (unduplicated);</li> <li>• SOVA Food Security Center – 3,695 persons (unduplicated);</li> <li>• Fair Housing services – 105 households (unduplicated);</li> <li>• Senior Services – 150 persons (unduplicated); and</li> <li>• Child Care Subsidies – 42 persons (unduplicated).</li> </ul>

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<p>31. Special Needs Housing</p>	<p>Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.</p>	<p>Ongoing</p>	<p>In conjunction with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 12 Shelter plus Care project based vouchers were available within Ontario for chronically homeless mentally ill.</p> <p>During 2014, the City in conjunction with Mercy House Living Centers, began implementing the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. During calendar year four households living on the streets were moved into permanent housing.</p>
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