CITY OF ONTARIO

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Housing Policy Department
Received on:

MAY 06 2013

April 24, 2013

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 2012 Calendar Year

To Whom It May Concern:

Enclosed, please find a copy of the City of Ontario's Housing Element Annual Report for the 2012 calendar year. The report contains the details for the January 1 – December 31, 2012 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,

Jerry L. Blum
Planning Director

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

Jurisdiction

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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	
4059 E Hamilton Way	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). All of these units have 3 bedrooms with an assumed 7 person household. The income of a 7 person household was used ($66,500). Then it was assumed that not more than 30% of this income would be used for mortgage or rent. A house affordability calculator was used to determine the most a 7 person household in the low income category could afford. 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.
4069 E Hamilton Way	SF	O		1			1				
4089 E Hamilton Way	SF	O		1			1				
4099 E Hamilton Way	SF	O		1			1				
3104 S Cambridge Rd	SF	O		1			1				
4035 S Cambridge Rd	SF	O		1			1				
4025 E Heritage Lane	SF	O		1			1				
4005 E Heritage Lane	SF	O		1			1				
3074 E Heritage Lane	SF	O		1			1				
4052 E Heritage Lane	SF	O		1			1				
4068 E Heritage Lane	SF	O		1			1				
4088 E Heritage Lane	SF	O		1			1				
4098 E Hamilton Way	SF	O		1			1				
3084 S Cambridge Drive	SF	O		1			1				
3081 S Edenglen Ave	SF	O		1			1				
4079 E Hamilton Way	SF	O		1			1				The same assumptions as above were used except these properties assumed a 6 person household low income category ($62,200) for affordability. The detailed information about sale prices for each of these units is listed under additional comments.
4058 E Heritage Lane	SF	O		1			1				
4078 E Heritage Lane	SF	O		1			1				

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3080 S Cambridge Drive	SF	O		1			1				The same assumptions as above were used except this property had 4 bedrooms and assumed an 8 person household low income category ($70,800) for affordability. The detailed information about sale price for this unit is listed under additional comments.
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►				19							
(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

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	
No. of Units Permitted for **Above Moderate**						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	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				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			141	
Moderate	Deed Restricted	1,425											676
	Non-deed restricted		72	595	35	6	41					749	
Above Moderate		3,165	34	260	28							322	2,843
Total RHNA by COG. Enter allocation number:		7,661	122	863	110	150	50	22	19			1,336	6,325
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 2012.
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, 3 properties on the list of historic resources were reviewed, 1 local landmark property was added to the National Register of Historic Places, 1 Mills Act Contract, 2 plaque installation, public outreach including "This Place Matters" and "How the Streets Got Their Names" were created and presented.
4. Housing Inspection	Establish Rental Housing Inspection Program	31-Dec-12	5,257 units were inspected and violations were abated in 2,595 units.
5. Housing Rehabilitation Loan & 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, whch 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-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 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 2013.

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8. Neighborhood Stabilization	Initiate Program	Ongoing	Starting in calendar year 2010, the City worked in cooperation with the Ontario Housing Authority to utilize NSP1 and NSP3 funds on eligible activities. Rehabilitation work was completed on 20 units of multi-family residential housing in January 2012 and all units were leased to eligible tenants. In addition, another eight (8) units of multi-family residential housing were acquired. Rehabilitation is scheduled to begin in April 2013 and be completed by October 2013 for these units.
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.
11. Mountain & Euclid Corridors	Rezone corridors with medium and high density residential uses	Ongoing	Work continues the zoning 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 during the 2013 - 2014. 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. To build on the Holt Blvd. Corridor Mobility and Streetscape Strategic Plan, Omnitrans applied for a FTA grant for the Alternative Analysis (AA) to study the entire Route 61 corridor. The grant was awarded in October 2011. Through the AA process, Omnitrans will leverage the information gathered and use the project to continue the consensus building process regarding transit's role along the Holt Blvd. Corridor. If the FTA funds are secured, it will finance up 80% of the improvements along the corridor (right-of-way acquisition and infrastructure improvements for the BRT.

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13. Cimmarron 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 2012, rehabilitation work was completed on all eight properties (32 units) and the units were leased to eligible tenants. An additional eight units on two properties were acquired in the Begonia Avenue area on Hollowell and Vesta Streets during calendar year 2012. Rehabilitation work on these units is expected to be completed by October 2013. 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-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 CAP is scheduled to be completed in 2013.
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 cinancial incentives for affordable housing projects where feasible and as funding is available.
21. Land Acquisition	Approve financial incentives for affordable housing	Ongoing	During calendar year 2012, the City, in cooperation with the Ontario Housing Authority, acquired two properties (1164 West Vesta Street and 1165 West Hollowell Street) containing 8 housing units.
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 2013.
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 2013.
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	This will be incorporated in the Development Code update which is underway.
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 501 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"). The program is designed to increase homeownership rates and revitalize neighborhoods. Two households were assisted through the Ontario OPEN House Program in 2012. 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 2012, the City assisted 3 households with assistance through the Edenglen BEGIN program. 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 2012, the City designed the program and worked with State of California staff for program approval.
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 2012, the Continuum of Care served a total of 1,770 new (unduplicated persons through Assisi House Transitional Housing Program and the Mercy House Center Ontario. The City also was awarded funds from the State of California for the CalHome Program to provide a mortgage assistance program to low-income homebuyers 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 2012, 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 2012. 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 2012 the following achievements were made within the Ontario Homeless Continuum of Care: • Mercy House Center – provided basic needs and services to 1,712 new (unduplicated) clients; • Assisi House and Aftercare Services Program – provided transitional housing and aftercare services to 58 new (unduplicated) clients; • Rapid Re-Housing Program – provided case management, financial assistance, and housing relocation and stabilization services to 33 new (unduplicated) clients who were homeless; and • Continued work to develop the Homeless Outreach Services Center.
35. Emergency Shelters	Amend Development Code	Ongoing	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 2012, 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	Ongoing	These provisions will be incorporated into the Development Code Update which is underway.
38. Farmworkers	Amend Development Code to allow for farmworker housing	Ongoing	These provisions will be incorporated into the Development Code Update which is underway.

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39. Care Homes	Amend Development Code to allow care facilities in residential	Ongoing	These provisions will be incorporated into the Development Code Update which is underway.
40. Family Housing	Continue to implement	Ongoing	During calendar year 2012, the City of Ontario, in cooperation with the Ontario Housing Authority and Mercy House CHDO, Inc., completed the work to rehabilitate the Begonia Avenue Apartments and Francis Street Apartments projects, which contain 47 units of affordable family housing for very low-, low-, and moderate-income households. 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 2012, the City completed the following housing and community development projects: • Begonia Avenue and Francis Apartments Rehabiliation Project; • Begonia Avenue Phase II Apartments Rehabilitation Project; and • Water Conservation projects at John Galvin Park, Sam Alba Park, Veterans Memorial Park, and the Ovitt Community Library.
42. Extremly Low Incom Households	Continue to provide housing and support for extremely low income households	Ongoing	During calendar year 2012, the following services were provided to Extremely Low-Income households: • Assisted housing units – 12 households; • Landlord/tenant housing mediation – 739 households; • Assisted House and Aftercare Services program – 58 persons; • Mercy House Center Ontario – 1,630 persons; • Foothill Family Shelter – 38 persons; • Services for Battered Women and Children – 109 persons; • SOVA Food Security Center – 4,128 persons; • Fair Housing services – 85 households; • Senior Services – 364 persons; and • Child Care Subsidies – 38 persons.

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General Comments:

Justification for Allocating Some Market Rate Housing Units as Low Income in the City of Ontario in 2012

Properties with 3 Bedrooms - 7 Person Household Low Income Category

- A 3 Bedroom Single Family unit may accommodate a household with 7 persons based on the HUD standard of 2 persons per bedroom plus 1.
- Maximum Income for Low Income Household of 7 = **$66, 500**
- Maximum $ for monthly Mortgage or Rent for Housing = **$1,662** ($66,500 x 0.30/12) or (Household annual income x 30% / 12 for # months in a year)
- A House Affordability Calculator was used to determine the maximum price of home with the following assumptions: A 30 year mortgage at a 4% fixed rate loan with a 10% downpayment.
- Maximum Price of Home = **$323,247** (House Affordability Calculator was to determine price.)

  Mortgage = **$1,657** ($1,388.91 + $269 (Property Taxes @ 1%))

Sold Prices of Properties		
4059 E Hamilton Way	$	298,500
4069 E Hamilton Way	$	304,000
4089 E Hamilton Way	$	308,059
4099 E Hamilton Way	$	305,820
3104 S Cambridge Drive	$	321,359
4035 E Heritage Lane	$	317,000
4025 E Heritage Lane	$	316,410
4005 E Heritage Lane	$	321,250
3074 S Cambridge Drive	$	321,990
4052 E Hamilton Way	$	305,990
4068 E Hamilton Way	$	305,850
4088 E Hamilton Way	$	303,390
4098 E Hamilton Way	$	303,990
3084 S Cambridge Drive	$	322,820
3081 S Edenglen Ave	$	321,990

Properties with 3 Bedrooms - 6 Person Household Low Income Category

- A 3 Bedroom Single Family unit may accommodate a household with 6 persons based on the HUD standard of 2 persons per bedroom.
- Maximum Income for Low Income Household of 6 = **$62,200**
- Maximum $ for monthly Mortgage or Rent for Housing = **$1,555** ($62,200 x 0.30/12) or (Household annual income x 30% / 12 for # months in a year)
- A House Affordability Calculator was used to determine the maximum price of home with the following assumptions: A 30 year mortgage at a 4% fixed rate loan with a 10% downpayment.
- Maximum Price of Home = **$302,345** (House Affordability Calculator was to determine price.)

  Mortgage = **$1,550** ($1,299 + $251 (Property Taxes @ 1%))

Sold Prices of Properties	
4079 Hamilton Way	$301,890
4058 E Hamilton Way	$300,390
4078 E Hamilton Way	$300,390

Property with 4 Bedrooms - 8 Person Household Low Income Category

- A 4 Bedroom Single Family unit may accommodate a household with 8 persons based on the HUD standard of 2 persons per bedroom + 1.
- Maximum Income for Low Income Household of 8 = **$70,800**
- Maximum $ for monthly Mortgage or Rent for Housing = **$1,770** ($70,800 x 0.30/12) or (Household annual income x 30% / 12 for # months in a year)
- A House Affordability Calculator was used to determine the maximum price of home with the following assumptions: A 30 year mortgage at a 4% fixed rate loan with a 10% downpayment.
- Maximum Price of Home = **$344,149** (House Affordability Calculator was to determine price.)

  Mortgage = **$1,764** ($1,478 + $286 (Property Taxes @ 1%))

Sold Price of Property	
3080 S Cambridge Drive	$337,990