

HOUSING ELEMENT

1. Planning Context

State Law Requirements

The State of California recognizes the importance of housing and therefore legislates requirements for local jurisdictions to contribute to solutions to meeting their local and regional housing needs. All communities across California are required to prepare a Housing Element every eight years to address their local housing needs and a share of the region's need for housing.

The Housing Element is mandated by Sections 65580 to 65589 of the Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

To that end, the Government Code requires that the Housing Element achieve legislative goals through the following actions:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower-income households the publicly assisted multi-family housing developments within each community.

The Housing Element must be updated every eight years. The Ontario Housing Element covers the period from October 15, 2013, to October 15, 2021.

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Ontario General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain General Plan consistency.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

Purpose

An adequate supply of quality and affordable housing is fundamental to the economic and social well-being of Ontario. The Housing Element is required to address the production, preservation, and improvement of housing in the community. Among its most important functions, the Housing Element analyzes existing and future housing needs; addresses constraints to meeting local housing needs; identifies land, financial, and administrative resources for housing; sets forth goals and policies to meet community housing needs; and establishes housing programs and an implementation plan.

Principles

We believe:

- A range of housing for all income levels is essential to a complete community.
- The city’s housing stock should match the type and price needed by current and future residents and the workforce, including those with special needs.
- Preserving, maintaining, improving, and creating distinct neighborhoods and the housing stock protects property values and provides a desirable place to live.
- Affordable, quality housing helps attract and retain a qualified workforce and supports a prosperous local economy.

Content of Housing Element

California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the Government Code, the Housing Element must contain a variety of detailed analyses listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- Inventory of resources available to address the city's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.
- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.
- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2013–2021 Housing Element.
- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

The Housing Technical Report encompasses all six topical areas mentioned above, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Ontario Housing Element is prepared to be consistent with several policy and program plans mandated by the State of California. Most importantly, state law requires the Southern California Association of Governments (SCAG) to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate the estimates of housing need reflected in regional housing plans. The Ontario Housing Element is also consistent with the City's Consolidated Plan.

Housing Planning Context

Ontario's housing planning context, like that of many urbanized and growing communities, is influenced by many regional forces. Traditionally, the high cost of housing in the Los Angeles metropolitan region has served as an impetus for housing growth in the Inland Empire. With businesses now moving inland to follow the workforce, the City of Ontario, like other inland communities, is emerging as a center of economic activity. As such, housing prices are also increasing with economic growth.

The demographics of Ontario have evolved over time, reflecting changes in its industrial base and broad demographic changes reflective of the region. Originally an agricultural community settled by Canadians and Europeans who established the citrus and dairy industries, the city's population gradually became home to a younger Hispanic population. Ontario's demographics are again changing and diversifying, in part due to trends reflective of the Inland Empire and unique to Ontario.

Ontario has also experienced commercial and industrial growth that has transformed the City into the economic engine of the Inland Empire. The development of the Ontario Airport Metro Center and New Model Colony will play the greatest economic roles in reshaping the future. The downturn of the economy has slowed growth, but as the market starts to improve, Ontario is positioned to become a major metropolitan center in the Inland Empire.

Housing Challenges

Although the housing market has experienced significant changes in recent years and will continue to change, it is an appropriate time to plan for the City's future. How we house Ontario's present and future residents and workforce remains the key challenge to creating the type and quality of community and securing Ontario's future. In this context, Ontario's 2013–2021 Housing Element must address several challenges:

- 1) Addressing the needs of existing Ontario residents for decent, quality, and affordable housing for residents of all incomes.
- 2) Ensuring that the city's housing stock matches the type, price, and tenure needed by Ontario's residents and workforce.
- 3) Creating, preserving, and (where needed) improving the quality and identity of Ontario's distinct neighborhoods.
- 4) Assisting residents of all ages and backgrounds to allow them to live, work, and enjoy themselves and their families in Ontario.

- 5) Obtaining financing for affordable housing following the dissolution of the Redevelopment Agency and as tax credits become more competitive make it more difficult to obtain financing for affordable housing.

2. Demographic Profile

A variety of demographic factors influence existing and future housing needs in Ontario. This section describes and analyzes the primary demographic characteristics of population growth and change, household characteristics, special housing needs, and economic trends to provide insight into the type and magnitude of housing needs in the city.

Population Growth

Ontario is the fourth largest community in San Bernardino County. According to the US Census Bureau, Ontario's population was 163,924 as of April 1, 2010. The City's population made significant gains during the 1960s and 1970s through new home construction and annexations of unincorporated areas in San Bernardino County. During the 1980s, 1990s, and 2000s, however, significant increases in population were primarily due to increases in the average size of households, rather than new housing.

The General Plan projects that Ontario's population could exceed 360,000 by buildout. During the period covering the 2013–2021 Housing Element, the Southern California Association of Governments projects the population to increase to 203,800 by 2020 (Figure H-1). Population growth is expected to be driven by the development of housing in the New Model Colony, the Ontario Airport Metro Center, and Downtown and through demographic changes. This growth will not only bring demographic change but also a different type of housing demand.

Figure H-1. Ontario Population Growth, 2000–2020

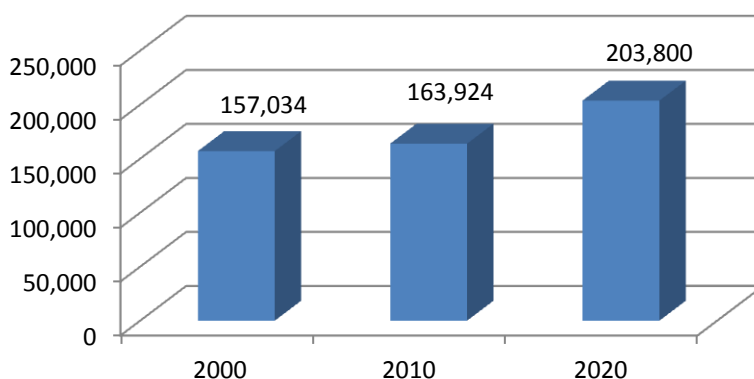


Table H-6
Household Income Distribution

Income Categories	Tenure of Households				Total of Households	Percentage of Total
	Owners	Percentage of Households	Renters	Percentage of Households		
Extremely Low	1,525	5%	2,730	14%	4,255	9%
Very Low	2,280	8%	3,375	18%	5,655	12%
Low	4,530	16%	2,745	14%	7,275	15%
Moderate or Above Moderate	19,600	70%	10,380	54%	29,980	64%
Total	27,935	100%	19,230	100%	47,165	100%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2010.

Note: Numbers differ from the Regional Housing Needs Assessment (RHNA) because the CHAS household income levels are adjusted for household size, whereas the RHNA distribution is not adjusted for household size.

3. Housing Profile

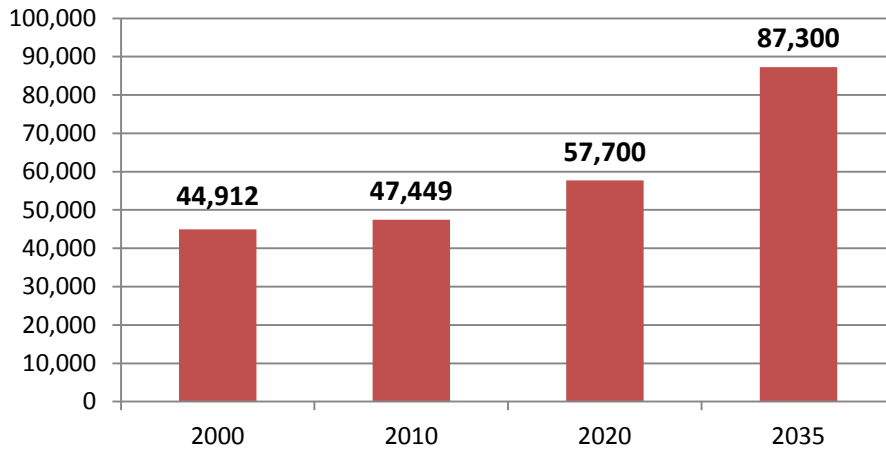
This section describes and analyzes various housing trends and housing characteristics to provide a basis for assessing the demand and supply of available housing for the community. They include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership trends.

Housing Growth

Between 2000 and 2010, communities in San Bernardino County increased 11 percent in total housing, more than 1 percent annually. Housing in the City of Ontario, which contains approximately 7 percent of the county's housing, increased 6 percent during the same period. In fact, during the 1990s, housing production lagged behind population growth, with a growth of ten residents for every new home. This increase is reflected in the growing average household size.

The 2030 General Plan Land Use Element projects significant housing growth. With the gradual development of the 8,200-acre New Model Colony, the Ontario Airport Metro Center, specific plans, and other areas of the community, Ontario is projected to have approximately 87,300 housing units by 2035. For the 2013–2021 Housing Element planning period, the City is projected to increase housing production by more than 10,000 units (Figure H-2).

Figure H-2. Ontario Housing Growth, 2000–2035



Source: US Census Bureau 2010; Southern California Association of Governments 2012.

Housing Characteristics

Housing Type

As shown in Table H-7, the majority of Ontario's existing housing is single-family detached units. Net growth in single-family, multiple-family (5+ units), and mobile home construction has been relatively modest with an increase of about 8 percent in each category. The City saw little growth in attached single-family units, with the most significant housing growth occurring in multi-family developments of two to four units in the period between 2000 and 2010.

Table H-7
Housing Type 2000–2010

Unit Type	Number of Units		2000–2010 Change	
	2000	2010	Number	Percentage
Single-family detached	26,773	28,997	2,224	8%
Single-family attached	3,633	3,634	1	0%
Multiple-family (2–4 units)	3,960	5,745	1,785	45%
Multiple-family (5+ units)	8,749	9,479	730	8%
Mobile homes and other	2,067	2,229	162	8%
Total	45,182	50,084	4,902	11%

Source: California Department of Finance 2000; US Census Bureau 2010.

Unit Size

Housing size is an important factor in housing availability. There must be an adequate supply of different sized housing that matches family needs. Table H-8 shows 27,099 units with three or more bedrooms. When compared to the 13,168 families of five or more, there appears to be a shortage of large units. Of particular concern is the mismatch between large rental units (4,887 units) versus the 6,089 renter families with five or more members. This mismatch is typically due to two factors: (1) the cost of housing relative to income that causes families to double up; and (2) the fact that the building industry typically does not produce large apartment units.

Table H-8
Housing Size by Tenure

<i>Bedrooms</i>	<i>Owner</i>	<i>Renter</i>	<i>Total</i>
Studio or 1 bedroom	774	5,056	5,830
2 bedrooms	4,948	9,289	14,237
3 bedrooms	22,212	4,887	27,099
Total	27,934	19,232	47,166

Source: US Census Bureau 2010.

Housing Tenure

Homeownership

The American dream is intertwined with the goal of homeownership, which is often associated with independence, economic success, safety, and family. Ownership commits the owner to a long-term economic relationship with the home, typically resulting in increased investment into the property, which in turn increases property values in the neighborhood. Home investment, pride in homeownership, and the physical presence of homeowners contribute to neighborhood quality and stability.

As of the 2010 Census, the City of Ontario has a homeownership rate of 59 percent, with 27,934 homeowners and 19,232 renter households. This percentage increased slightly from the 58 percent homeownership rate in 2000. Since the 2010 Census, the homeownership rate is anticipated to remain the same, due in part to single-family and multiple-family construction. Of all the single-family units in Ontario, 77 percent of detached units and 68 percent of attached units are owner-occupied.

Vacancy Rates

The housing vacancy rate is a key indicator of the housing market and how well housing supply matches the demand. Typically, vacancy rates of 5 to 6 percent for rental units and 1 to 2 percent for ownership housing are needed to offer a variety of choice for residents, incentive for developers, and sufficient price options for consumers. Vacancies in excess of these norms are usually considered to be excessive and lead to price depreciation. Lower vacancy rates are deemed to indicate a tight market, where housing rents and prices are expected to increase.

In 2010, Ontario's housing vacancy rate for rental units was 5.8 percent, within the ideal range for rental vacancies. From 2000 to 2010, the City experienced an increase in rental vacancy rates, increasing from just 3.3 percent in 2000. It is unclear whether the housing market downturn will cause further changes in the rental vacancy rate.

The 2010 Census indicated a 2 percent vacancy rate for ownership units. Like the apartment market, the homeownership market has seen modest increases in sales prices. With the rise in the number of foreclosures in recent years, the vacancy rate has likely increased, though the exact magnitude of change is unclear. In the short term, however, foreclosures will continue to dampen the market for for-sale units.

Housing Prices and Rents

During the 2000s, the Inland Empire experienced incredible growth in population, housing, and employment. Coupled with historic low interest rates, creative lending practices, and pent-up housing demand, this growth resulted in one of the largest housing booms in recent years. According to Zillow, the median resale price in 2012 was \$232,800 for single-family homes and \$141,500 for condominiums. Between 2000 and 2006, median home sales prices increased 195 percent (from \$138,000 to \$408,000), which was followed by nearly a 50 percent downturn in median home sale prices between 2006 and 2010 (from \$408,000 to \$204,000).

In 2010, 4.4 percent of housing units in Ontario were mobile home units. Mobile homes provide an additional opportunity for lower-income households to own a home. According to a market survey, the 2012 median mobile home sales price was \$44,400. Mobile home parks typically provide landscaping and infrastructure maintenance, easing the maintenance burden on park residents. This is particularly helpful for those with limited mobility, such as seniors and disabled persons.

New housing in the New Model Colony and along the Interstate 10 (I-10) corridor is creating a new standard for quality housing, equipped with the latest in amenities to attract and retain the City's growing professional workforce. The median home sales price in the Edenglen

neighborhood ranges from the mid \$200,000s to the mid \$600,000s for large homes.

Apartments and rental single-family homes are a key housing option for young adults and young families so they may dedicate their limited funds to other needs. Senior housing also provides a rental opportunity for seniors with limited incomes or mobility, who can benefit from the greater affordability, compact nature, and lower maintenance needs of apartments.

The City has a wide variety of rental products, including apartments, senior housing, single-family homes, and condominiums. Since 2000, Ontario has experienced significant growth in employment and population that outpaced the growth in rental housing construction.

Whereas apartments are the primary rental product in many cities, single-family homes comprise a significant percentage of rentals in Ontario. One quarter of all single-family attached and detached products are rented. Rents for single-family homes are comparable to apartments and condominiums. According to Zillow, the median rent price for a single-family home in 2012 was \$1,550 per month, and the median rent price for an apartment was approximately \$1,250 per month.

Housing Affordability

Housing affordability is a critical issue. The inability to afford housing leads to a number of situations, including the doubling up of families in a single home, low homeownership rates, illegal units, overextension of a household's financial resources, premature deterioration of units due to the inability to afford maintenance, and situations where young families and seniors cannot afford to live near other family members. Table H-9 and the following discussion describe housing affordability in Ontario.

Homeownership

According to DataQuick Real Estate Services, the median sale price of a home in Ontario was \$204,000 in 2010, a 50 percent decline from median home sale prices in 2006. The long-term increases in housing sales prices seen between 2000 and 2006 were sustained by historically low interest rates, lending policies, and high housing demand relative to available supply. After multiple years of double-digit increases in prices, housing value appreciation has tempered, signaling the end to an unprecedented boom in housing construction and lax lending policy.

Based on 2010 household income data from the American Community Survey, 50 percent of households in Ontario could afford the median

Affordable Housing -
Many different standards exist for housing affordability and the standard used depends on the agency consulted, funding source used, and whether household size is considered. The Ontario Housing Element uses the U.S. Census definition of overpayment as a housing cost burden that exceeds 30% of household gross income.

existing single-family detached home, a significant increase from the 20 percent of households that could afford a median-priced home in 2007. The minimum household income needed to purchase an existing median priced home at \$204,000 in Ontario was approximately \$57,000 based on an average mortgage interest rate of 5 percent and 5 percent down payment.

Condominiums provide affordable housing opportunities for residents. The median condominium price, \$141,500, would require a household income of \$43,000, which is earned by 65 percent of the City's households.

These housing price figures become more meaningful when compared to the average wages for typical Ontario jobs. The average annual income in the Riverside-San Bernardino-Ontario metropolitan area for a registered nurse is \$70,153, for a firefighter is \$49,276, for an elementary school teacher is \$63,392, and for an engineer is \$84,699. Although new mortgage financing tools, such as adjustable rate mortgages, have stretched the purchasing power of residents, these same techniques are now contributing to foreclosures. In any case, the high home prices for units in the New Model Colony are beyond the affordability of many Ontario residents.

Rental Housing

Rental housing provides an important source of affordable housing for young adults, families with children, and seniors who earn low and moderate incomes. Since approximately 36 percent of Ontario households earn lower incomes, providing a sufficient quantity of decent and affordable rental housing for the workforce, young adults and families with children, and seniors is an important goal. Table H-9 summarizes the affordability of rental housing in Ontario.

Market surveys revealed that location and age are significant factors in rental affordability. Existing rental units in established neighborhoods are typically affordable to low- and moderate-income households. Rental housing in these areas is vital to supporting seniors with fixed incomes and residents working in lower-paying service, retail, and hospitality trades.

Single-family homes, condominiums, and apartments in Ontario typically rent for \$1,000 to \$2,200 per month, depending on the number of bedrooms and the age and size of the unit. Apartment rents average \$1,091 for a one-bedroom unit, \$1,373 for a two-bedroom unit, and \$1,546 for a three-bedroom unit. Moderate-income four-person households can afford up to \$1,860 in rent per month; thus, most existing rental units surveyed (apartments, condominiums, and single-family homes) are affordable to them.

Lower-income households have greater difficulty affording housing. For reference, an extremely low-income household earns equivalent to a full-time job at minimum wage and a very low-income household earns equivalent to two minimum wage workers. Both households could not afford to rent a home without doubling up and significantly overpaying for housing. Low-income households could afford a limited number of rentals, but most likely face overpayment, overcrowding, or both.

Table H-9
Housing Affordability Summary

<i>Income Levels</i>	<i>Definition (Percentage of County AMI)</i>	<i>Maximum Household Income¹</i>	<i>Maximum Affordable Price²</i>	<i>Maximum Affordable Rent³</i>
Extremely Low	Less than 30%	\$20,100	\$63,700	\$500
Very Low	31% to 50%	\$33,500	\$102,000	\$840
Low	51% to 80%	\$53,600	\$153,000	\$1,340
Moderate	81% to 120%	\$75,950	\$255,000	\$1,900

Assumptions:

¹ Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (AMI) for 2012.

² Assumes 5% down payment, 30-year loan at an interest rate of 5%, and standard housing costs. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible.

³ Rental payment is assumed at no more than 30% of income after payment of utility costs.

Housing Problems

In today's housing market, where prices and rents have increased faster than personal income over the past decade, Ontario households are paying increasingly more of their income for housing and have less discretionary income to afford other necessities. Overcrowding is also becoming more prevalent as residents choose to live in smaller housing units. The following discussion focuses on both issues in Ontario.

Overpayment

Housing overpayment is an increasing problem in many cities, particularly among lower-income households. The federal and state governments define housing overpayment as when a household spends more than 30 percent of their income toward rental costs or toward a monthly mortgage payment. Overpaying is a housing problem because it leaves a household with limited financial resources for other expenses. Overpayment is particularly problematic these days as five-year adjustable rate mortgages come due and higher monthly mortgages result.

As of 2010, housing overpayment in Ontario affected 41 percent of renters (9,754 households) and 33 percent of homeowners (12,238 households). The Comprehensive Affordable Housing Strategy (CHAS) totals are slightly different due to sampling differences. Overpayment is traditionally more prevalent among renters than owners. However, because many homeowners have adjustable rate mortgages, housing overpayment is becoming a greater concern and leading to higher foreclosure rates. In any case, housing overpayment tends to be most severe for lower-income households, regardless of tenure.

Table H-10
Overpayment by Household Type and Tenure

Overpayment	Low- Income Renter Households	All Renter Households	Low- Income Owner Households	Owner Households	Total Overpaying Households
30%–50% of Household Income	3,000	4,943	4,860	6,812	11,755
More than 50% of Household Income	3,515	4,811	4,265	5,426	10,237
Total more than 30% of Household Income	6,515	9,754	9,125	12,238	21,992
Percent of Households Overpaying (> 30%)	66%	41%	65%	33%	51%

Source: US Census Bureau 2010; CHAS 2010.

Overcrowding

In response to higher housing costs, residents may accept smaller-sized housing or double up in the same house, which leads to overcrowding. Overcrowding strains physical facilities and the delivery of public services, contributes to a shortage of parking, and accelerates the deterioration of housing. Housing overcrowding is also considered one of several substandard housing conditions according to the Uniform Housing Code.

Many different definitions of housing overcrowding exist (see side bar). The US Census considers a situation when a household has more members than habitable rooms in a home overcrowded. For example, a two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be overcrowded if more than four occupants lived in the home. Overcrowding can be moderate (1.0 to 1.5 persons per room) or severe (more than 1.5 persons per room).

Overcrowding is caused by a range of situations and complex factors, including a mismatch between household income and the cost of housing, and differences regarding preferences for adequate living space. Regardless of these factors, overcrowding typically occurs in a number of situations, such as (1) a family lives in a small unit; (2) a family provides accommodations for extended family; (3) a family rents space to nonfamily members; or (4) students double up to afford housing.

Since 2000, the percentage of Ontario's households in overcrowded situations decreased from 26 percent to 12 percent. As of 2010, 3,083 renter households (15 percent) and 2,611 owner households (10 percent) lived in overcrowded situations. Overcrowding was slightly more prevalent among Hispanic households versus all others (16 percent versus 12 percent) and among lower-income households (4,940 households) versus all others.

Table H-11 provides data on household overcrowding in Ontario according to the tenure of the household.

Table H-11
Overcrowding by Tenure

Overcrowding Level	Homeowners		Renters		Total
	Number	Percentage	Number	Percentage	
No Overcrowding	23,040	90%	17,837	85%	40,877
Moderate Overcrowding	2,049	8%	2,029	10%	4,078
Severe Overcrowding	562	2%	1,054	5%	1,616
Total Households	25,651	100%	20,920	100%	46,571
Total Overcrowding	2,611	10%	3,083	15%	12%

Source: US Census Bureau 2010

Overcrowding -

Many different standards exist for overcrowding, and the standard used depends on the agency and the area of authority. The California Building Code uses the most permissive definition based on strict health and safety reasons. The California Department of Fair Employment and Housing uses another standard for fair housing. Because of its wide application, the Housing Element uses the Census Bureau definition to determine what constitutes overcrowding, with moderate overcrowding defined as 1.0 to 1.5 persons per room, and severe overcrowding defined as more than 1.5 persons per room.

4. Special Housing Needs

Certain individuals and families in Ontario encounter greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, or household characteristics. A major emphasis of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable and affordable housing in Ontario.

State Housing Element law identifies the following special needs groups: senior households, people with disabilities (physical, developmental, mental, substance abuse, etc.), female-headed

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households (single parent), large households, persons and families in need of emergency shelter, and farmworkers. This section provides a discussion of housing needs for each particular group and identifies the major programs and services available to address their housing and support needs.

Table H-12 shows the number of special housing needs groups residing in Ontario based on the 2000 and 2010 Census unless otherwise noted.

Table H-12
Special Needs Groups

<i>Special Needs Group</i>	<i>Number of Persons or Households</i>		<i>Percentage of Persons or Households</i>	
	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>
Large Families	12,544	13,254	29%	28%
Female-Headed Households	11,112	10,568	26%	22%
Single-Parent Families	5,783	6,012	13%	13%
Senior Households	5,197	8,349	12%	18%
Disabled People	28,371	17,617	17%	11%
Homeless Persons	531	452	<1%	<1%
Farmworkers	1,840	617	<1%	<1%
Lower-Income Households	17,812	17,185	41%	36%

Source: CHAS, 2009.

Notes:

1. Large families are defined as households with five or more members. Percentage refers to the percentage of all households in Ontario comprising large families.
2. Female-headed households refer to single-person and family households with a female listed as the head of household. Percentages represent the share of all households that are headed by a female.
3. Single-parent families refer to households with children that are headed by one parent. Percentages represent the share of all households with children that are headed by a single parent.
4. Senior households refer to households where a member is 65 years of age or older. Percentages represent the share of all households that are headed by a senior.
5. Disabled persons refer to persons 16 years of age or older with a disability as defined by the Census Bureau. Percentages refer to the share of disabled people as a percentage of all residents 16 years or older.
6. Homeless people refer to the number of people counted as homeless according to the 2007 San Bernardino County homeless count. Percentages refer to the share of the total Ontario population. In addition, in 2013 the San Bernardino County Homeless Count identified 136 homeless persons residing in Ontario, including 87 persons unsheltered, and 49 homeless individuals living in emergency shelters or transitional housing.
7. Farmworkers refer to the number of agricultural related jobs (field, manufacturing, distribution, canning, etc.) in Ontario according to the Employment Development Department.
8. Lower-income households refer to the number of households who earn 80 percent or less of the median family income according to the 2000 Census.
9. Percentages refer to the share of all households.

Family Households

Ontario is a family-oriented community, with approximately eight out of every ten households composed of related family members. In recent years, housing market conditions have led to increasing home prices, a higher prevalence of overpayment and overcrowding, and in some cases substandard living conditions for families. The burden of higher housing costs typically is most severe for large families and female-headed families, making them special need households under state law.

In today's housing market, single-parent families are at increasing risk because they must balance work and their families. According to the 2010 Census, Ontario has a total of 6,012 single-parent families. Of that total, 70 percent rent housing. The needs of this group are extensive; the median income for single-parent males with children at home is \$25,400 and female-headed households earn a median of \$28,200.

Large households with five or more members also constitute a special needs group because of their unique housing needs. Of the 13,254 large families, 6,089 rent and 7,079 own homes. Large households earning lower incomes also have a high prevalence of housing overpayment, defined as paying more than 30 percent of income toward housing. As shown in Table H-13, approximately 36 percent of all large families overpay for housing.

Table H-13
Large Family Housing Overpayment

<i>Income Level</i>	<i>Number of Households</i>	
	<i>Renters</i>	<i>Owners</i>
Extremely Low	610	90
Very Low	765	455
Low	485	740
Total Low Income	1,860	1,285
Total Large-Family Households	2,030	7,075

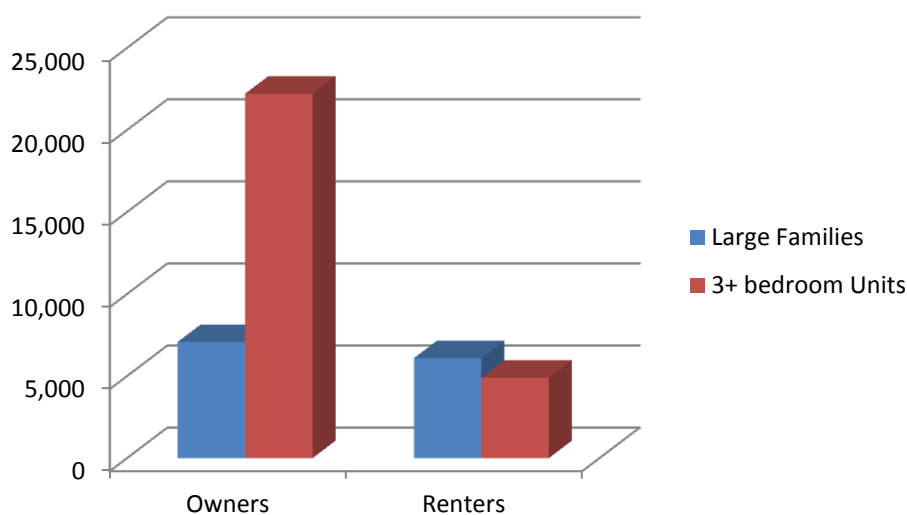
Source: CHAS 2010

Lower-income families also have a higher prevalence of housing problems, living in substandard housing or overcrowded housing, or paying too much for housing. According to the 2010 Census, more than 45 percent of all households experience one or more housing problems. These higher figures are usually due to the increased levels of overcrowding. In short, lower-income families have double and even triple the incidence of housing problems than higher-income households in Ontario.

Housing Supply

To avoid housing overcrowding and overpayment, large families require affordable homes with three and preferably four or more bedrooms to accommodate children. As shown in Figure H-3, the City has about 7,000 large families who own homes compared to the nearly 22,212 owner-occupied units with three or more bedrooms. However, the city has about 6,100 large renter families, yet only 4,887 rental units with three or more bedrooms. Thus, many large renter families are crowded into smaller rental units.

Figure H-3. Large Family Housing in Ontario



Comprehensive Housing Affordability Survey, 2009.

As shown in Table H-14, Ontario provides a variety of housing opportunities for lower-income families. In 2012, the City had 12 publicly assisted multiple-family housing projects that provided 2,063 deed-restricted units affordable to lower-income families. Ontario also has 1,760 mobile homes in parks that provide very low cost family housing at current market sales prices.

Table H-14
Affordable Family Housing in Ontario

Housing Types	Number of Units	Affordability of Units
Affordable Housing Units (deed-restricted)	2,063	Low-moderate income
Mobile Home Parks	1,760	Low-moderate income

Source: City of Ontario 2012

Seniors

Senior households have special housing needs for three primary reasons: income, health care costs, and disabilities. Because of these needs, seniors have more difficulty finding suitable and affordable housing. According to the 2010 Census, 12 percent of Ontario households include at least one family member 65 years and older. With the nearly 36 percent increase in the baby boom generation since 2000 in Ontario, the number of seniors will continue to increase as the tail end of the baby boom generation reaches retirement.

Although often viewed in a more homogenous fashion, Ontario's senior population is quite diverse. This diversity is reflected not only in age but in income and housing needs as well. Of the total 11,054 seniors, 59 percent are ages 65 to 74 and 41 percent are older than 75. Each of these groups has different health, transportation, and housing needs that require different strategies and plans.

According to 2010 Comprehensive Housing Affordability Strategy, approximately 48 percent of households with at least one senior earn lower incomes. Seniors have greater difficulty finding and maintaining affordable housing because of their fixed retirement incomes. As shown in Table H-15, 61 percent of senior renters and 29 percent of senior homeowners overpay for housing. However, the rate of overpayment is much higher for seniors earning lower incomes.

Table H-15
Senior Housing Needs

Income Level	Number of Households	Overpayment	
		Renters	Owners
Extremely Low	1,415	77%	57%
Very Low	1,480	80%	52%
Low	1,785	52%	34%
Total Households	4,680	61%	29%
Percentage Lower Income	48%	n/a	n/a

Source: US Census Bureau 2010

The needs of Ontario's senior residents involve more than just limited retirement incomes. Seniors typically have much higher health costs, which stretch their incomes. Seniors also have a greater percentage of disabilities, as discussed later in this report. This makes it more difficult for seniors to stay in their current home. Limited incomes make it harder to maintain housing, particularly as homes age and require rehabilitation. Access to transportation also becomes important as seniors age and choose transportation alternatives to driving cars.

Housing Supply

With respect to housing choices and opportunities, seniors typically have greater difficulty finding suitable housing. As Ontario's population ages, it has become important to provide more of a "continuum of care" to allow seniors to remain in Ontario. As discussed later, the City offers the following types of senior housing.

- **Senior Housing.** Apartments, mobile home parks, or other housing projects reserved for senior residents who are typically older than 55 or 65.
- **Congregate Care/Assisted Living.** Facilities providing communal dining facilities and services, such as housekeeping, organized social activities, transportation, and support services.
- **Convalescent Homes.** Convalescent homes (often referred to as rest homes or nursing homes) for seniors requiring specialized health-care services.
- **Care Facilities.** Residential care facilities for the elderly or other State-licensed care facilities located in residential neighborhoods.

The City recognizes the goal of providing supportive services to enable seniors to "age in place," which is the ability to maintain one's residence and not need to move in order to secure support services in response to life's changing needs. To help seniors, the City offers grants and loans to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of senior and disabled Ontario residents (Program 4). The City also operates a Senior Center, where a wide variety of supportive services are provided to Ontario's senior residents.

Not all seniors will be able, due to financial constraints or health issues, to age in place and remain in their home. As shown in Table H-16, Ontario offers 782 affordable senior apartments and 450 mobile home spaces in senior mobile home parks. For those requiring specialized care, the City offers residential care facilities for 374 seniors.

Table H-16
Senior Housing and Care Options

Senior Housing Types	Number of Projects	Number of Units	Affordability of Units
Senior Apartments	10	782	Lower Income
Senior Mobile Home Parks	1	450	Lower Income
Residential Care Facilities	11	374	Range of Incomes
Total	22	1,606	

Source: City of Ontario 2013

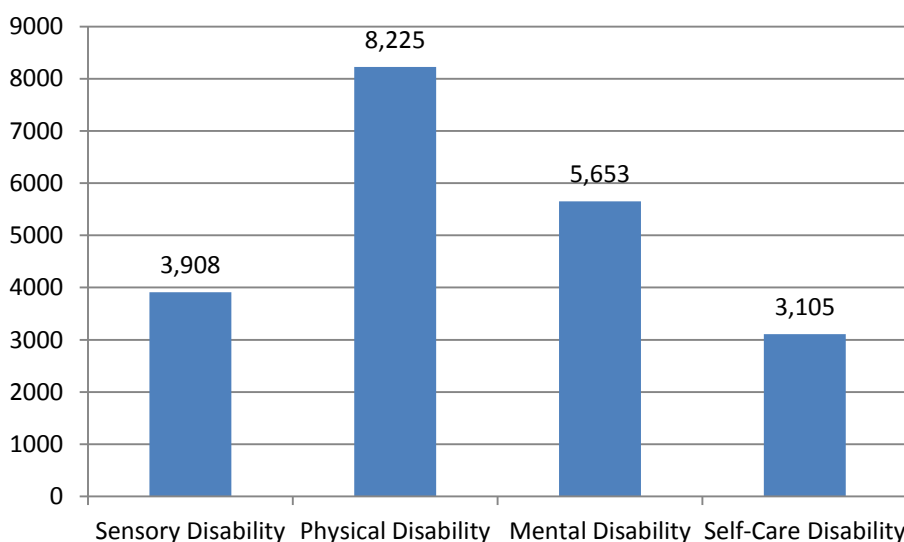
People with Disabilities

As an established community, the City of Ontario is home to many permanent residents with physical, developmental, or other disabilities that may require different independent living arrangements and services. A disability is a physical or mental impairment that substantially limits one of more major life activity. These disabilities and their severity may require specialized housing arrangements to allow persons with disabilities to live full and independent or semi-independent lives.

Ontario has four groups of people with disabilities, as shown in Figure H-4. Persons with physical disabilities represent the largest share, at nearly 25 percent. Persons ages 16 to 64 have the highest number of physical disabilities. Persons with mental disabilities are the second largest group, at 17 percent. Lastly, sensory and self-care disabilities each account for 8 percent of disabilities. Many more adults are housebound; they cannot leave their home at all or only with personal assistance.

While many disabled people live in independent housing or with family members, many require supportive or institutionalized settings. For instance, disabled people may suffer from serious mental illnesses, drug and alcohol problems, physical disabilities, or other conditions that require short- or long-term residency in an institutional setting. There is no available data documenting the actual incidence of such conditions or the demand for semi-independent residential settings.

Figure H-4. Disabled Residents in Ontario



Source: HUD 2010.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population (see Table H-17).

Table H-17
Developmentally Disabled Residents By Age

Zip Code	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
91761	128	90	120	20	12	370
91762	144	60	156	26	7	393
91764	131	60	78	14	5	288
Ontario Total	403	210	354	60	24	1,051

Source: Inland Resource Center 2012.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (Program 28)

Housing Design and Availability

The needs of people with disabilities and available program responses vary considerably, as these individuals do not live in institutionalized settings. Whereas many live in independent living arrangements, others require more supportive settings. Therefore, typically, people with disabilities have three primary needs with respect to suitable housing: (1) affordable and accessible housing, both new and rehabilitated; (2) an adequate supply of institutional settings for those requiring more specialized care; and (3) a system of supportive services that allow for a full life.

Cities that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments, and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multiple-family housing must be built so that (1) public and common use areas are readily accessible and usable by disabled people; (2) doors into and within units can accommodate wheelchairs; and (3) units contain adaptive design features such as universal design.

The US Department of Housing and Urban Development (HUD) also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of accessibility. This recommendation is in addition to requirements of Section 504 of the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one

Universal Design –
Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

accessible means of egress and ingress for each unit. The City enforces all federal and state accessibility laws but does not require or mandate that new units meet more stringent universal design or visitability standards.

At some point, people with disabilities may require an institutional setting. State law requires communities to allow people with disabilities to live in normal residential neighborhoods and therefore preempts many local laws and regulations for residential care facilities. The City allows for a range of residential care facilities in its neighborhoods, as summarized in Table H-18. Ontario also has 45 residential care facilities (also known as assisted living, retirement homes, etc.) providing accommodations for 739 disabled clients.

Table H-18
Housing for People with Disabilities

<i>Housing Types</i>	<i>Number of Projects</i>	<i>Number of Units</i>
Adult Day Care	4	195
Adult Residential Care Facility	27	152
Residential Care Facility	11	374
Drug and Alcohol Facility	3	18
Total	45	739

Source: California Department of Health Services 2008

Homeless People

Homeless persons are those who have a primary nighttime residence that is a supervised shelter designed to provide temporary living accommodations or a public or private space not designed for regular sleeping accommodation. The 2013 San Bernardino County Homeless Count identified 136 homeless persons residing in Ontario, including 87 persons unsheltered, and 49 homeless individuals living in emergency shelters or transitional housing.

Homeless populations have a complex range of housing and supportive service needs. The housing needs of the homeless cannot be met without a service system with a strong outreach component that engages homeless people and encourages them to enter the shelter system. A variety of housing types and supportive programs are needed to serve the homeless, depending on whether it is a homeless individual or family, if there is substance abuse involved, and if the person is disabled.

Continuum of Care Program

The City contracts with Mercy House to implement a Homeless Services Continuum of Care (COC) to prevent homelessness and assist individuals and families in becoming self-sufficient. The City's COC offers the following services and programs.

- ***Homeless Outreach Service Center.*** The Homeless Outreach Service Center is the first step in the COC and is designed to get people off the street and into an environment where services can be provided. The Center offers showers, laundry facilities, lockers, restrooms, and case management offices. Ontario also funds an emergency shelter for battered women (House of Ruth).
- ***Transitional Housing.*** Transitional housing is designed to provide accommodations for up to two years, during which the homeless individual or family prepares for independent living. In conjunction with the City of Ontario and the Ontario Housing Authority, Mercy House provides a 34-bed transitional living facility, Assisi House, located on Virginia Avenue. The City also supports the Foothill Family Shelter transitional program.
- ***Permanent Supportive Housing.*** Sixty-two permanent housing units with after-care services were created within the COC to provide permanent affordable housing to homeless individuals and families. Priority for residency is given to homeless households referred by service providers participating in the COC. Twelve units of the 62 permanent housing units have been set aside for mentally ill, chronically homeless households with supportive housing services that include mental health services. Permanent housing is the final stage to help residents live productive and independent lives. The 62 units are located throughout Ontario and include the following apartment developments: Guadalupe Residence (North Parkside Avenue); Francis Apartments (West Francis Avenue); and Begonia Apartments (North Begonia Avenue). Homeless people also have access to permanent affordable housing through Section 8 Housing Vouchers.
- ***SOVA Food Security Center.*** The SOVA Food Security Center, located at 904 East California Street adjacent to the future Mercy House, is operated by the Inland Valley Council of Churches. The center provides clients with emergency food, utility, and rental assistance. SOVA provides a 15-meal supply of nutritional food for each member of a family. The agency also offers classes in nutrition education, assistance for utilities and rent, motel vouchers, and access to job listings, bilingual health and safety information, and referrals.

- **Other Partnerships.** The City of Ontario also works with other nonprofit partners to address the complex individual and interjurisdictional issue of homelessness, both locally and regionally. Partners include the Interagency Council on Homelessness, HMIS Advisory Committee, Foothill Family Shelter, House of Ruth, Inland Valley Council of Churches, Mercy House, Transitional Assistance Department (motel vouchers), the Salvation Army, and surrounding jurisdictions.

Since the establishment of the COC within Ontario, Ontario has expended over \$15 million in capital investment and operating subsidy for various programs designed to end homelessness within the City. The major expenditures were in the acquisition and substantial rehabilitation of the permanent housing units and creation of the Homeless Outreach Service Center. As indicated earlier, the City continues to make ongoing subsidies available to various homeless service providers so as to provide for public service programs for homeless individuals such as the SOVA Hunger Program, services for battered women and children such as the House of Ruth, Foothill Family Shelter, and Mercy House Continuum of Care. Table H-19 shows the City's current supply of housing for homeless people. The City estimates an unmet shelter need for approximately 136 homeless people.

Table H-19
Housing for Homeless People

Housing Types	Type of Housing	Clients	Number of Beds
Permanent Intake Center	Intake Center	Homeless people	N/A
Assisi House	Transitional housing	Single men, women, and women with children	7 units 34 beds
Foothill Family Shelter	Transitional housing	Homeless families with children	28 units All 2-bedroom units (up to 140 beds)
House of Ruth	Emergency shelter, transitional housing, and permanent housing	Battered women and children	20 emergency beds; 35 transitional beds, and two 2-bedroom units for permanent housing (up to 10 beds)
Begonia Apartments	Permanent housing	Homeless families and other low to moderate income households	32 units All 2-bedroom units (up to 160 beds)
Francis Apartments	Permanent housing	Homeless families and other low to moderate income households	15 units All 2-Bedroom Units (up to 75 beds)
Guadalupe House	Permanent housing	Homeless families and other low to moderate income households.	14 units All 4-bedroom units (up to 126 beds)
		Total	590 beds and 98 units

Source: City of Ontario, 2013.

Farmworkers

Ontario first developed as an agricultural community, devoted primarily to the citrus industry. A reminder of the heyday of orange groves, the Sunkist plant, has now closed operations. Dairies later replaced the citrus industry. In the mid-1980s, in fact, the Chino-Ontario area was renowned for the highest concentration of dairy cows per acre in the world. Twenty years later, however, only about 50 dairy farms are still located in the Ontario-Chino area. Many moved to Fresno, Kern, and San Joaquin counties or to other states.

In 2010, the US Census Bureau reported that 870 jobs in Ontario were in the agriculture industry. In the past decades, the dairy industry has dramatically changed. Ontario's dairy industry today is highly automated and generally family-owned and -operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for farmworkers.

The housing needed for dairy workers is different from that of traditional seasonal/migratory farm laborers. Traditional migrant laborers move from place to place to harvest crops on a seasonal basis and live in migrant farmworker housing, such as dorms. In contrast, dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

The City has established an Agricultural Overlay District to allow existing agricultural uses to continue until a development is approved for urban uses. The City's Zoning allows single-family homes by right, agricultural caretaker units as an accessory use, and manufactured housing by right. The 2000 Census indicated that 400 single-family homes are within the district, of which 119 are rural farm residences, defined as occupied single or mobile homes located on property at least 1 acre that generates more than \$1,000 worth of agricultural products.

Conservative estimates are that each farm residence is occupied by a farm owner/operator and one family member working on-site at the dairy. The other homes in the New Model Colony agricultural areas are assumed to have one to two residents working in the agricultural business. With these assumptions, existing housing in the New Model Colony accommodates between 500 and 800 agricultural workers. Additional agricultural laborers work in Ontario, but many are employed in the food processing, horticultural, or other agricultural industries.

Extremely Low Income

Extremely low-income households are defined as households earning annual incomes that are 30 percent or less of the area median income. Based on state income limits for 2012, a four-person, extremely low-income household earns no more than \$20,100 and can afford approximately \$500 per month for rent. Homeownership for extremely low-income households is considered financially infeasible throughout much of California due to the levels of subsidies required for a single unit.

According to the 2010 Comprehensive Housing Affordability Strategy, approximately 4,255 households (11 percent) earn extremely low income in Ontario. Of the 4,730 extremely low-income households, it is estimated that 2,730 rent and 1,525 own the home they live in. The average income of a wide range of service and retail occupations falls into this category, at approximately 18 percent of Ontario's workforce. As businesses cope with the economic recession, many are converting jobs into part-time employment, further increasing the number of individuals earning extremely low incomes.

Extremely low-income households experience a broader range and severity of housing problems (overcrowding and overpayment) than other households due to their income level. For instance, the majority of extremely low-income households are renter households (2,730), and 2,285 (84 percent) of extremely low-income renter households overpay for housing. Of the 1,525 extremely low-income households who own a home, 1,155 (75 percent) overpay for housing. Overcrowding is also predominantly concentrated among very low- and extremely low-income households.

According to the Southern California Association of Governments, the City of Ontario has a construction goal of 2,592 very low-income units from 2013 through 2021. Of that total, the City estimates that the construction need for extremely low-income units is 50 percent, or 1,296 units. This estimate is based on a methodology approved by HCD for estimating the need for extremely low-income housing. Providing housing affordable to extremely low-income households is challenging due to the significant financial subsidies required to make rental housing projects financially feasible.

The City of Ontario's strategy to house extremely low-income households is focused on rental assistance and housing preservation. The Ontario Housing Authority issues an estimated 500 housing vouchers to residents, predominantly those with extremely low-incomes. Of the total number of vouchers, a significant portion is assumed to be for families. In recent years, the City has rehabilitated and preserved nearly every publicly assisted at-risk project in the

community. Many of the units offer affordable rents to households earning very low incomes.

5. Neighborhood Conditions

Ontario's history is rooted in agriculture, and many of the City's homes, lot patterns, and other neighborhood features reflect that history. In other instances, the City's neighborhood fabric is defined by recent patterns of development. Today, Ontario's neighborhoods are the building blocks of the community. Neighborhoods profoundly define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario in the Inland Empire. Therefore, the design of neighborhoods, the maintenance of housing, and historic preservation are all critical aspects of building Ontario's future.

Historic Neighborhoods

The City has developed historic contexts to describe and explain the circumstances and period within which historic resources were built. Contexts provide an understanding of the importance of resources and features. Contexts also provide insight as to the location of neighborhoods.

To date, the City has identified the following historic contexts:

- Ontario Irrigation Colony, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus Industry
- Wine Industry, which is located in the eastern part of Ontario and was exemplified by Hofer Ranch and the Guasti Winery
- Citrus Industry, which is located in the central portion of Ontario and symbolized by the Sunkist Plant
- Dairy Industry, which is located in the southern portion of Ontario, mostly in what is known as the New Model Colony

Historic surveys are a fundamental part of this effort. The City of Ontario's first survey of historic properties was completed in 1983. The survey identified almost 3,000 properties as being eligible to be designated Historic Landmarks or as part of Historic Districts. Of the 3,000 listed properties, approximately 300 properties were nominated for designation. Currently, Ontario has designated 92 properties as Local Historic Landmarks and seven Historic Districts. Nine additional areas have been identified as potential districts. These districts are illustrated on the following page (Figure H-5).

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Historic Neighborhoods

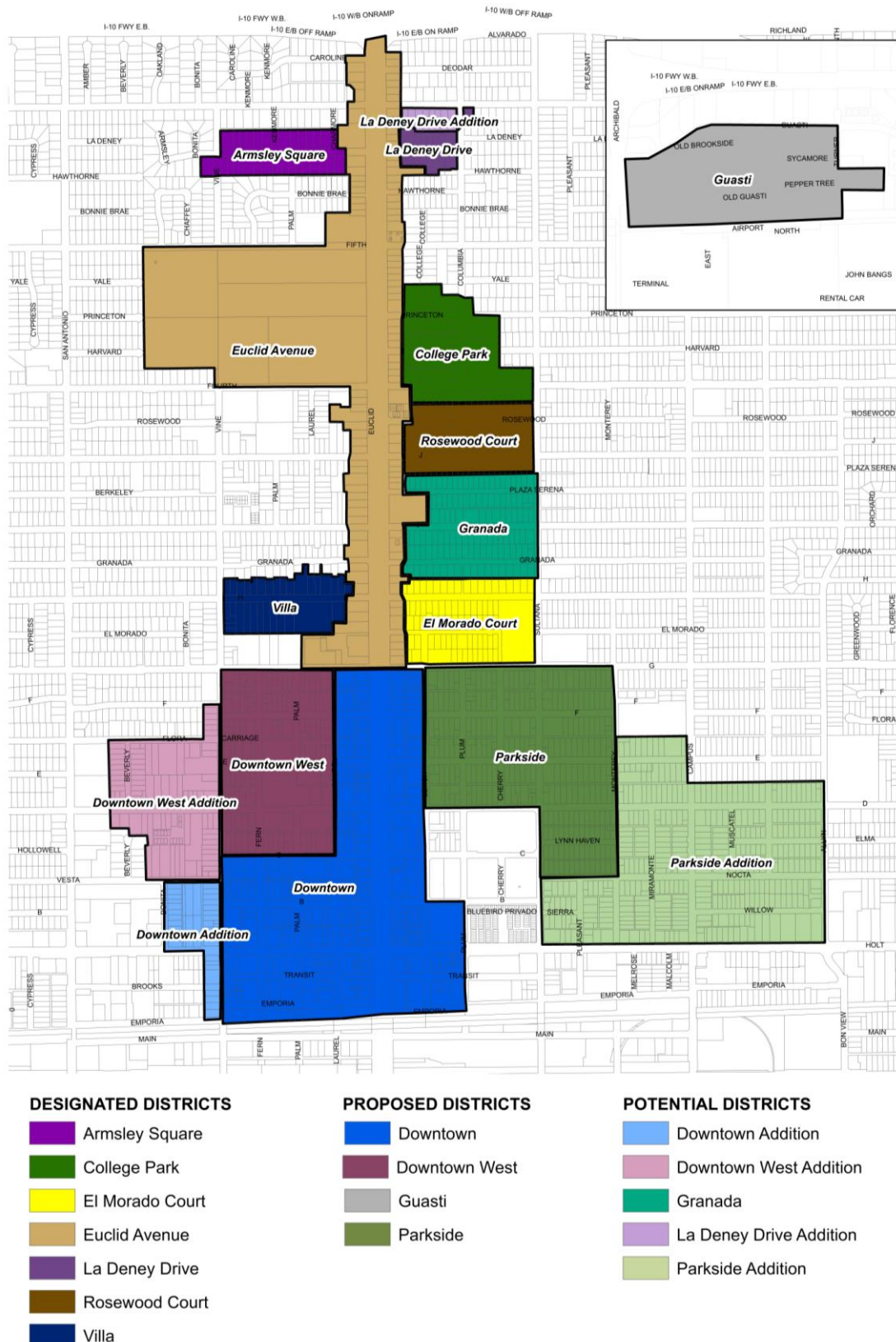
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Figure H-5. Ontario Historic Districts



Age and Condition of Housing Stock

Ensuring decent and well-maintained housing helps provide safe housing for families, improves property values and the image of Ontario, and contributes to higher levels of neighborhood investment. Like any physical asset, housing requires regular maintenance and repair to extend its life. The age of the existing housing stock is one way of measuring housing conditions and is a factor in determining the need for home rehabilitation.

Housing age is correlated with rehabilitation needs. Homes built between 30 to 50 years ago are more likely to need rehabilitation or substantial repairs. Homes built before 1971 are less likely to meet seismic standards enacted following the Sylmar Earthquake of 1971. Homes older than 50 years often need new electrical, plumbing, roofing, and other subsystems. Older homes may also have been altered without building permits, and the alterations do not meet current health and safety standards.

Housing deterioration is associated with several other conditions, such as overcrowding and small rental projects, as well as investor-owned homes. Accelerated home deterioration is caused by overcrowding, which places additional wear and tear on housing designed for fewer occupants. Smaller rental projects often appear to need major rehabilitation because they are often owned by inexperienced investors. Finally, investors tend not to maintain single-family homes as well as resident owners.

Table H-20
Age of Housing Stock

Year Built	Housing Units	
	Number	Percentage
Before 1940	2,340	5%
1940–1949	2,371	5%
1950–1959	7,237	15%
1960–1969	5,344	11%
1970–1979	11,389	23%
1980–1989	12,905	27%
1990–1999	3,921	8%
2000 or later	3068	6%
Total	48,575	100%

Source: US Census Bureau 2010.

As part of periodic windshield surveys undertaken over the past few years, City staff has identified several residential areas with significant rehabilitation needs that may provide opportunities for improvement and new programs. The following discussion describes general areas, provides a map illustrating their locations, and concludes with an estimate of housing rehabilitation and repair needs.

Noise Impact Zone

Residential neighborhoods located directly west and south of the airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, the City of Los Angeles, and the City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods. Homes eligible for sound insulation are outfitted with insulation to reduce the interior noise levels to 45db CNEL. The program also consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. The City of Ontario has acquired 240 homes in recent years, and an additional 90 homes are eligible for voluntary acquisition in the future. With respect to sound insulation, the City has insulated 1,204 homes, and an additional 900 homes remain eligible for insulation and soundproofing.

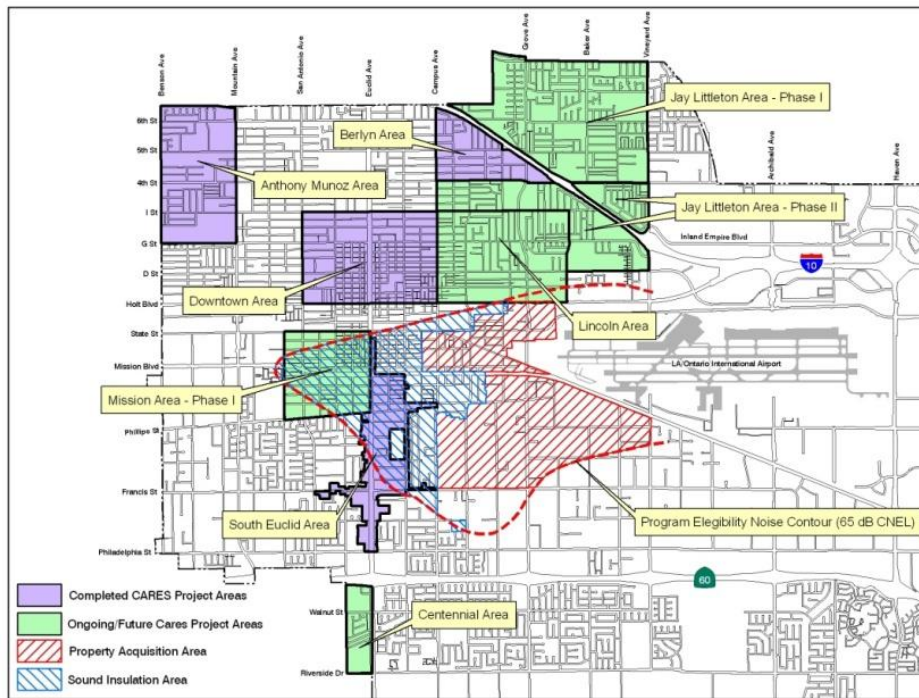


CARES Neighborhoods

The City CARES program includes code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive community building. The program includes a single-family improvement loan program, a multiple-family property owner loan program, and neighborhood projects to improve the appearance, safety, and quality of the neighborhood. Figure H-6 illustrates homes covered under these two programs.



Figure H-6. CARES Neighborhoods in Ontario



Distressed Multi-family Development

The City of Ontario was incorporated more than 100 years ago. Like most cities of this age, there are areas within the community that are in need of substantial reinvestment in order to eliminate the deteriorated and blighted conditions that occur when properties are not adequately maintained. Most of these areas are located in portions of the city which were formally designated as Redevelopment Project Areas. Most of the deteriorated residential properties are located in the City's former Central City and Cimarron Project Areas. These areas contain some of the oldest multi-family housing in the city. In 2007, a survey of 2,400 homes was conducted in the Cimarron Project Area and found 22 percent of the units needed repair and maintenance and 28 percent were deteriorated or dilapidated. Prior to the dissolution of redevelopment by the State, hundreds of these multi-family housing units had been rehabilitated using a variety of funding sources (including Redevelopment Low Moderate Income Housing Funds (LMIHF), and federal HOME funds). The majority of the funding was provided through LMIHF funding. The City has worked to develop innovative programs to address the rehabilitation needs of multi-family units. Funding for this type of reinvestment is limited.

The City recently added a Systematic Health and Safety Inspection requirement for all rental units over seven years old to be inspected by Code enforcement staff every four years (Program 1). Any units not in

compliance must make necessary improvements to the property to ensure the units meet all applicable codes. These efforts have resulted in the improvement of many properties to meet these minimum standards and improve the quality and safety of Ontario's housing stock.

The City of Ontario has received a Catalyst Community designation as part of the Catalyst Projects for California Sustainable Communities Pilot Program. The Catalyst Project implements SB 375 by incentivizing innovative land use planning and green building strategies. The City's qualifying project, the Downtown Core Catalyst Project (See Program 13), encompasses the greater Downtown area and includes 590 multi-family housing units, new retail space, a new 2.5-acre multi-functional downtown community plaza, and numerous civic center improvements. The Catalyst designation includes a grant and other funding provisions to help implement the project.

Housing Construction Needs

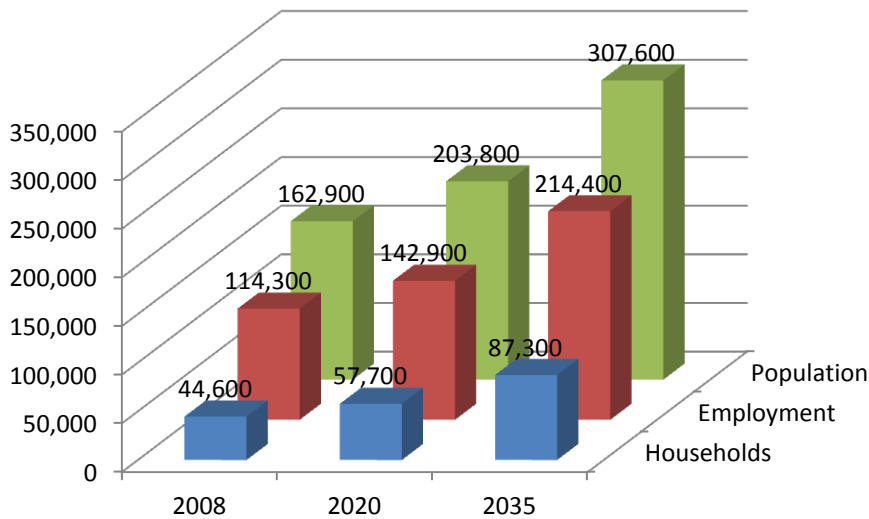
Every eight years, California law requires cities to plan to accommodate population and employment growth in their community through the implementation of responsive housing policies and programs. To assist in that effort, the Southern California Association of Governments (SCAG) prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments, including Ontario, are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Total "housing construction need" includes three components: (1) the number of housing units needed to accommodate future population and employment growth; (2) an additional allowance to replace demolished units and restore normal vacancy rates; and (3) a fair adjustment that determines housing need by different affordability levels. The following discusses the specifics of each factor in Ontario.

Population and Employment Growth

The first component of construction need represents the number of units needed to accommodate new households forming as a result of population and employment growth. Ontario's housing need is based on SCAG's regional growth forecast, adopted as part of the 2012 Regional Transportation Plan (RTP) and revised to reflect further local comments. Figure H-7 compares projected population, employment, and household growth in Ontario from 2008 through 2035.

Figure H-7. RTP Growth Forecast in Ontario



SCAG, 2012.

Housing Factors

The Regional Housing Needs Allocation (RHNA) goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair. In the Southern California region, SCAG applied a regional housing vacancy factor of 3.5 percent, which assumes a 2.3 percent ownership vacancy and 5.0 percent rental vacancy.

Over time, the City of Ontario can expect that a certain number of housing units will be lost to residential uses due to demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. In other cases, the City's redevelopment activities throughout the community will also result in the demolition and replacement of certain uses. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor" based on the historical rate of units lost to demolition or conversion to nonresidential uses in each community.

Fair Share Allocation

Ontario's housing construction need represents the total construction needed to accommodate expected population and employment growth while accommodating vacancies and replacement units. This need is further divided into five household income categories defined by state law. The income limits defined by HCD for San Bernardino County in 2012 are:

- **Extremely low:** households earning 30 percent or less of AMI, or a maximum income of \$20,100 for a four-person household
- **Very low:** households earning 31 to 50 percent of AMI, or a maximum income of \$33,500 for a four-person household
- **Low:** households earning 51 to 80 percent of AMI, which translates into a maximum of \$53,600 for a four-person household
- **Moderate:** households earning 81 to 120 percent of AMI, or a maximum income of \$75,950 for a four-person household
- **Above moderate:** households earning above 120 percent of AMI, or a minimum of \$75,951 for a four-person household

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction in order to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower-income units are required to provide a larger share of those units as part of their construction need to compensate for jurisdictions that already accommodate more than their fair share. SCAG adopted a regional policy that each city move 110 percent toward the county income distribution in each income category. Table H-21 shows the City's RHNA by affordability level.

Table H-21
Regional Housing Needs Goals, 2013–2021

<i>Household Income levels for the RHNA</i>	<i>Number of Housing Units</i>	<i>Percentage of Units by Affordability level</i>
Extremely Low Income	1,296	12%
Very Low Income	1,296	12%
Low Income	1,745	16%
Moderate Income	1,977	18%
Above Moderate Income	4,547	42%
Total	10,861	100%

Source: Southern California Association of Governments 2012.

Housing Preservation Needs

Subsidized housing provides the largest amount of affordable housing to persons and families earning extremely low, very low, and low income. Ontario has more than 2,063 units of housing built with various local, state, and federal subsidies that are deed-restricted as affordable for lower-income households and persons with special housing needs. California law requires that all housing elements include an analysis of “assisted multiple-family housing” projects as to their eligibility to change from low-income housing to market rates by 2024.

Assisted housing developments or at-risk units are multi-family rental housing complexes that receive government assistance under federal, state, and local programs within the current and subsequent eight-year planning period of the housing element. If there are units at risk, the element must include a detailed inventory and analysis. The inventory must list:

- Each development by project name and address;
- Type of governmental assistance received;
- Earliest possible date of change from low-income use;
- Total elderly and nonelderly units that could be converted;
- An analysis of the costs of preserving and replacing these units;
- Resources for preservation of at-risk units; and
- Program for preservation of at-risk units and quantified objectives.

Affordable housing periodically converts to market rents, particularly during inflationary times when market rents escalate and create a financial incentive.

The City of Ontario made significant progress in preserving many affordable housing projects at risk of conversion to market rents. The City actively preserved the Cambridge Square, Waterford Court, Waverly Place, and Woodside Apartments; Parc Vista and Terrace View; and the Cinnamon Ridge, Estancia, and Mission Oaks projects. The City facilitated the preservation of the units by offering financial incentives in return for the owner’s participation in rehabilitation of the project(s) and extension of affordability covenants. Table H-22 provides an inventory of all publicly subsidized affordable housing projects in Ontario and their status

Table H-22
Publicly Subsidized Multiple-Family Housing

<i>City Monitored Projects</i>	<i>Project/Address</i>	<i>Unit Type</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
Units At Risk of Converting						
	Ontario Townhomes 1360 E. "D" Street	Family	86 Units	86 units	HUD Assisted Project Section 236(J)(1)	Expired September 2012.
Units Not At Risk of Converting						
✓	Palm Terrace Phase 1 1433 E. "D" Street	Senior	91 units	90 units	HOME; Section 202	Aug. 2060
✓	Palm Terrace Phase 2 1449 "D" Street	Senior	47 units	47 units	Section 202	June 2059
✓	Mtn View Senior Phase 1 511 N. Palmetto	Senior	86 units	84 units	HOME; RDA Set-Aside: LIHTC	June 2058
✓	Mtn View Senior Phase 2 511 N. Palmetto	Senior	20 units	20 units	LIHTC	July 2062
✓	Seasons at Gateway 955 N. Palmetto	Senior	80 units	78 units	Housing Revenue Bond; LIHTC	June 2052
✓	Casitas Apartments 1900 S. Campus	Family	253 units	48 units	Parc Vista/Terrace View deal	Jan. 2061
✓	Cambridge Square 1037 N. Archibald Avenue	Family	125 units	50 units	MF Housing Revenue Bonds	Feb. 2059
✓	Cinnamon Ridge Apartments 1051 E. 4 th Street	Senior	101 units	101 units	Housing Revenue Bond	Aug. 2026
✓	Estancia/Vineyard Apts. 1720 E. "D" Street	Family	152 units	85 units	ORA Agreement with Owner	Aug. 2026
✓	Cedar Villas 301 East Cedar Street	Senior	136 units	123 units	Housing Revenue Bond	March 2024
✓	LandMark @ Ontario 950 N. Duesenberg Drive	Family	469 units	71 units	City DDA with property owner	Nov. 2061
✓	Mission Oaks 1427 W. Mission	Family	80 units	80 units	RDA Housing Set-Aside	May 2025

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	Grove Apartments 207 W. "H" Street	Senior	101 units	100 units	Section 236(J)(1) Section 8	Feb. 2031
	Harris Place Apartments 451 E. Riverside Drive	n/a	80 units	80 units	Section 223(a)(7)/207/223(f)	June 2047
	Ontario Healthcare Center 1661 Euclid Ave.	n/a	24 units	24 units	Section 232/223	June 2037
✓	City Center Senior Apartments 201 East "B" Street	Senior	76 units	75 units	HOME, LIHTC	July 2062
✓	Summit Walk 1206 W. 4 th Street	Family	78 units	78 units	MF Housing Rev. Bonds, RDA Housing Set-Aside	Jan. 2061
✓	Park Centre 850 N. Center Street	Family	404 units	101 units	Housing Revenue Bonds	Dec. 2060
✓	Summit Place 1130 W. 4 th Street	Family	75 units	75 units	MF Housing Rev. Bonds, RDA Housing Set-Aside	Jan. 2061
✓	Vintage Apartments 955 N. Duesenberg Drive	Family	300 units	45 units	DDA (Developer Agreement)	Apr. 2062
✓	Waterford Court 1739 "G" Street	Family	165 units	50 units	MF Housing Revenue Bonds	Feb. 2059
✓	Waverly Place 1739 G Street	Family	153 units	62 units	MF Housing Revenue Bonds	Feb. 2059
	Woodmere Apartments 910 West Phillips Street	n/a	n/a	n/a	Section 207/223(f)	Oct. 2046
✓	Woodside II 302 W. "G" Street	Senior	60 units	60 units	MF Housing Revenue Bonds	Feb. 2059
✓	Woodside III 408 W. "G" Street	Senior	84 units	84 units	MF Housing Revenue Bonds	Feb. 2059
✓	Guadalupe Residence Mercy 411 & 412 N. Parkside Avenue	Family	15 units	14 units	RDA Set Aside	Jun. 2015

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Publicly Subsidized Multiple-Family Housing

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✓	Assisi House	Transitional Housing	34 beds	34 Beds	HOME	Jun. 2015
✓	Begonia Apartments 209, 216, 217, 222, 223, 228, 231, 305 N. Begonia Ave.	Family	32 units	32 units	NSP1, LMIHF, NSP3, HOME	January 2066
✓	Francis Apartments 307 W. Francis	Family	15 units	15 units	HOME, LMIHF	2110
✓	Colony Apartments 102 N. Lemon Ave.	Family	160 units	160 units	LMIHF	2064
✓	Vesta (HOGI) 520-526 W. Vesta Ct.	Family	6 units	6 units	HOME	2057
✓	Cichon 225 E. D St., 415 N. Plum St.	Family	5 units	5 units	LMIHF	2025

Source: City of Ontario 2013

MFHB = Multiple-Family Housing Revenue Bonds

ORA = Ontario Redevelopment Agency

DDA = Disposition and Development Agreement

RDA Set-Aside = Redevelopment Housing Set-Aside funds

LITHC = Low Income Housing Tax Credit

Potential At-Risk Projects

City records identified one affordable housing project totaling 86 units for lower-income households where the owner's obligation to retain the units as affordable has expired. In addressing the likelihood of conversion, several factors come into play. Projects at low risk are those in which the affordability controls could expire by the end of 2013, but arrangements have been made to preserve the units or the property owners are unlikely to convert the projects. Projects at high risk of conversion are those in which the affordability restrictions have expired and the present affordability is maintained through Section 8 vouchers or some other subsidy that is uncertain and could terminate. The potential of conversion is greater in an escalating rental market, where owners have a greater financial incentive to convert the projects.

The following describes the at-risk property in detail.

- **Ontario Townhomes.** This project provides 86 units affordable to low- and very low-income families. The project was originally financed through a Section 236(j)(1) federally financed mortgage program. The affordability is renewed each year. The City of Ontario does not have any contract administration responsibilities. The Housing Authority of San Bernardino County currently manages this property and technically, since the affordability agreement has expired, it could opt out of the program at any time.

Preservation Options

Typically, local governments have a wide range of options to replace affordable housing units lost through conversion to market rents. However, the four primary ways are to replace the expired rental subsidies, construct new affordable housing units, offer incentives to rehabilitate the units in return for extended affordability controls, or facilitate the transfer of the project to another entity.

Replacement of Rent Subsidies

The City could replace the HUD rental vouchers given to each tenant or the payment subsidies given to each property owner in the case of properties that receive project Section 8 certificates. The financial cost of replacing subsidies depends on the gap between the rent for the apartment and the income level of the tenant. Typically, the amount of subsidy is the difference between what a household can afford to pay (defined as no more than 30 percent of income after utility payments) and the fair market rent for the unit.

Table H-23 calculates the annual subsidy needed to replace HUD subsidies at fair market rents, defined at the 40th percentile of all rents. Currently, fair market rents are competitive and affordable to lower-income households occupying the units; thus, no subsidies are needed.

However, if the units were substantially improved and could charge higher rents, the City would need to pay the difference between the higher rents and the fair market rents. For example, a one-bedroom unit could command up to \$1,000 in rent and a two-bedroom unit up to \$1,400. Similarly, if the occupants earned very low or extremely low income, as opposed to low income, a considerable subsidy would be required as well

Table H-23
Cost to Replace Rent Subsidies

<i>Project Address</i>	<i>Unit Type</i>	<i>Assisted Units</i>	<i>Affordable Rents/Fair Market Rents</i>	<i>Annual Subsidy</i>
Ontario Townhomes 1360 E. "D" Street	Family	86 2-bedroom low-income units	FMR – \$1,142 Afford. – \$1,273	None

Assumptions:

1. Affordable rents assume two-person senior households and four-person low-income families, all of which pay no more than 30 percent of their income toward housing.
2. Housing costs include a standard monthly utility allowance of \$50 per person and fair market rents for 2008 for San Bernardino County as determined by the County Housing Authority.

Construction of New Units

The second option is to replace the actual affordable units through new construction. This alternative entails finding suitable sites, purchasing land, negotiating with a developer, funding the project, and the other costs associated with building new housing. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land (or whether the City can transfer the land at a subsidized price) and whether the City or private developer's initial financial contribution can be leveraged with other funding sources.

No recent examples of a non-subsidized affordable multiple-family project have been developed. However, several city-assisted affordable projects have recently been built. The total development cost for a recently built senior project was \$135,000 per unit (2009). The cost for a recent family townhome project was \$181,000 per unit (2008). Construction costs are higher than normal due to the nature of the projects and the desire for quality housing. City estimates of vacant land zoned for multiple-family residential units are \$16 to \$20 per square foot.

Table H-24 details the cost of replacing the one at-risk project, assuming a smaller family housing project of townhomes would cost about \$18.3 million for construction and land costs. The final cost to the City could be lowered through access to affordable housing funds from the state, federal government, or private funding sources.

Table H-24
Cost to Construct New Units

<i>Project Address</i>	<i>Ontario Townhomes</i>
Type of Unit	Family
Bedroom Mix	86 2-bedroom
Square Footage	86,000
Construction Cost per Unit	\$181,000
Land Needed	4 acres
Land Costs	\$16
Total Costs	\$18.3 million

Source: City of Ontario 2013

Assumptions:

1. Construction costs based on recent projects
2. Land costs based on maximum of 25 units per acre and current prices
3. Additional financing costs are not included

Purchase of At-Risk Units

The City could purchase the units and facilitate transfer to a nonprofit organization dedicated to providing affordable housing. Under the right transfer provisions, this option would be an effective way to preserve the units because the new owner would have a vested interest in maintaining the affordability of the units and have access to funding sources not necessarily available to private for-profit companies. A nonprofit housing corporation could also rehabilitate it using low-income housing tax credits and extend affordability controls.

To facilitate the transfer to a nonprofit, the City could purchase the building outright at market prices and transfer it to the new owner. The market price could be determined in many different ways. The valuation of apartments is often done by examining the sales price of similarly situated properties. When this is not possible, apartments are often valued based on a combination of gross income, vacancy rate, operating and maintenance costs, condition of the property, and the capitalization rate.

Recently, the City acquired and resold two publicly subsidized projects to another entity in return for the property owner rehabilitating the units and the City financing a bond to guarantee long-term affordability

covenants. Based on operating assumptions of that property and industry standards regarding operating costs, the cost of acquiring buildings was calculated. Table H-25 estimates the market value of the at-risk project in Ontario at approximately \$14 million for the project.

Table H-25
Cost to Purchase At-Risk Units

Project Address	Ontario Townhomes
Bedroom Mix	86 2-bedroom
Square Footage	86,000
Average Monthly Rent	\$1,142
Annual Gross Income ⁽¹⁾	\$1,120,000
Annual Operating Cost	\$392,000
Net Operating Income	\$728,000
Market Value	\$7.28 million

Source: City of Ontario 2013

Assumptions:

1. Annual income adjusted by vacancy factor of 5%
2. Operating costs and expenses assumed at 35% of AGI
3. Capitalization rate is assumed to be 10%

Rehabilitation of At-Risk Units

Apartment projects often need rehabilitation, and the property owner may have insufficient funds to complete periodic repairs and renovations. In these situations, the City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiation of current loan packages, cash incentives) in return for extending the length of the affordability covenants on the affordable units. In fact, the City of Ontario has successfully used this approach for the vast majority of affordable housing units.

Rehabilitation and preservation costs depend on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. Based on rehabilitation costs for Parc Vista and Terrace View, two recently rehabilitated projects, the rehabilitation cost is \$25,000 per unit, according to owner agreements. This funding is typically sufficient to perform primarily cosmetic rehabilitation. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated.



Qualified Entities

Nonprofit entities serving San Bernardino County, including Ontario, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the San Bernardino County area includes:

- Los Angeles Center for Affordable Tenant Housing
- Abbey Road Inc.
- BUILD Leadership Development Inc.
- Century Housing Corporation
- Century Pacific Equity Corporation
- Coalition for Economic Survival
- Community Partnership Dev. Corp
- CSI Support & Development Services
- DML & Associates Foundation
- Foundation for Quality Housing Opportunities, Inc.
- Housing Corporation of America
- Irvine Housing Opportunities
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership, Inc.
- Los Angeles Low Income Housing Corp. (LALIH)
- Neighborhood Housing Services of the Inland Empire, Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Poker Flats LLC
- ROEM Development Corporation
- Shelter ForThe Homeless
- Southern California Housing Development Corp
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

Summary of Options

Determining the most cost-effective approach to preserving affordable housing at risk of conversion to market rents must take into account a number of cost factors and market contingencies. Important cost considerations include the achievable rents under current market conditions, the condition of the property and need for rehabilitation, the income levels of the occupants, and the willingness of property owners to accept one or more of the available options. Moreover, one option may be more effective than another, depending on the timing of the decision.

Under the first scenario, City replacement of rent subsidies would easily be the most cost-effective approach in the present market, since there is little difference between fair market rents and affordable rents. But this could quickly change if the occupants had very low or extremely low incomes or rents increased. For preservation options with a longer guarantee of affordability, when funding is available, the City of Ontario could offer rehabilitation loans at approximately \$25,000 per unit. The City has successfully used this option to preserve the affordability of many projects.

If the City wishes to preserve the building for as long as possible, potentially in perpetuity, transfer of ownership is the best route. Qualified entities in the business of affordable housing are looking for opportunities to purchase at-risk projects. However, they may lack the financing to make such a purchase. In these cases, if funding is available, the City could offer low-interest loans or gap financing that would allow a nonprofit entity to purchase the property. This strategy would allow the City to assure the long-term affordability of the project while minimizing the amount of direct public investment. Program 23 is the City's program to assist with at-risk housing projects.

6. Housing Constraints

Various factors may constrain or limit the City's ability to address its housing production needs, such as governmental regulations or environmental considerations. Market factors, including a change in interest rates or construction costs, may affect the feasibility of building housing or the affordability of housing to the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or economic development.

These and other governmental constraints may affect the development, improvement, and maintenance of housing for all economic and social groups in the City. State law requires the housing element to analyze potential and actual governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels, including persons with disabilities.

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This chapter analyzes the following three potential constraints to the production, maintenance, and improvement of housing in Ontario:

- **Market factors.** Including the demand for housing, development costs, availability of financing, the price of land, and other factors affecting supply, cost, and affordability of housing.
- **Governmental factors.** Including land use regulations, residential development standards, building codes, local fees and taxes, permit procedures, and other local policies.
- **Environmental factors.** Including the adequacy of infrastructure, public services, and water supply to support new development within the older and newer portions of the community.

The constraints analysis must also demonstrate local efforts of the City of Ontario to remove governmental constraints that hinder achievement of its various housing goals. Should actual constraints preclude the achievement of state and local housing goals, a jurisdiction is required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

This section reviews the City's General Plan, Zoning Ordinance, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and other housing and planning documents to analyze public policies and governmental regulations that may limit housing opportunities in Ontario. Also presented are ways in which the City has acted to remove or mitigate potential constraints to the production of housing.

Market Factors

The feasibility of building new single-family and multiple-family housing depends on a number of market factors: land costs, the availability or lack of infrastructure and services for the site, the cost of site improvements, construction costs, the availability of financing, and the achievable sales price or rent structure. Fees charged for housing also play into the overall financial pro forma for new housing. This section details these market factors and its overall impact on housing costs.

Land Costs

Land costs typically represent one of the largest components of the total cost of new housing. Because the availability of land has dwindled over the past years, land costs have increased, as have housing prices. Land costs vary throughout the community and depend on the underlying zoning for the site (single- or multiple-family), whether infrastructure is needed, the surrounding area, and location.

In Ontario, land costs range significantly, depending on whether the site is vacant, improved, and has infrastructure in place to support immediate development. Available properties for sale on LandandFarm.com indicate vacant land in central Ontario ranges from \$8 to \$20 per square foot with infrastructure in place. In northwest Ontario, available land costs range from \$7 to \$15 per square foot. Table H-26 illustrates the cost of residentially zoned land in Ontario.

The City of Ontario anticipates significant residential development in the New Model Colony area, south of State Route 60 and Riverside Drive. Within this area, land has sold for \$10 to \$15 per square foot for developable lots. Currently, vacant lots fronting major arterials are on the market for \$13 per square foot with infrastructure in place. If infrastructure is not in place, raw land has sold for \$6 to \$8 per square foot. Recently, with changes in the housing market, residential land prices may dip to \$3 per square foot for land without infrastructure.

Table H-26
Typical Vacant Land Costs in Ontario

Location	General Plan Districts		
	Single-Family Residential	Multiple-Family Residential	Commercial (Mixed Use)
West Ontario – Rural	\$7 to \$15/sf	N/A	N/A
Central Ontario	\$8 to \$20sf	\$16 to \$20/sf	N/A
New Model Colony	\$10 to 15/sf with infrastructure in place; \$6 to \$8/sf without		

Source: City of Ontario 2013

Construction Costs

Construction costs are the largest component of housing. Construction costs include labor and materials. Backbone infrastructure costs in the New Model Colony will also increase the cost of development and lower land costs. Like all cost components, the cost of constructing housing can vary significantly by project type (e.g., apartments, townhomes, single-family homes), the quality of construction materials, the location of new housing, the number of stories of the project, whether underground or subsurface parking is required, labor costs, and profit margin.

R. S. Means Construction Cost data (2012) provides manuals for calculating the average cost per square foot for residential construction. According to standard estimates, the cost for good housing in the five-county SCAG region ranges from \$71 to \$109 per square foot for single-family dwellings. The lower end of the cost range can be expected to contain limited site work, while the higher end includes site work.

Based on recent residential projects built in Ontario, the construction cost was \$132,000 per apartment unit and \$181,000 for townhome units. The City's higher construction costs reflect the standards for quality construction and amenities that contribute to higher home values over time. These requirements are intended to address the lack of quality construction in past years, which today requires the City to implement extensive and costly housing rehabilitation programs.

Financing Costs

The cost and availability of financing can impact a household's ability to purchase a home or to perform necessary maintenance and repairs. Mortgage loans for homes range between 3 and 8 percent for a standard fixed-rate loan with a 30-year term. In recent years, interest rates have fluctuated widely with the national economy and can have a dramatic impact on housing affordability. For example, a 1 percent increase in the interest rate can increase the monthly payment by \$250 for a single-family home and \$175 for the average-priced condominium in Ontario. An increase in interest rate could reduce the number of households who qualify to purchase a home.

As prices for market-rate housing increase, the subsidies to bridge the amount a household can afford to pay and the market price of the unit have become very high. As a result, substantial financial subsidies, often from multiple funding sources, are required to finance the construction of affordable housing. However, only a few affordable housing developers can assemble multiple funding sources and have experience in complying with the complex regulatory requirements governing the use of various funding programs.

Program Response

Although state Housing Element law does not require the City of Ontario to mitigate the impact of market factors on the feasibility of constructing affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners. Programs 4, 14 and 17 help mitigate the impact of market factors and achieve the City's affordable housing goals. In some cases, the market downturn also provides the City with a greater ability to influence land costs, such as through land writedowns.

Land Writedowns

Because of the high cost of residential land and its impact on the feasibility of constructing affordable housing, the City has a program (Program 18) to help developers purchase or lease land. For the Mercy House Continuum of Care Program, the City and/or the Ontario Housing Authority is leasing some properties to Mercy House for a

minimum of \$1 per year to help support the operation of the homeless COC (Program 26).

Working with Nonprofits

The City's affordable housing program works with developers, both nonprofit and for-profit, to facilitate the packaging of financial deals to allow for the construction of affordable housing. All of the recent affordable housing projects built in the City have a range of public and private funding sources that have been leveraged together.

Developer Concessions

The City of Ontario implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, and financing constraints. Each of these incentive programs is described later.

Development Fees and Taxes

The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro rata share of the costs of providing infrastructure and compensate the City for processing the application. The types of fees and their amounts are regulated by the Government Code.

- **Planning and Building Fees.** The City charges local fees to recover the cost for processing applications, building permits, and services.
- **Local Impact Fees.** Ontario charges fees to construct infrastructure (water, sewer, library, etc.) required to serve new development, including housing.
- **Regional Impact Fees.** Regional or government entities charge fees to provide infrastructure and services for each new development project, such as schools and regional wastewater entities.
- **New Model Colony Fees.** Developers pay fees to construct improvements in accordance with City master plans, specific plans, subdivision requirements, and developer agreements.

Table H-27 itemizes fees charged for prototypical projects in Ontario. Generally, fees range from \$20,000 to \$38,500 in the Original Model Colony. Fees in the New Model Colony range from \$20,000 to \$44,000 per unit due to the lack of infrastructure in that area.

Table H-27
Residential Development Fees

Fee Category	Original Model Colony			New Model Colony		
	Single-Family	Condominiums	Apartment Units	Single-Family	Condominiums	Multiple-Family
City Planning	\$540	\$302	\$194	\$540	\$302	\$194
City Building Permits	\$3,127	\$1,190	\$1,195	\$3,127	\$1,680	\$1,195
Public Safety (Police/Fire)	\$631	\$550	\$550	\$920	\$793	\$793
Streets, Signals, Bridges	\$2,440	\$1,629	\$1,008	\$4,030	\$2,691	\$1,665
Storm Drainage (per acre)	\$3,384	\$1,087	\$505	\$5,807	\$1,318	\$1,075
Water Distribution	\$4,988	\$3,410	\$2,301	\$7,618	\$4,183	\$2,219
Parks and Recreation	\$8,782	\$7,784	\$6,160	\$8,782	\$7,784	\$6,160
Sewer Connect (per du)	\$1,551	\$1,357	\$1,163	\$1,012	\$767	\$463
All Others	\$2,248	\$1,481	\$1,038	\$3,616	\$2,297	\$1,813
School District (per sq. ft.)	\$4.51/sf	\$4.88/sf	\$5.12/sf	\$3.64/sf	\$3.64/sf	\$3.64/sf
Total Fees per Unit						
Planning	\$540	\$302	\$194	\$540	\$302	\$194
Building	\$3,127	\$1,190	\$1,195	\$3,127	\$1,680	\$1,195
Impact	\$34,851	\$24,615	\$18,872	\$40,521	\$25,293	\$18,556
Total	\$38,518	\$26,108	\$20,261	\$44,188	\$27,275	\$19,945

Source: City of Ontario 2012

Affordable Housing Reductions

Although development fees add to the cost of residential construction, they are not considered a constraint to the production of affordable housing. In compliance with Government Code Section 66005, a local government is required to ensure that fees do not exceed the estimated reasonable cost of providing the service. Government Code Section 66001 requires that impact fees have a reasonable nexus to the project and the fee amount be reasonably related to the cost of providing services and capital facilities. Moreover, the City offers significant fee reductions for qualified projects.

With the adoption of Resolution No. 2007-023, the City Council determined that the development and redevelopment of affordable housing is of utmost importance to promote the objectives of the General Plan, the Housing Element, revitalization objectives, and the

overall supply of decent and affordable housing. Therefore, the City Council approved the reduction of development impact fees for projects covered by an Affordable Housing Agreement with the City.

The ordinance sets a sliding scale of fee reductions for qualified residential projects, with potential fee reductions shown in Table H-28. All qualified projects must make available a minimum of 20 percent of affordable units for very low-income households and the remaining units affordable to low-income households. To assist New Model Colony developers and their substantial commitment to fund infrastructure improvements, the City issues reimbursements or credits to the developer for the eligible costs of public infrastructure based on the estimated eligible construction costs identified in the Master Facilities Plan that will serve their project.

Table H-28
Residential Development Fee Credits

Project	Original Model Colony	
	Percentage of Maximum Fee	Dollar Amount of Possible Reduction
Where 10% of units are affordable	65%	\$15,000 to \$17,000/du
Where 15% of units are affordable	35%	\$28,000 to \$33,000/du
Where 15% of units are affordable	15%	\$37,000 to \$43,000/du
Multistory Building with Mixed Uses	50%	\$21,000 to \$25,000/du
- with Structured Parking	10%	\$39,000 to \$45,000/du

Source: City of Ontario 2007

Notes:

For the above projects, a minimum of 20 percent of the affordable units must be affordable to very low-income households and the remainder must be affordable to low-income households

Fee reductions do not apply to the Streets, Signals, and Bridges Fee category attributable to the 36 regional projects constructed by SANBAG under the Measure I program.

Land Use Controls

The Land Use Element prescribes the allowable uses of land in Ontario. Land use categories are provided to guide the type of development, intensity or density of development, and the permitted uses of land. The City's Development Code implements the General Plan by providing specific direction and development standards within each of the general land use categories. Previously, the City had separate categories for its New Model Colony area.

As part of the 2030 General Plan update, the City revised its General Plan land use designations, most notably combining several previous designations (Planned Residential Overlay and Mobile Home District) into new land use designations. The new General Plan land use designations apply to the New Model Colony. Also, the density for

medium-density and high-density residential were increased substantially, and a new mixed-use category was created.

Table H-29 represents the 2030 General Plan land use designations, corresponding zoning districts, and the permitted densities for residential development.

Table H-29
Primary General Plan Land Uses Allowing Housing

<i>2030 General Plan</i>	
<i>General Plan Land Use</i>	<i>Zoning District and Allowable Density</i>
Rural	AR District 0.0–2.0 du/ac
Low Density	R1 and RE Districts 2.1–5.0 du/ac
Low Medium Density	R1.5 District 5.1–11.0 du/ac
Medium Density	R2 District 11.1–16 du/ac R3 District 16.1–25.0 du/ac
High Density	HDR-45 25.1–45.0 du/ac
Mixed Use	Conditionally permitted use in C1, C3 zones Permitted use in C2 Zone 30–125 du/ac
Mobile Home	Mobile Home Park District 5.1 – 8.0 du/ac

Source: City of Ontario 2013. .

To provide for greater land use controls and guidance, Ontario has 40 different Specific Plans, 15 of which contain significant residential uses. Pursuant to the annexation of the dairy lands south of the city in 1998, the City is processing Specific Plans for the New Model Colony as well. Table H-30 displays the Specific Plan areas that are primarily residential.

Table H-30
Existing Specific Plans with Residential Uses

No.	Specific Plan	Description	Development Status
1	Ontario Center (1987)	701-acre residential, commercial, industrial, and office development plan	Partially developed
2	Ontario Festival (2003)	37.6-acre commercial and residential development	32 acres vacant
3	Meredith Center (1981)	258-acre multiple use commercial, office, hotel, and residential development	Vacant
4	Mountain Village	Pedestrian-oriented commercial/retail/residential district; entertainment destination with "round-the-clock" district	Built Out
5	Borba Village	32-acre residential, neighborhood commercial, and open space linked by a pedestrian corridor	Partially Developed
6	Creekside (1994)	410-acre planned residential community with 9 activity centers, with lake and school site	Built out
7	Wagner Specific Plan (1992)	Now converted from commercial to residential specific plan proposing 275 units on 45 acres of land, 11 of which are residential	Partially developed
No.	New Model Colony	Description	Development Status
8	Countryside (2006)	178-acre master-planned residential with 819 single-family homes	approved
9	Edenglen (2005)	160-acre master planned community with 277 single-family and 307 multiple-family residences	Partially developed
10	Rich-Haven	510.6-acre traditional neighborhood design, residential, and regional commercial/mixed use with 2,732 single-family and 1,524 multi-family units	Approved
11	Esperanza	223-acre residential planned community with 914 single-family and 496 multiple-family homes	Approved
12	Sub-Area 29	532-acre planned residential, commercial, and recreational uses with 2,291 single-family units	Approved
13	The Avenue	560-acre specific plan with 2,020 single-family and 586 multiple-family residences with parks	Approved
14	West Haven Specific Plan	200-acre residential development with 753 single-family residences	Approved
15	Parkside	250-acre planned community with 437 single-family and 1,510 multiple-family homes and 50 acres of parks	Approved

Environmental Factors

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

A lack of water and wastewater capacity or infrastructure can present a barrier to the development of affordable housing in many jurisdictions. The status of current infrastructure capabilities and capacities by planning area are presented below.

- **Campus Site.** The site has no development or environmental constraints, and is ready to be developed immediately
- **Downtown.** The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the General Plan. The capacity is adequate to serve the projected new residential and commercial development in the Downtown and Emporia District. There is adequate water for the sites and no known environmental constraints. Roadway improvements have also been completed along Holt Boulevard.
- **East Holt.** The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the General Plan. Sewer capacity is now adequate to accommodate projected new residential and commercial development in the Downtown, Emporia District, and East Holt. There are no known water constraints that would preclude or delay the development of housing in any of these three areas.
- **Mountain Corridor.** The corridor is ripe for conversion due to its underutilized nature, new general plan land use designation that doubles or triples the allowable density, and the construction of capital improvement projects along the corridor that address water and sewer needs.
- **Euclid Corridor.** Water and sewer infrastructure is currently in place to support residential development. However, the properties on Fern Avenue, north of Philadelphia Street, and on Philadelphia Street, between Fern Avenue and Euclid Avenue, are on septic systems and will require sewer facilities. In these cases, developers will be required to make on-site improvements. Given the project size possible on these sites, the cost of these

types of improvements is not anticipated to preclude or delay the construction of housing.

- **Grove Corridor.** The sites are predominantly vacant and have no infrastructure or environmental constraints that would preclude or delay development. Adequate water and sewer capacity is available.
- **Mission Corridor.** Currently, there are no known constraints that would preclude or delay development of these sites. Water infrastructure and sewer infrastructure is in place and adequate to accommodate the development. The sites do not contain any environmental hazards, as they are predominantly residential and commercial in nature
- **Ontario Airport Metro Center.** Master plans for infrastructure will need to be prepared as will appropriate environmental clearance for these projects. There is adequate sewer and water capacity for each of these sites proposed to be developed during the planning period.
- **New Model Colony.** The City entered into an agreement with a consortium of 14 developers to fund \$430 million in infrastructure (streets, drainage, water, parks, etc.) that will serve the eastern portion of NMC.

Housing Opportunities

California law requires that all local governments adopt and administer programs to facilitate and encourage the provision of a range of types and prices of housing for all income levels. The City's Development Code implements the intent of the General Plan by specifying the type of housing allowed, the location of residential uses, the permitted density, and the permitting processes involved for different types of housing.

Table H-31 summarizes the types of conventional housing allowed in each zoning district and whether the use is permitted by right or conditionally permitted. Where no notation is provided, the use is prohibited. Following is an explanation of the housing types and their legal or planning context.

Table H-31
Conventional Housing Permitted by Zoning District

Residential Uses	Residential Zoning Districts							Professional and Commercial Zoning Districts							Industrial Zoning Districts			Other Zoning Districts				Additional Regulations
	AR	RE	R1	R1.5	R2	R3	HDR 45	AP	NC	C1	C2	C3	C4	EA	M1	M2	M3	AG	PF	OS	MH	
Accessory Structures, including guesthouses, garages, carports, garden and tool sheds, and other ancillary buildings and structures	A/C	A/C	A/C	A/C	A/C	A/C	A/C	--	--	--	--	--	--	U	--	--	--	A	--	--	--	See Sec 9-1.1440.A and Sec 9-1.1305
Caretaker Quarters	--	--	--	--	--	--	--	--	--	--	--	A/C	--	--	A/C	A/C	A/C	A	--	A/C	--	See Sec 9-1.1305
Mixed-Use Developments	--	--	--	--	--	--	--	--	--	C	P	C	--	U	--	--	--	--	--	--	--	See Sec. 9-1.1635.A
Mobile Home Parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	
Multiple Family Dwellings	--	--	--	P	P	P	P	--	--	--	--	--	--	U	--	--	--	--	--	--	--	
Second and Senior Second Dwellings	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	See Sec 9-1.1440.A
Senior Citizen Housing	--	--	--	--	C	C	P	--	--	C	P	C	--	--	--	--	--	--	--	--	--	
Single-family Dwellings (one unit per lot)	P	P	P	P	P	P	--	--	P	--	--	--	--	--	--	--	--	P	--	--	--	Within the AG zoning district, the minimum lot size is 10 acres. A specific plan shall be required for any subdivision/master planned development.
Emergency Shelters	--	--	--	C	C	C	--	--	--	--	C	C	--	--	P	C	C	--	C	--	C	See Sec. 9-1.1305
Supportive Housing	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	C	C	--	C	--	P	See Sec. 9-1.1305
Transitional Housing	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	C	C	--	C	--	P	See Sec. 9-1.1305
Transitional Living Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--	See Sec. 9-1.1305

P=Permitted Use C=Conditionally Permitted Use A=Ancillary Use U= Refer to Underlying Zone Standards -- = Prohibited

Source: City of Ontario, 2013.

Single- and Multiple-Family Housing

The City permits single-family and multiple-family housing types as a by-right use in their respective zoning districts. To facilitate higher-density housing, the City has updated the Zoning Chapter of the Development Code to include the HDR-45 District that permits multiple family dwellings by right. The City has adopted a Planned Unit Development (PUD) Overlay District that conditionally permits a range of housing types in every residential zone. Under a PUD, the City may permit attached and detached single-family residences, townhomes, patio homes, and zero lot line and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool to encourage and facilitate innovative design, variety, and flexibility in housing products that would otherwise not be allowed in other zoning districts.

Mixed Use

Mixed use is a building or structure with a variety of complementary uses—such as residential, office, manufacturing, retail, public, or entertainment—in an integrated development project that has both significant functional interrelationships and a coherent physical design. Mixed use can be vertically integrated or horizontally placed (side by side). Mixed-use developments are conditionally permitted in the C1 and C3 zoning districts and permitted by right in the C2 zoning district. The mixed use General Plan designation is being applied in the Ontario Airport Metro Center, Downtown, and the New Model Colony.

Mobile Homes and Manufactured Housing

California law (Government Code) specifies that permanently sited manufactured homes that are built to the HUD Code may generally not be excluded from lots zoned for single-family dwellings (unless more than 10 years old) and are subject to the same rules as site-built homes, except for certain architectural requirements. A city may not require an administrative permit, planning or development process, or requirement that is not imposed on a conventional single-family dwelling.

The City allows, by right, manufactured housing in all residential zones. Mobile homes are also allowed by right in the mobile home (MH) park zone. Mobile home units may also be used as accessory rental units subject to certain construction standards (e.g., National Mobile Home Construction and Safety Standards of 1974), locational criteria (e.g., not located in the Euclid Corridor or areas with a 65 CNEL or higher), and design standards. According to the 2012 Department of Finance numbers, an estimated 2,175 mobile homes are located in the city.

Second Units

A second unit is a detached or attached living quarter with its own kitchen and bathroom facilities, for rental purposes, intended for the elderly or for family members. Second units provide an important source of affordable housing for persons and families of low and moderate income, particularly family members, and the City of Ontario actively facilitates and encourages the development of such residential uses subject to conditions.

Ontario permits second units in the AG, AR, RE, R1, R1.5, and R2 residential zones on lots with an existing single-family home. Typically, second units can be no larger than 650 square feet in size, not including any required parking. Other design criteria are applicable, including landscaping, design, open space, setbacks, and height. The City of Ontario permits about 12 second units annually.

Special Needs Housing

State law requires that housing elements analyze the needs of certain groups of households that have special housing needs. Furthermore, state and federal fair housing laws are designed to ensure that persons and families with special housing needs (disabled people, homeless people, etc.) have adequate access to a full range of housing opportunities. An important component of meeting this challenge is to ensure that adequate housing opportunities are permitted in the community.

Table H-32 summarizes the types of special needs housing allowed in each zoning district in Ontario and whether the type of housing is permitted by right or conditionally permitted. Where a land use is not expressly permitted, the use is considered prohibited by the Municipal Code.

Table H-32
Special Needs Housing Permitted by Zoning District

Special Needs Uses	Residential Zoning Districts							Professional and Commercial Zoning Districts							Industrial Zoning Districts			Other Zoning Districts				Additional Regulations
	AR	RE	R1	R1.5	R2	R3	HDR 45	AP	NC	C1	C2	C3	C4	EA	M1	M2	M3	AG	PF	OS	MH	
Senior Housing																						
Senior Citizen Housing	--	--	--	--	C	C	P	--	--	C	P	C	--	--	--	--	--	--	--	--	--	
Assisted Living/Congregate	--	--	--	--	C	C	C	--	--	C	--	C	--	--	--	--	--	C	--	--	--	See Sec. 9-1.1305
Convalescent Care	--	--	--	--	C	C	C	--	--	--	C	C	--	--	--	--	--	--	--	--	--	
Residential Care for the Elderly																						
Community Care Facilities																						
Residential Care <6 clients*	P	P	P	P	P	P	P	--	--	--	--	--	--	U	--	--	--	--	--	--	--	
Residential Care 7+ clients*	--	--	--	--	C	C	C	--	--	C	--	C	--	U	--	--	--	--	--	--	--	
Non-licensed Care Facilities																						
Boarding/Rooming House	A/ P	A/ P	A/ P	A/P	A/ P	A/ P	A/P	--	--	--	--	--	--	U	--	--	--	A/ P	--	--	--	See Sec. 9-1.1305
Sober Living Homes	A/ P	A/ P	A/ P	A/P	A/ P	A/ P	A/P	--	--	--	--	--	--	U	--	--	--	A/ P	--	--	--	See Sec. 9-1.1305
Homeless Facilities																						
Emergency Shelters	--	--	--	C	C	C	--	--	--	--	C	C	--	--	P	C	C	--	C	--	C	See Sec. 9-1.1305
Supportive Housing	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	C	C	--	C	--	P	See Sec. 9-

																						1.1305
Transitional Housing	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	C	C	--	C	--	P	See Sec. 9-1.1305
Transitional Living Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--	See Sec. 9-1.1305
Farmworker Housing																						
Caretaker's Unit	--	--	--	--	--	--	--	--	--	--	--	A/C	--	U	A/C	A/C	A/C	A	--	A/C	--	See Sec. 9-1.1305
Guest Quarters	A/C	A/C	A/C	A/C	A/C	A/C	A/C	--	--	--	--	--	--	U	--	--	--	A	--	--	--	See Sec 9-1.1440.A and Sec 9-1.1305
Second Units	P	P	P	P	P	--	--	--	--	--	--	--	--		--	--	--	P	--	--	--	See Sec 9-1.1440.A

P=Permitted Use C=Conditionally Permitted Use A=Ancillary Use U= Refer to Underlying Zone Standards -- = Prohibited

Source: City of Ontario, 2013.

Senior Housing

The Development Code contains regulations that encourage the production or location of a continuum of housing suitable for seniors in the city. The intent of these ordinances is to ensure that seniors have the ability to remain in Ontario throughout their lives regardless of medical condition.

The major types of senior housing facilities are summarized below.

- ***Senior Housing.*** Senior housing is not specifically defined in the Development Code, but is typically intended to be reserved for seniors (either 55 and older or 65 and older). The City permits by right senior housing in the HDR-45 zone and conditionally permits senior housing in the R2, R3, C1, and C3 zones and offers significant incentives for new senior housing.
- ***Congregate Care/Assisted Living.*** Congregate care facilities provide communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and support services appropriate for residents. Congregate facilities are conditionally permitted in the R2, R3, HDR-45, C1, and C3 zones.
- ***Convalescent Homes.*** Convalescent homes (rest or nursing homes) are lodging and care facilities for convalescents, invalids, or aged persons, in which surgery is not performed and primary treatment given in hospitals or sanitariums is not provided. These uses are permitted conditionally in the R2, R3, HDR-45, C2, and C3 zones.
- ***Community Care Facilities.*** As discussed in later sections, the City also allows State-licensed community care facilities and residential care facilities for the elderly, in all single-family residential zones in the community, as required under the California Community Care Facilities Act and other sections of the Health and Safety Code.

The City has excellent examples of facilities offering continuum of care options for seniors. Inland Christian Home, a nonprofit provider of health and retirement care services for the elderly, has five facilities that provide accommodations for seniors. These include apartments, care facilities, assisted living, and skilled nursing facilities. Other facilities providing comprehensive care for seniors are being developed in Ontario.



Community Care Facilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. The Health and Safety Code (California Residential Care Facilities for the Elderly Act) also extends this protection to elderly persons. State law sets forth regulations and guidelines for care facilities that preempt or limit many local regulations.

Facilities covered under these acts include:

- Residential facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly
- Alcoholism or drug abuse recovery or treatment facility
- Congregate care facility

The Health and Safety Code (Section 1500 et seq.) requires that licensed community care facilities serving six or fewer persons be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly (Section 1569.84 et seq.), to alcoholism or drug abuse recovery or treatment facilities (Section 11834.22 et seq.), and to congregate care facilities (Section 1267.16 et seq.), all of which serve no more than six clients.

Community care facilities serving six or fewer people are allowed by right in the AR, RE, R1, R1.5, R2, R3, and HDR-45 zones. Licensed

community care facilities are also subject to the same development standards, fees, taxes, and permitting processes as other similar residential uses in the same zone. Large facilities (seven or more persons) are required to secure a conditional permit.

Boarding, Lodging, or Rooming House

In recent years, boarding, lodging, and rooming houses have become more popular types of housing. In contrast to community care facilities licensed by the State of California, these are nonlicensed facilities. According to the City's Development Code, this category refers to a residence or dwelling other than a hotel wherein one or more rooms with or without individual or group cooking facilities are rented, leased, or subleased to individuals under separate agreements either written or oral.

Unlike licensed community care facilities, cities can regulate such uses. "A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone, where boarding house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities are: rented to individuals under separate rental agreements or lease in order to preserve the residential character of the neighborhood" (86 Ops. Cal. Atty. Gen. 30 (2003)).

Boarding, lodging, or rooming homes have, at times, been a source of concern that they be operated in a manner compatible with residential neighborhoods. To that end, the City Municipal Code requires that such homes cannot be occupied by more than one federal, state, or youth authority parolee. Moreover, all such homes shall require boarders to sign a "Crime-Free Lease Addendum" to their rental or lease agreement. Sober living facilities are included within this category and require a planning permit, which is granted via a ministerial process.

Single-Room Occupancy

The City permits single-room occupancy (SRO) uses within the community. The Development Code defines SRO uses as a cluster of five or more dwelling units on one property for weekly or longer tenancy, and providing sleeping and living facilities for one or two persons within the unit, in which sanitary facilities are also normally provided and cooking facilities may be provided within each unit or shared by multiple units. SROs are conditionally permitted in three zones (C2, C3, and C4).

To secure a conditional use permit, a comprehensive management plan must be submitted with applications for conditional use permits. The operator must submit a plan that includes the company or agency

responsible for resident selection, day-to-day maintenance of the facility, proposed security arrangements, and background information and references about the proposed management company or agency. Moreover, SROs may not be located within 500 feet of any school for children, church, day-care facility, or other existing SRO facility.

Housing for Homeless People

In recognition of the homeless population in Ontario, and with the desire to act affirmatively to address the issue, the City entered into an agreement with Mercy House to implement a Continuum of Care Plan. Under this plan, Mercy House will create a homeless intake center, emergency shelter, transitional housing, and permanent affordable housing with supportive services. Regulations, cited below, were subsequently adopted to facilitate the completion and implementation of the Continuum of Care Plan.

- **Emergency Shelters.** The City's Development Code permits by right an emergency shelter (defined as transitional shelter/housing) in the M1 zone, and conditionally permits an emergency shelter in the R1.5, R2, R3, C1, C2, M2, M3, PF, and MH zones. No development standards or occupancy standards are in place.
- **Transitional Housing.** The City's Development Code permits by right transitional housing in the AR, RE, R1, R1.5, R2, R3, HDR 45, M1, and MH zones and conditionally permitted transitional housing in the M2, M3, and PF zones. No development standards are in place, as the projects are subject to standards in the underlying zone.
- **Supportive Housing.** The City allows supportive housing, which is affordable housing with on- or off-site services that help a person or family with multiple barriers to employment and housing stability lead a more independent and productive life. Supportive housing is permitted by right in the AR, RE, R1, R1.5, R2, R3, HDR 45, M1, and MH zones and conditionally permitted transitional housing in the M2, M3, and PF zones.

In accordance with SB2 requirement, the City's Development Code allows transitional and supportive housing by right in all residential zones. The Development Code has been amended to create an Emergency Shelter Overlay which allows emergency shelters in the overlay area by right (subject to the base zone standards) consistent with SB 2.

The overlay zone is an approximately 500-foot deep area on the north side of Mission Boulevard and bounded by Benson Avenue on the west and Magnolia Avenue on the east. The overlay area is suitable for emergency shelters since it is near two transit routes (Mission Boulevard and Mountain Avenue) and services such as a grocery store. The overlay zone will comprise 36 acres of land, of which 6 acres are vacant. The area has 38 parcels (5 parcels of which are vacant). Many of the parcels in the proposed overlay district are underutilized, providing many opportunities for developing new facilities or reusing or converting underutilized buildings into one or more shelters. The overlay zone contains five properties that have transient lodging that might be suitable for conversion to an emergency shelter, should one be warranted in the community. Figure H-8 provides a map for the location of the Emergency Shelter Overlay.

Figure H- 8
Emergency Shelter Overlay



Farmworker Housing

The City has established an Agricultural Overlay District, which covers the entire New Model Colony area. The intent of the Agricultural Overlay District is to allow for the continuation of agricultural uses on an interim basis until such time as a specific plan is proposed for urbanized uses. The Agricultural Overlay District is designed to limit land use activity to uses compatible with and supportive of agricultural uses.

Within this district, the Municipal Code allows for the following uses consistent with the intent of the District:

- **Caretaker's Quarters.** Caretaker's quarters are designed to accommodate employees living on sites with agricultural operations in the Agricultural Overlay District. The unit size is restricted to no more than 1,500 square feet. These uses are permitted as an accessory use in the AR zone and conditionally permitted in the C3, M1, M2, M3, and OS zones.
- **Guest Quarters.** Guest houses are permitted in the AR, RE, R1, and R1.5 zones, subject to the same development standards as the primary unit. The unit must not exceed 650 square feet, kitchen or food preparation areas are not permitted, and quarters are reserved for use of the residents of the property, their nonpaying guests, family, or domestic employees. Guest houses shall not be rented.

The Health and Safety Code (Section 17021.6) declares that each city must permit and encourage the development and use of sufficient numbers and types of employee housing facilities commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone. For facilities with 7 to 12 units or spaces, the use shall be considered an agricultural use, subject only to regulations applied to any agricultural use in the same zone, and the permitted occupancy may include employees who do not work on the property where the employee housing is located.

Agricultural employment is relatively minor in the community, and the type of agricultural work is year-round and not migrant labor. However, the City's Development Code does not specify whether farm worker housing is permitted or prohibited in the community. To eliminate the ambiguity in land use direction the Development Code was recently updated to ensure that present local regulations affirmatively support the creation of farmworker housing envisioned under state law.

Development Standards

The Zoning Ordinance provides more specific residential development standards that determine building height, density, setbacks, parking, etc. Residential development standards are designed to promote a more livable environment, with adequate yards for children, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

Conventional Residential Development

Table H-33 describes the most common development standards in Ontario, such as density ranges, lot standards, open space requirements, and building standards. The following discussion analyzes the City's development standards as they apply to different types of housing.

Table H-33
Residential Development Standards

Development Standards	Residential Zones						
	AR	RE	R1	R1.5	R2	R3	HDR-45
Density Ranges			1-5	5.1 – 11	11.1-16	16.1-25	25.1-45
Maximum Density (PRD)	2	2	5	11	16	25	45
Lot Standards							
Maximum Lot Coverage	30%	40%	50%	60%	60%	60%	100%
Minimum Lot Size (sf)							
Single-family	18,000	10,000	7,200	5,000	5,000	5,000	---
Multiple-family	N/A	N/A	8,000	6,000	6,000	6,000	20,000
Min. Lot Dimensions (Width and Depth)	100 x 135	70 x 100	60 x 75	50 x 100	50 x 100	50 x 100	100 x 200
Open Space							
Front Setback	30'	30'	20'	20'	20'	20'	5'
Side Setback	20'	10'	10'	10'	10'	10'	10'
Rear Setback	25'	25'	20'	20'	15'	15'	10'
Landscaping Area Required	Setback area	Setback area	Setback area	Setback area	Setback area	Setback area	Setback area
Building Standards							
Maximum Units/Building	N/A	N/A	N/A	4	6	12	n/a
Maximum Height (ft).	35	35	35	35	35	55	75'
Maximum Stories	2.5	2.5	2.5	2.5	2.5	4	-

Source: City of Ontario Development Code, 2013.

Mixed-Use Development

The City of Ontario actively encourages and facilitates the planning and production of mixed-use housing, vertically and horizontally integrated. Mixed-use developments contain buildings or structures with a variety of complementary uses, such as residential, office, manufacturing, retail, public, or entertainment, in an integrated development project that has significant functional interrelationships and a coherent physical design. Mixed-use projects can be found along the I-10 corridor, in the historic Downtown area, and in the newly developing New Model Colony area.

The development standards for these types of units are typically addressed in three ways—Planned Unit Development, specific plan, or Zoning. The Ontario Airport Metro Center area and the New Model Colony are required to have specific plans. Mixed-use areas within the Original Model Colony typically revert to residential standards in the Development Code. Focus areas like the Ontario Town Square (12-block area in Downtown) have specialized residential development standards. Table H-34 displays the key residential development standards in Ontario. As part of the 2030 General Plan update and implementation program, the City recently updated (in April 2013) the Development Code to include a new HDR-45 zoning district that allows from 25 to 45 dwelling units per acre.

Table H-34
Generalized Mixed-Use Standards

Development Standards	Commercial Zones			
	NC	C1	C2	C3
Density Ranges				
Floor Area Ratio	0.40	.40	0.30	0.40
Minimum Site Area per Dwelling Unit	Refer to R1.5 District	N/A	Governed by planned development regulations	
Minimum Lot Size (sf)	7,200	10,000	10,000	10,000
Min. Lot Dimensions (Width and Depth)	60 x 100	100 x 100	None	100 x 100
Open Space				
Front Setbacks	20	20	15	20
Side Setbacks	10–20	10–40	15–20	20–40
Rear Setbacks	10–15	10–15	15–20	20–25
Landscaping	Shall cover the entire front street, and interior side yard			
Maximum Number of Units per Bldg	4 units	N/A	Governed by planned development regulations	
Maximum Height (ft).	35 feet	35 feet	75 feet	55 feet
Maximum Stories	2.5 stories	2.5 stories	6 stories	4 stories

Source: City of Ontario Development Code, June 2003

Permitted Density

Residential density is often equated with the affordability of housing. The City allows a base density of 4 units per acre in the R1 zone, 8 units per acre in the R1.5 zone, 13 units per acre in the R2 zone, and 20 units per acre in the R3 zone. Recognizing the importance of a variety of densities to facilitate and encourage a range in types and prices of housing, the City offers three key ways to receive additional density increases.

- ***Planned Residential Overlay District.*** The City offers a 25 percent residential density increase above that allowed in each respective zoning district for planned residential developments or mixed-use developments pursuant to a conditional use permit issued by the Planning Commission. These conditions are:
 - The project provides exceptional benefits in employment, fiscal, social, housing, and economic needs of the city
 - The project provides exceptional architectural and landscape design amenities that exceed standards and design guidelines
 - The project provides new public facilities that are needed by the city beyond those required for the project
 - The project does not create unmitigable traffic impacts and overburden utilities serving the area
- ***Senior Housing/Congregate Care.*** The City allows a base density of 25 units per acre for the C1, C2, and C3 zones, 16 units per acre for the R2 zone, and 25 units per acre for the R3 zone. The City allows a 20 percent “state” density bonus for qualified projects. The City allows an additional density bonus of 10 percent wherever an applicant makes at least 50 percent of the additional units affordable at affordable rents or affordable housing costs to very low/low-income seniors. The guidelines apply to projects that satisfy the following criteria:
 - Projects are within $\frac{1}{4}$ to 1 mile of the following: transit facility, park/open space, medical facility, library and pharmacy.
 - Projects provide high-speed Internet, a service coordinator to assist with activities of daily living, and an exercise facility.
 - Units are at least 450 square feet for a studio, 550 square feet for a one-bedroom unit, and 650 square feet for a two-bedroom unit.
- ***State Density Bonus.*** In compliance with state density bonus law, the City of Ontario allows qualified residential projects to receive a density bonus plus appropriate development incentives when the residential project sets aside the required number of units for affordable housing. Density bonuses are also allowed for senior housing (described in greater detail above).

Parking Standards

In an urban environment, parking standards are critical to prevent traffic congestion caused by a shortage of parking spaces and the loading and unloading of trucks on public streets to result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

City parking standards are also designed to ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents (which is typically more than 2 cars per homeowner and 1.4 vehicles for renters), the needs of the business community, and the rate of overcrowding. Table H-35 summarizes the common parking standards for residential uses, and the following text describes potential reductions of standards.

Table H-35
Parking Standards for Housing

<i>Housing Types</i>	<i>Requirement</i>
Single-Family (one per lot)	2 spaces within enclosed garage
Multiple-Family	1.5 spaces per studio unit (1 space covered) and an additional 0.25 parking space per additional bedroom up to 2 bedrooms
Mobile Home Park	2 spaces per unit, tandem allowed
Second Units	1 space per unit
Residential Care 7+ clients	0.5 spaces per bed. 1 space per employee of the largest shift
Boarding/Rooming House/SRO	1 space per room or suite or 1 space per 2 beds, whichever is greater
Senior Housing	1 space per unit, including 50% in garage or a carport
Transitional Shelter/Housing	Based on type of units and use
Assisted Living/Congregate Care	0.5 spaces per bed. 1 space per employee of the largest shift

Source: City of Ontario Development Code, June 2003

Note: Additional guest spaces are required for multiple-family uses and institutional uses

The Planning Commission may reduce the number of required parking spaces under two conditions: (1) if multiple uses use the same joint parking facilities when operations for the respective uses are not normally conducted during the same hours or when peak use differs; or (2) when demonstrated that the use will not use the required number of spaces due to the nature of the specific use or manner in which the use is conducted. The latter is subject to a study to justify the parking demand.

The City has adopted a flexible parking approach to facilitate revitalization of the city's historic Downtown through a mix of housing types and prices. The Downtown Parking Model continues to provide

flexible parking requirements for multiple-family, mixed-use development, adaptive reuse, and live-work within the Downtown. The model considers parking supply, shared parking, and peak or non-peak demand from any combination of 30 land uses. Downtown parking standards are now performance-based rather than based on a prescriptive standard.

Open Space

The City of Ontario values the incorporation of an appropriate amount and quality of open space in residential projects, particularly higher-density housing. Ensuring an adequate amount of open space enhances higher-density residential projects by providing appropriate levels of privacy, provides green infrastructure that reduces runoff, softens concrete hardscape and beautifies residential projects, improves the value of the property, and creates a more desirable living environment for residents. The City's open space standards are shown in Table H-36.

Table H-36
Open Space Standards for Housing

Housing	Lot Coverage	Open Space	
		Private	Common
Single-Family Units	30% to 50% depending on residential zone	Governed by lot size/coverage	Governed by lot size/coverage
Multiple-Family Units	60% for all multiple-family residential zones	100 to 150 square feet per unit	250 square feet per housing unit
High-Density Residential Units (HDR-45)	100%	60 square feet per unit	250 square feet per dwelling
Mobile Home Park	Same as the underlying zone	None specified	300 square feet per pad
Planned Residential Development	Same as the underlying zone	400 to 450 square feet per unit	20% of the total site area
Congregate Care or Senior Housing	Same as the underlying zone	75 square feet per unit or bed	75 square feet per unit or bed

Source: City of Ontario Development Code, March 2013

The Subdivision Chapter of the Development Code provides additional detail on the appropriate types of private and common open space for multiple-family projects. For instance, common open space does not include driveways, sidewalks, parking areas, or service areas, but may include playgrounds, lawn areas, swimming pools, tennis and sport courts, and other outdoor recreational facilities. Private open space typically is accessible only to occupants of a particular unit and often consists of a fenced yard, fenced patio, or balcony. In addition to project-specific requirements, residential developers must also contribute to the City's goal of providing 3 acres of parks per 1,000 residents through payment of a park impact fee.

The City's Development Code allows a variance or administrative exception process, where needed, to provide relief from typical residential development standards that preclude the full enjoyment and use of residential property. However, to obtain density bonus allowances, open space requirements must be met. The variance and administrative exception process is more fully described below.

Variance Process

The City has established a variance and administrative exception process to facilitate the resolution of practical difficulties or unnecessary physical hardships that may arise due to the size, shape, or dimensions of a site or the location of existing structures thereon, or from geographic, topographic, or other physical conditions on the site or in the immediate vicinity.

The two primary means of obtaining additional flexibility in residential development standards are:

- **Administrative Exception.** The City may grant an administrative exception of up to 10 percent from any numerical development standard set forth in the Development Code, except for standards for floor area ratios and residential density. The Zoning Administrator is empowered to approve the exception.
- **Variance.** Variances may be granted for the following development requirements: landscaping, screening, site area, site dimensions, yards and projections into yards, heights of structures, distances between buildings, open space, off-street parking, and loading. The Planning Commission can grant the request after a public hearing.

The Planning Commission or Zoning Administrator, as applicable, may grant a variance or administrative exception provided that the following findings can be made:

- 1) Special property circumstances and literal interpretation and enforcement of the Code would result in practical difficulties or unnecessary physical hardship inconsistent with the objectives of the City's Development Code or General Plan.
- 2) Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.
- 3) Approval of the administrative exception/variance will not constitute a grant of special privilege inconsistent with the

limitations of other properties classified in the same zoning district.

- 4) Exceptional/extraordinary circumstances or conditions applicable to the site involved or to the intended use of the property do not apply generally to other properties in the same zone.
- 5) Granting of the administrative exception/variance will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Building Codes and Subdivision Improvements

The City of Ontario implements and enforces building codes, property maintenance standards, subdivision improvement requirements, and other municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and subdivision improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure suitable to their design.

Building Codes

Every three years, the State of California adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopts the California Building Codes based on “model” codes produced by professional organizations. Local agencies must adopt these codes, but may make amendments to address geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards.

The new state codes incorporate, by reference, the Model Codes published by the International Code Council (ICC), which recently consolidated multiple regional codes into a single set of codes applicable throughout the United States. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. The following codes are currently being implemented:

- 2010 California Building Code/2009 International Building Code
- 2010 California Electrical Code/2008 National Electrical Code
- 2010 California Mechanical Code/2009 Uniform Mechanical Code

- 2010 California Plumbing Code/2009 Uniform Plumbing Code
- 2010 California Green Buildings Standards Code
- 2008 Building Energy Efficiency Standards
- 2007 California Fire Code/2006 International Fire Code

According to the local building official, the City has made some minor modifications to the building codes. Local amendments are minimal and related to administrative procedures. Such amendments do not materially increase the cost of residential construction and are similar to the amendments adopted in jurisdictions throughout the county. The City has not imposed any building codes other than those mentioned above.

Therefore, the new building codes do not present a potential or actual constraint to the development, maintenance, and improvement of housing.

Subdivision Requirements

The City of Ontario's Subdivision Code requires that all new residential developments incorporate a standard set of subdivision requirements and infrastructure improvements to the property in compliance with City specifications and applicable General Plan or Specific Plan provisions. This requirement ensures that the subdivision is served by an adequate level of services that contribute to the long-term sustainability of the development.

The type and dimensions of subdivision improvements depend on a number of factors, including topography, density and intensity of development, project size, and other factors. The following list indicates typical infrastructure improvements that are required in subdivisions:

- Dedication of the ultimate street right-of-way if not currently existing at its ultimate width. Most local streets are a 60-foot right-of-way. Arterial streets start at 88-foot rights-of-way.
- Installation of paving, curb, gutter, and sidewalk along the street frontage at the ultimate right-of-way location.
- Installation of streetlights, street trees, fire hydrants, and other needed improvements across the property frontage.
- Undergrounding of all overhead telephone, cable, and electrical lines (less than 34kV) in accordance with City ordinances.

- Extension and/or installation of existing underground dry utilities needed to serve the development project (such as gas, telephone, cable, and electrical).
- Extension/installation/relocation of wet utilities (sewer, water, storm drain) needed to serve the site, if any. If no storm drain system exists to serve the site, on-site retention would be required.
- Payment of Development Impact Fees (DIF). These fees are used to fund expansions to public facilities and improvements, such as water, sewer, parks, fire and police, transportation systems, and other improvements. Developers may be eligible for DIF credit if they are installing master-planned facilities to serve their sites.

Permit Approval Process

The City of Ontario uses a standard development review process to ensure that residential projects are of high-quality construction and design. The time frame for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review.

Table H-37 and the text below describe the steps to process proposals for residential development.

- **Initial Project Submittal.** The first step in the development review process is the initial submittal of the development application to either the Building Department (for a single-family home) or to the Planning Department (for an apartment or condominium). The initial submittal may be preceded by an initial consultation with the Planning or Building Department as requested by the applicant to determine appropriate submittal requirements.
- **Development Plan Review.** The Building or Planning Department then routes the application to affected departments for their review and comment. The purpose of the review is to ensure that new development or expansion of existing uses or structures occurs in a manner consistent with the General Plan and with the objectives and standards of the Development Code, and that reasonable conditions are placed on the project to maintain public health, safety, and welfare.
- **Design Review.** While the project is reviewed by the affected City departments, the Planning Department conducts design review. Design review is intended to ensure that the proposed architectural treatment of new buildings and structures,

including landscaping, open space, and signs, is consistent with the objective and illustrative design guidelines contained in the Development Code, Municipal Code, and expectations of the City. If the property is designated in a historic area of the community, additional reviews may be required consistent with state and local law.

- ***Environmental Review.*** City staff initiates the environmental review process to the extent required by the project. Most standard infill development projects require an initial study and negative declaration or mitigated negative declaration under the California Environmental Quality Act (CEQA). In some cases, an environmental impact report is required for sensitive projects or for specific plans. In these cases, the developer pays a standard fee for the required type of environmental review. The completion of the environmental review is timed to coincide with the forwarding of the application to the Planning Commission.
- ***Development Advisory Board (DAB).*** The DAB meets to review the project and its conformance with the previous conditions, the Development Code, Municipal Code, and other requirements of the City of Ontario. The DAB may review the site in relation to location of buildings on adjoining sites, any physical constraint identified on the site, the characteristics of the area in which the site is located, the degree to which the proposed development will complement or improve the quality of development in the vicinity of the proposed project, and the extent to which adverse impacts to surrounding properties will be minimized.

The DAB has the authority to hear and decide on development plan review applications, substantial modifications to previously approved development plan review applications, environmental assessments associated with any of the above applications, and tentative maps. The DAB may also make recommendations as to the need for variances, conditional use permits, specific plans, etc. Once the review is completed, the DAB makes recommendations to the Planning Commission for appropriate action. To ensure a timely review, the members of the DAB are the same individuals who conducted the initial review of the application.

- ***Planning Commission Action.*** Planning Commission action is required for single-family tracts, multiple-family projects, specific plans, etc. In most cases, the Planning Commission does not act as a Design Review Board, unless a significant project is proposed or the applicant is appealing recommendations of the

Development Advisory Board. The Planning Commission typically approves recommendations of the DAB, but may require modifications.

Table H-37
Permit Processing Procedures

Processing Steps	Residential Products		Time Frame
	Four or Fewer Housing Units	Five or More Housing Units*	
Submit Initial Application	Required	Required	
Design Review	N/A	Required	Concurrent with project processing
Environmental Clearance	N/A	Required	
City Review & Modifications	Required	Required	30 to 60 days
Developer Makes Modifications	Required	Required	30 to 60 days
Development Advisory Board	N/A	Required	30 days
Planning Commission Action	N/A	Required	30 days
Building Permits Issued	Required	Required	Over the counter
Total	2 to 3 months	5 to 6 months	

Source: City of Ontario 2012

* Also applies to more than 2 units on a single lot

- **Approval Findings and Decision.** A Development Plan shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.
 - The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;
 - The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

- The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project;
- The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.

The City is charged with the responsibility of ensuring that residential projects are decent, safe, and well designed. And although the permit approval process adds to the length of time required to process applications, it does not add any undue constraints the development of housing.

Design Review

Design review is a critical component of Ontario's overall housing strategy. Poor quality design, in the long term, leads to the premature deterioration of housing, a decline in the quality of neighborhoods, and resident opposition or "NIMBYism." However, in order to achieve the City's housing goals, providing a level of certainty to the development community is important. Developers need to know how to design their projects and neighborhoods to meet City expectations and avoid adverse public opinion and project denials.

Recognizing the need to balance the City's housing goals, neighborhood stabilization, and revitalization goals, the City adopted Residential Design Guidelines in 2003. The guidelines provide guidance, objective standards, and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction.

Topics include:

- ***Developments and Subdivisions.*** Include mixed-use housing, walkable neighborhoods, street networks, and open spaces.
- ***Open Space and Landscaping.*** Include common open space, common recreation facilities, pathways, parks, and trails.
- ***Lots and Buildings.*** Include size and dimensions, model variety, building orientation, garage placement, and fences and walls.
- ***Building Design.*** Include building types, massing and roof form, garage design, accessory structures, and architectural details.

The Development Advisory Board conducts design review for residential projects exceeding four units. To ensure the process does not unduly lengthen the time period for project approval, design review is conducted concurrently with project review. The majority of multiple-family projects are approved within five to six months of project submittal, which includes the processing of environmental documentation. This process allows approvals to be secured without a public hearing.

For large projects requiring more design creativity, the City has adopted a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. This strategy was successfully employed for six blocks in the Downtown. The City also adopted a performance-based parking model that allows parking requirements to be based on the demand for parking rather than traditional, more rigid standards. This process has resulted in hundreds of new homes in Downtown Ontario.

Housing for People with Disabilities

Section 65008 of the Government Code requires localities to analyze potential and actual constraints on the development, improvement, and maintenance of housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. This section addresses these requirements.

Allowance of Land Uses

State law requires group homes serving six or fewer persons be (1) treated the same as any residential use, (2) allowed by right in all residential zones, and (3) subject to the same standards, fees, taxes, and permitting procedures as those imposed on the same type of housing in the same zone. These laws ensure that housing opportunities are available for people with disabilities and that such uses are not discriminated against. The City currently permits such uses by right in all residential zones.

State law requires local governments to identify adequate sites, development standards, and a permitting process to facilitate and encourage the development of emergency shelters and transitional housing.

New Construction/Building Codes

Cities that use federal funds must, in all new construction and substantial rehabilitation projects, ensure that at least 5 percent of the units are accessible to persons with mobility impairments and another 2 percent are accessible to persons with hearing or visual impairments. Multiple-family housing must be built so that (1) the public and common-use portions of such units are readily accessible and usable by persons with disabilities; (2) doors allowing passage into and within such units can accommodate wheelchairs; and (3) all units contain adaptive design features.

HUD also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of visitability. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress/ingress per unit. The City enforces federal and state accessibility laws through the building plan check and permit process.

Rehabilitation of Units

In an older community with many homes built prior to the development of modern accessibility standards for people with disabilities, allowing the retrofit of homes for people with disabilities is an important issue. Federal law requires that substantial rehabilitation projects using federal funds set aside units for disabled people, and HUD encourages visitability standards. Providing options for rehabilitating housing to modern accessibility standards allows people to live in an independent housing arrangement.

To accommodate the needs of disabled people, the City allows property owners to install features that accommodate a disability (e.g., ramp to the front door) without the need to apply for a variance. The City allows retrofit of a residential structure upon submittal of plans and the payment of a normal building plan check and permit issuance fee. To assist in the retrofit costs, the City's CARES program provides grants to qualified low-income residents to make accessibility improvements to their homes.

Definition of Family

Fair housing laws prohibit restrictive definitions of family that discriminate against households based on the number, personal characteristics, or the relationship of occupants to one another.

The City's Development Code defines a "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. A household is defined as a family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

To ensure compliance with State Law, the City has included program 28 to update its family definition to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Spacing and Concentration

The City of Ontario abides by the spacing and concentration limits set forth by the California Department of Social Services with respect to residential care facilities. The only spacing concentration is for single-room occupancy hotels, which shall not be located within 500 feet of any public or private school for children under 18, church, child day-care facility, or other existing single-room occupancy facility.

Development Standards

To facilitate the construction of housing for people with disabilities, including seniors, builders can seek specific development incentives. For instance, the City allows an additional density bonus of 10 percent above state law requirements when more than 50 percent of senior units are affordable to lower-income seniors. The Development Code allows reduced parking requirements of one space per unit. Boarding and rooming houses have similarly lower standards than other residential uses. Open space standards for senior projects are lower than for other residential uses. While small residential care facilities are treated the same as single-family homes, as consistent with state law requiring similar treatment, large residential care facilities are required to have only 0.5 parking space per unit. Further modifications can be sought through administrative exceptions.

Reasonable Accommodation

The federal Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

In 2006, the City adopted Ordinance No. 2837 to allow reasonable accommodations from certain land use, permitting, and building codes. The ordinance set up a process to evaluate requests for reasonable accommodations related to specific applications of the zoning law to allow for full use and enjoyment of a dwelling and to authorize the application of exceptions to the zoning law, if warranted, to comply with state and federal fair housing law. Application for reasonable accommodation shall be made pursuant to the provisions listed for an administrative exception.

With respect to the approval process, the applicant must file an application and pay an administrative fee. Public notice requirements shall be pursuant to the provisions listed for a homeowner variance. The Zoning Administrator may approve, deny, or conditionally approve the request. The Zoning Administrator must issue administrative variance findings to approve such a request. If the project is deemed to be of significant controversy, the matter may be referred to the Planning Commission. All decisions made on the matter may be appealed to the City Council.

In summary, the City of Ontario continues to ensure that people of all abilities have opportunities to find housing in the community.

Energy Conservation Opportunities

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management strategies. Buildings use 76 percent of all electricity generated in the United States for their operation and generate 40 percent of carbon dioxide, a major component of greenhouse gases (GHG), which are primarily responsible for global climate change. How we design, build, and operate buildings thus has profound implications for energy use and resulting global warming.

Although the State has long supported energy conservation, recent state laws have been enacted to combat GHG emissions and increase energy independence. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act of 2006, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below

1990 levels by 2050. SB 1368 bars California energy providers from entering into long-term contracts with high-polluting power generators in an effort to encourage the development of the state's renewable energy portfolio.

Promoting energy conservation has become a consistent theme in regulations, green building practices, and general business operations. For Ontario, opportunities abound to promote energy-efficient practices in the siting, design, construction, and renovation of housing stock. These practices not only respond to regulatory requirements but also can generate significant community, environmental, and economic benefits.

Neighborhood Design

Energy management is rarely a driving consideration for local, land use decision-making authorities. In fact, most land use frameworks—general plans, specific plans, zoning ordinances—do not provide sufficient language for these authorities to require developers to incorporate energy-efficient site planning. The Subdivision Map Act makes references to providing passive or natural heating or cooling opportunities, but no prescriptive guidance is provided. Accordingly, such site planning is often the result of individual developers who recognize the economic and marketing value of an energy-efficient community design.

Strategies to reduce energy demand begin with efficient site planning. Sizing and configuring lots to maximize a building's solar orientation (east-west alignment for southern exposure) facilitates optimal use of passive heating and cooling techniques. Infill development reduces potential energy costs of new infrastructure needed to service the site. Placing housing near jobs, services, and other amenities reduces energy consumption related to transportation. Other design strategies with beneficial energy implications include narrowing street widths to reduce the urban heat island effect, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Building Design

Title 24, Part 6, California Energy Efficiency Standards, requires all residential construction to meet minimum energy conservation standards through either a prescriptive or a performance-based approach. The former approach requires each individual component of a building to meet an identified minimum energy requirement. The performance-based approach, on the other hand, allows developers to choose a range of measures which, in totality, meet specified energy conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation, HVAC, and efficient water heating equipment.

In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes in 2008 based on "model" codes produced and updated periodically by various professional organizations. The City of Ontario has adopted these standards, which apply to all new residential buildings constructed after January 1, 2010. The City of Ontario enforces Title 24 as the primary means for ensuring new housing incorporates the latest energy-efficient technologies.

Green Standards Design

In 2010, California's Building Standards Commission adopted the California Green Building Code (CALGreen), making California the first state to adopt a uniform green building code. The City of Ontario has adopted the minimum standards of CALGreen to ensure energy efficiency, water conservation, material conservation and resource efficiency, and environmental quality are considered in all new buildings.

The building industry has developed different "green" building programs. The Building Industry Association sponsors a voluntary program called Green Builder. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, utilize high-efficiency insulation and ventilation systems, contain environmentally sound building materials, initiate waste reduction methods during construction, and exceed Title 24 Building Code energy standards by 15 percent.

Other green building programs have also been sponsored by other agencies. The US Green Building Council (USGBC) sponsors another building certification program called Leadership in Energy and Environmental Design (LEED). The LEED program is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance based on various efficiency, sustainability, materials quality, and design factors, and then issues certifications based on points achieved.

7. Housing Resources

This section includes an evaluation of the availability of land resources for future housing development and the City's ability to satisfy its share of the region's future housing need.

SCAG has assigned Ontario an RHNA of 10,861 units for the 2013–2021 planning period of the Housing Element. Within this goal, the City is required to plan for housing production at three different income levels: lower income (includes extremely low, very low and low income), moderate income, and above moderate income (see Table H-38). Ontario is required to set aside sufficient land, adopt programs, and provide funding (to the extent feasible) to facilitate and encourage housing production commensurate with that need.

Table H-38
Ontario Regional Housing Need Allocation, 2013–2021

	<i>Lower Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Capacity</i>
RHNA Need	4,337	1,977	4,547	10,861

Source: SCAG 2012.

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Ontario is 30 dwelling units per acre.

The City has completed an analysis to determine that sites developed to accommodate up to 25 dwelling units per acre can be affordable in Ontario. Based upon conversations with multiple affordable housing developers, recent examples of affordable housing projects around the region, and an analysis of the cost per square foot at various densities, it has been determined that the cost difference between requiring a minimum of 30 dwelling units per acre and 25 units per acre can compromise the developer's ability to provide housing at prices that are considered affordable. Table H-39 identifies the estimated costs per square foot provide by a developer in San Bernardino and Riverside counties at various densities and construction types needed to support those densities.

Table H-39
Density Impact of Construction Costs

	2 Story Townhome	3 Story Townhome	3 Story Stacked Flat	4 Story Wood Podium	4 Story Wrap (garage structure)
Dwelling Units Per Acre	15	19	25	35 to 40	40 to 60
Cost per Square Foot	\$65	\$70	\$85	\$130	\$180

Source: Lewis Group 2013. .

While there are no recent projects developed in Ontario, there are several examples of housing projects designed and built throughout the region built at lower densities up to 25 units per acre that are affordable to lower incomes (see Table H-40).

Table H-40
Affordable Housing Developments in Nearby Communities

Project	Jurisdiction	Affordable Units	Total Units	Completion Date	Affordability	Density Achieved
Meadow Square Apartments	Chino	250	250	2007	Very Low, Low, Moderate	20.3
Ivy at College Park	Chino	135	135	2014	Very Low, Low, Moderate	20.9
Courier Place Apartments	Claremont	74	74	2012	Extremely Low and Very Low	21.8
Paseo Verde Apartments	Fontana	142	142	2012	Very Low	9.6
Toscana Apartments	Fontana	52	52	2010	Extremely Low and Very Low	12
Plaza at Sierra	Fontana	90	90	2010	Senior	23.6
Bonterra Apartment Homes	Brea	94	94	2012	Low	19
Pottery Court Apartments	Lake Elsinore	113	113	2012	Low	25.7

Source: City of Chino, City of Claremont, City of Fontana , City of Brea and City of Lake Elsinore, 2013.

Realistic Capacity

The Housing Element must identify available sites that can accommodate the RHNA. The steps involved in an adequate inventory are: (1) identify land available for development; (2) calculate the development capacity of the sites; (3) determine the adequacy of zoning; and (4) identify any constraints to the site developing during the planning period.

- 1) ***Identification of Adequate Sites.*** The first step in identifying adequate sites is preparing an inventory of land suitable for residential development. The land inventory must include a listing of properties by parcel number; the size, general plan designation, and zoning of each property; a general description of any environmental or infrastructure constraints; and a map that shows the location of the sites included in the inventory. If the site included is an underutilized site, the inventory also provides a general description of existing uses as shown by the County Tax Assessor's office.
- 2) ***Determine Capacity of Identified Sites.*** The second step in identifying adequate sites to address the 2013–2021 RHNA involves determining the capacity of sites identified in the inventory. To determine capacity, the City can rely on minimum density requirements adopted through local regulations. If minimum densities have not been adopted or capacity is calculated based on a density greater than the minimum, the Housing Element must describe the methodology used to establish the number of units.
- 3) ***Demonstrate Adequacy of Zone.*** The analysis must demonstrate that the allowable residential densities encourage and facilitate the development of housing for lower-income households. Section 65583.2(c)(3)(b) of the California Government Code establishes default density standards. If a city has adopted density standards consistent with State Law based on the jurisdiction's location and size, the California Department of Housing and Community Development (HCD) is obligated to accept sites with those density standards as appropriate for accommodating housing affordable to lower-income households.
- 4) ***Identify Ability to Develop During the Planning Period.*** The Housing Element must also demonstrate the feasibility of residential development to develop during the planning period. While there is a significant amount of land that could develop with residential uses in Ontario, many sites may not be ready to accommodate residential development during the 2013–2021 planning period because changes to the Development Code or specific plans may need to be completed to bring the code and plans in line with the General Plan land use designations.

The City considered the current development standards and the density of recent development projects to determine the approximate density and unit capacity of each site.

The City's Zoning provides both a minimum and a maximum density for residential zones to allow for a wide variety of housing types. Residential development within the following zones could be developed at densities of at least 25 dwelling units per acre:

- Mixed-Use (MU) – 25–75 dwelling units per acre
- Planned Unit Development (PUD) – 25–75 dwelling units per acre
- High Density Residential (HDR-45) – 25–45 dwelling units per acre

For mixed-use zoning the City's Development Code requires that there is a commercial component to each project and allows for a residential component. There is not a residential requirement. The City does however plan to monitor mixed use projects as development occurs to ensure there is an appropriate mix of both residential and commercial development. For mixed use development within specific plans, the plans have been approved with a specific residential allotment/requirement providing certainty for residential development. The capacity in the inventory is based off of each specific plans required unit count.

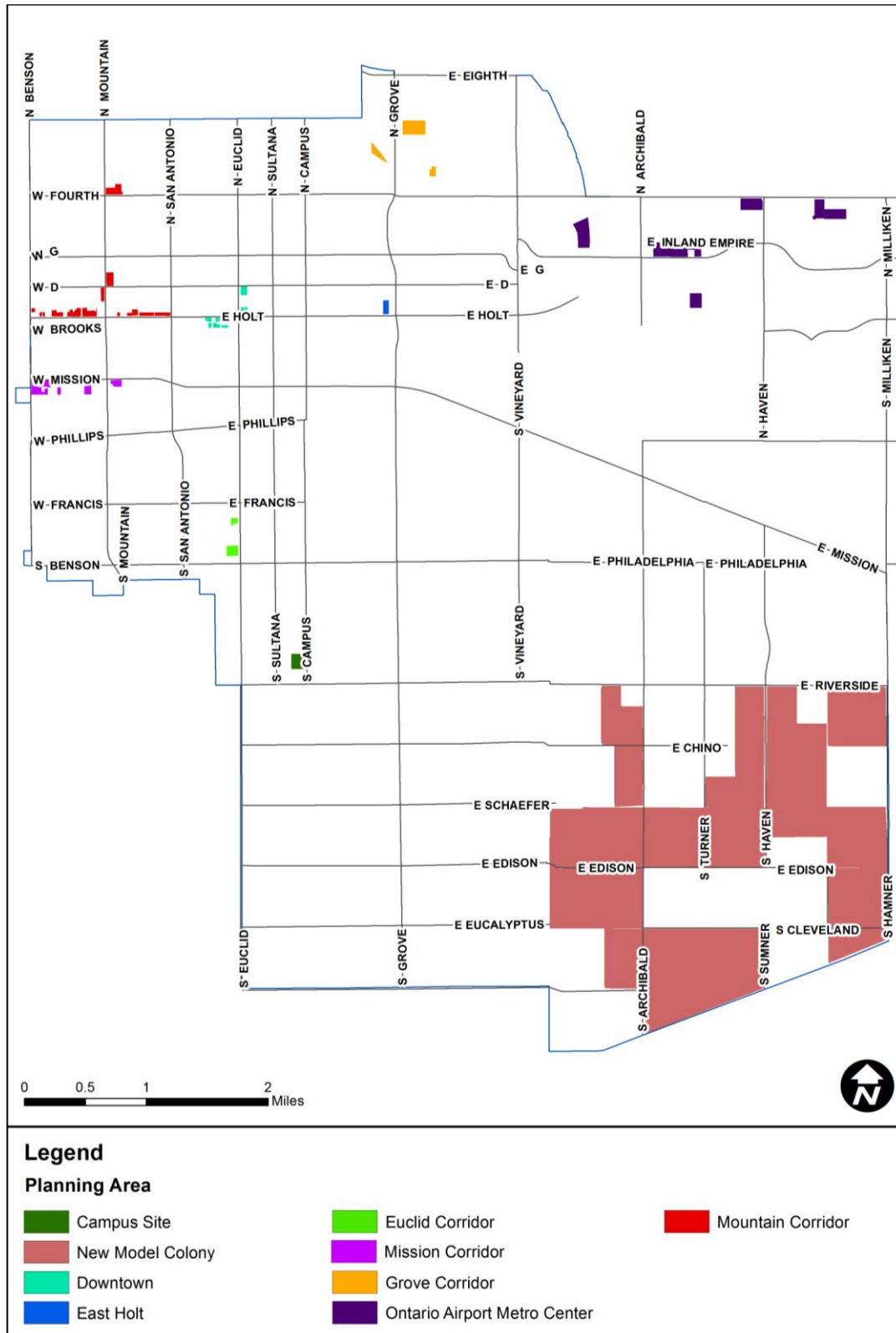
Additionally, several of the Planned Unit Developments throughout the City and specific plans in the Airport Metro Center could accommodate residential development between 14 and 125 dwelling units per acre.

Based on the flexibility provided in the City's Zoning and recent affordable housing project densities, the City has identified the assumed density for each site, in addition to the allowable range, unless there are approved or pending entitlements on the site, in which case the proposed number of units was utilized.

Availability of Land

To demonstrate the City's capacity to meet the 2013–2021 RHNA, an adequate sites inventory was conducted. The analysis identified areas in which housing growth can be accommodated, illustrated in Figure H-9.

Figure H-9. Housing Opportunity Areas



Non-Vacant Sites

The City has included non-vacant sites in its land inventory to meet a small portion of its regional housing need. These sites are underutilized and many are located within the downtown area and in approved specific plans. Many of these underutilized sites include uses such as parking lots, older commercial buildings, older and out of place single-family homes as well as other various auto uses. As part of the specific plan process and the vision of the downtown, the City has determined these underutilized sites to be appropriate for residential development.

In addition, as part of the 4th round Housing Element the City conducted a field survey and rated the structures on these underutilized sites as: 1) sound; 2) deferred maintenance; 3) deteriorated; 4) dilapidation; and 5) vacant. Nonresidential uses were also rated as economically viable or marginal, with the latter evidencing deteriorated/dilapidated conditions and/or lack of business activity during normal business hours. Based on the findings, the City sites reviewed the sites and determined they were appropriate to include in the land inventory. As the conditions of these sites have not changed for the better, the City feels they are still appropriate to include in the land inventory as available sites.

Summary of Housing Production

Table H-41 compares all of the identified housing sites by planning area proposed for development during the 2013–2021 Housing Element planning period with the RHNA. For each income category, the City has adequate land available, with a surplus capacity of over 9,000 units. For a full list and map of parcels available to accommodate residential development, see Appendix A that follows this report.

Table H-41
Availability of Land to Meet RHNA, 2013–2021

<i>Site Area</i>	<i>Lower Income¹</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Capacity</i>
2013–2021 RHNA	4,337	1,977	4,547	10,861
Campus Site	-	139	-	139
Downtown	432	-	-	432
East Holt	101	-	-	101
Euclid Corridor	-	101	-	101
Grove Corridor	174	222	-	396
Mission Corridor	517	-	-	517
Mountain Corridor	747	92	-	839
New Model Colony	-	4,369	10,243	14,612
OAMC	2,372	302	-	2,674
Available Site Capacity	4,343	5,225	10,243	19,811
Surplus	6	3,248	5,696	8,950

1. Sites identified are zoned to accommodate 25 d/u per acre and are based on realistic capacity.

Source: City of Ontario 2013

Financial Resources

In today's housing market, no local government can address all the housing needs within its jurisdiction. In addition, many of the financial resources that used to be available for community development and housing activities have been eliminated or significantly reduced in the past few years, including the abolishment of redevelopment agencies and reductions in Community Development Block Grant, HOME Investment Partnership Act, and Emergency Solutions Grant. The City still has some financial and administrative resources that can be used or leveraged to further its community development and housing activities. Furthermore, the City actively pursues available funding opportunities.

Housing Choice Vouchers

The federal government provides approximately \$3 million to the Housing Authority of the County of San Bernardino to administer the Housing Choice Voucher program. These funds are used to maintain the affordability of publicly subsidized affordable housing projects in Ontario. This allocation includes funding for approximately 501 Housing Choice Vouchers, and the Family Self-Sufficiency Program.

Community Development Block Grants

The federal government provides funds for a range of housing and community development activities, including acquisition and disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and demolition activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Ontario received approximately \$1.7 million in funding in 2012–2013.

HOME Partnership

Ontario received approximately \$450,000 in 2012–2013 in federal HOME funds. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance, as well as the preservation of affordable housing.

Catalyst Projects for California Sustainable Strategies Pilot Program (HE Program 13)

HCD awarded the City of Ontario's Downtown Core Catalyst Project as one of only thirteen communities within the State of California as a Catalyst Project. With this designation, the City of Ontario may obtain and receive preferential access to a variety of resources and technical assistance, including but not limited to the following financial resources for projects located within the downtown core:

1. State/regional funding resources, including:
 - a. Catalyst Community grant program funds for designated silver-level Catalyst Communities;
 - b. Bonus points for Caltrans Community-Based Transportation Planning grant program;
 - c. Bonus points for HCD's Multi-family Housing Program;

- d. Department of Resources, Recycling and Reuse (CalRecycle) will work with Catalyst Communities to leverage resources from local assistance programs, as well as with the Comprehensive Recycling Communities Program to help projects initiate best practices for recycling and waste management.

8. Program Evaluation

The 2008–2014 Housing Element set forth goals, policies, and programs to address the community’s housing needs. An important step in developing the City’s housing strategy is the evaluation of the prior Housing Element in meeting the community’s housing needs. This section evaluates progress in meeting the objectives of the 2008–2014 Housing Element.

2008–2014 Housing Element Accomplishments

The 2008–2014 Housing Element defined four general goals to guide the allocation of financial, administrative, and land resources in Ontario. These broad goals and quantified objectives are summarized below.

- **Goal #1:** Encourage a diverse supply of housing types to accommodate a variety of incomes and lifestyles, support household and job growth, and facilitate mobility.
- **Goal #2:** Provide housing opportunities to meet the needs of residents, be affordable to all economic segments, and meet the City’s share of the region’s need for housing.
- **Goal #3:** Promote and encourage housing opportunity for all, regardless of age, race, sex, ethnicity, ancestry, national origin, marital status, physical condition, or family size.
- **Goal #4:** Promote and encourage the rehabilitation of deteriorated units and the conservation of the currently sound housing stock.

- d. Department of Resources, Recycling and Reuse (CalRecycle) will work with Catalyst Communities to leverage resources from local assistance programs, as well as with the Comprehensive Recycling Communities Program to help projects initiate best practices for recycling and waste management.

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- **Goal #2:** Provide housing opportunities to meet the needs of residents, be affordable to all economic segments, and meet the City’s share of the region’s need for housing.
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- **Goal #4:** Promote and encourage the rehabilitation of deteriorated units and the conservation of the currently sound housing stock.

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
Neighborhoods and Housing			
<p>1. Code Enforcement</p> <p>Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City-administered loan programs, including grants and rehabilitation loans. The properties may also be eligible for assistance under the CARES program. Should corrections not occur in a timely manner, the City can issue citations or initiate legal action.</p>	<p>Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Inspect 2,000 properties annually for compliance.</p> <p>Responsible Agencies: Police, Building, and Planning Departments</p> <p>Funding: CDBG, HOME, and ORA funds</p> <p>Timing: Ongoing</p>	<p>Conducted 15,149 inspections and closed 7,641 cases in 2010 and 2011.</p>	Continue
<p>2. Quiet Home</p> <p>Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. Since the program began in 1994, 971 units have been sound insulated and an estimated 2,100 homes are eligible for sound insulation. To date, the RDA has acquired 217 properties and 120 are eligible for acquisition.</p>	<p>Objectives: Continue to implement program.</p> <p>Responsible Agencies: Ontario Housing Authority</p> <p>Funding: Federal Aviation Administration, Los Angeles World Airport</p> <p>Timing: Ongoing</p>	<p>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. During this planning period, the City insulated 82 homes, acquired 18 properties, converted 7 acres to airport-compatible uses, and relocated 79 individuals.</p>	Continue
<p>3. Historic Preservation</p> <p>Known as the "Original Model Colony," Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas</p>	<p>Objectives: Continue to implement program.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund, state and federal grants</p> <p>Timing: Ongoing</p>	<p>City staff continues to implement the historic preservation program: 4 properties became local landmarks, 26 properties on the list of historic resources were reviewed, 1 local landmark property was added to the National Register of Historic Places, 5 Mills Act contracts,</p>	Continue

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database.		installation of 5 plaques, public outreach, including "This Place Matters," "How the Streets Got Their Names," "Chamber of Commerce 100th year Anniversary," and "Roadside Ontario – Lure of the Open Road," was created and presented.	
<p>4. Housing Inspection</p> <p>Some older neighborhoods have substandard housing which has lessened the quality of life in those neighborhoods. To address this, the City is establishing a quadrennial rental housing inspection program to identify and address rental properties that have code violations and need rehabilitation. This program will allow the City to establish a standard and a process to inspect housing, improve housing, preserve neighborhoods, and stimulate private reinvestment to rehabilitate structures where deferred maintenance has led to severely substandard conditions. Property owners will benefit by a receipt of a certificate and an award system to recognize well-maintained properties, which property owners could then use to market and attract quality tenants; access to the San Bernardino County Crime Free Multi-Family Housing program; landlord/tenant educational opportunities in conjunction with Inland Mediation; and for comparative purposes access to City-sponsored Rehabilitation Loans.</p>	<p><i>Objectives:</i> Establish a Quadrennial Rental Housing Inspection Program.</p> <p><i>Responsible Agencies:</i> Police, Building, Planning Departments and Housing and Neighborhood Revitalization Agency</p> <p><i>Funding:</i> Property Inspection Fee, General Fund</p> <p><i>Timing:</i> Adopt Ordinance in 2008</p>	Since the inception of the program, 8,084 units were inspected, and violations were abated in 3,819 units.	Modify; combine with program 1
<p>5. Housing Rehabilitation Loan and Grants</p> <p>The City offers housing rehabilitation loans and grants to homeowners who reside in Ontario and earn less than 65 percent of the median income. This Home Hardship loan program helps Ontario single-family residences eliminate exterior and interior code deficiencies. The loan is 0 percent interest, fully deferred and due upon sale, transfer of title or certain refinancing. Code deficiencies may include roof replacement or repair; replacing or repairing faulty electrical systems and or plumbing; and bringing existing illegal structures up to code. The maximum loan amount cannot exceed \$50,000 and the loan-to-value ratio cannot exceed the after-rehabilitation value. Grants are</p>	<p><i>Objectives:</i> Continue to implement program.</p> <p><i>Responsible Agencies:</i> Housing Department</p> <p><i>Funding:</i> CDBG, HOME</p> <p><i>Timing:</i> Ongoing</p>	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 program 1 above). Exterior improvements were completed on 254 homes through the CARES grant program within focus neighborhoods, 28 emergency grants were completed, and 32 homes were provided with noise insulation rehabilitation through the Quiet Home Program, which was also previously discussed.	Continue

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
also available in certain cases. Owner occupants earning up to 50 percent of the median area income can receive a grant of up to \$5,000 to assist with health and safety improvements.			
<p>6. CARES</p> <p>The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, releaf program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components:</p> <p>Single-Family Improvement Loans. The City offers two low-interest deferred loan programs for homeowners (with a one-to-five-year deferment) to make exterior improvements to their home.</p> <p>Neighborhood Improvements. The City improves streets (e.g., resurfacing, replacing curb and gutter, improves sidewalks, and drainage), plants trees and greenways, and enforces codes.</p>	<p><i>Objectives:</i> Continue program implementation. <i>Responsible Agencies:</i> Housing Department <i>Funding:</i> CDBG, HOME, General Fund <i>Timing:</i> Ongoing</p>	<p>During the reporting period, exterior improvements were completed on 254 housing units through the CARES grant program within focus neighborhoods and 28 emergency grants were completed.</p>	Continue
<p>7. Neighborhood Plans</p> <p>Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans.</p>	<p><i>Objectives:</i> Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> 2010</p>	<p>The Housing Element was approved in 2010 as part of a comprehensive General Plan update. The Planning Department established 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 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.</p>	Continue

City of Ontario Policy Plan

Housing Element Technical Report



Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>8. Neighborhood Stabilization</p> <p>Title III of Division B of the Housing and Economic Recovery Act of 2008 appropriates 3.9 billion for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The program created by this Act is called the "Neighborhood Stabilization Program." The City of Ontario was allocated \$2.7 million, of which federal law requires that all funds must benefit low and moderate income households. The City will utilize these funds to: 1) acquire, rehabilitate, and resell single-family homes; 2) acquire and rehabilitation multiple-family properties; 3) provide financial assistance; 4) establish land banks; 5) demolish blighted structures; 6) redevelop demolished or vacant properties; and 7) administration (capped at 10 percent).</p>	<p><i>Objectives:</i> Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization Agency</p> <p><i>Funding:</i> Federal NSP funds</p> <p><i>Timing:</i> Ongoing</p>	<p>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 work for 20 NSP-funded units.</p>	<p>Modify to reflect the use of NSP 3 funds</p>
<p>9. Community Oriented Policing</p> <p>The City of Ontario Police Department uses CDBG funds to implement a community oriented policing program in designated low and moderate income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.</p>	<p><i>Objectives:</i> Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.</p> <p><i>Responsible Agencies:</i> Code Enforcement, Police Department</p> <p><i>Funding:</i> General Fund, CDBG</p> <p><i>Timing:</i> Ongoing</p>	<p>Code Enforcement made three presentations at the Multi-Family Crime-Free Training at the Police Department for apartment complex property owners and managers.</p>	<p>Continue</p>
Housing Supply and Diversity			
<p>10. Downtown Plan</p> <p>Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high intensity, multiuse central business district and</p>	<p><i>Objectives:</i> Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.</p> <p><i>Responsible Agencies:</i> Planning</p>	<p>The Housing Element was approved in 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</p>	<p>Continue</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The \$200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although The General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.	Department/Redevelopment Agency <i>Funding:</i> General Fund, Tax Increment <i>Timing:</i> By 2010	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.	
<p>11. Mountain and Euclid Corridors</p> <p>Euclid and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, while Euclid Avenue has also begun to receive the same developer interest. Both corridors have commercial property that is proposed for redesignation residential. To facilitate corridor development, the City will redesignate properties along Euclid and Mountain Avenue for medium and high density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. The incentives may include fee modifications, flexibility in design, expedited permit processing, or others.</p>	<p><i>Objectives:</i> Redesignate corridors for medium and high density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.</p> <p><i>Responsible Agencies:</i> Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Adopt general plan by 2009 and incentives by 2010</p>	The zone changes for residential properties began in 2012/2013. The first portion went to the Planning Commission in January 2012 and is scheduled to go to the City Council in 2013. Most of the medium-density zone changes are included in this effort. The high-density residential zone changes had to wait until the Development Code was completed (since there is not an appropriate zone to go to). The residential section of the new Development Code went to the Planning Commission in February 2012 and is scheduled for the City Council in 2013. The amendment includes incentives for lot consolidation. Work has begun on the zone changes to high-density residential. No public hearings have been scheduled yet, but June 2013 is the target date to get them to the City Council. The remainder of the Development Code is anticipated to be heard before the City Council in summer 2013.	Continue
<p>12. Holt Boulevard</p> <p>Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant amount of underutilized uses</p>	<p><i>Objectives:</i> Redesignate Holt Boulevard for high density residential and mixed uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.</p> <p><i>Responsible Agencies:</i> Planning Department</p> <p><i>Funding:</i> General Fund</p>	In March of 2011, the City was awarded and accepted a Caltrans Community-Based Transportation Planning Grant. The purpose of the grant is to promote balanced, comprehensive multimodal transportation systems and support "livable" community concepts through	Continue. The Reach Program is a major focus of the City's planning efforts/ Development Code adoption anticipated in 2013.

<i>Program</i>	<i>Implementation</i>	<i>Result/Effectiveness</i>	<i>Continue/Modify/Delete</i>
on small parcels. The General Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size.	<i>Timing:</i> Ongoing	<p>coordinated land-use and transportation planning, and community involvement. The corridor plan will support the zone change analysis by providing preferred right of way and identifying station locations.</p> <p>Since 2011, the City, along with KTU+A (project consultant), has been working together to develop 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.</p> <p>Holt Boulevard is part of the Omnitrans Route 61 transit corridor. This transit corridor has the highest ridership in San Bernardino County, averaging more than 5,700 boardings per day. The portion of Route 61 along the Holt Boulevard corridor has the highest ridership. Route 61 has been identified in the Omnitrans System-wide Transit Corridor Plan for the San Bernardino Valley as a future sbX bus rapid transit (BRT) corridor with potential for major transit investment. Working with Omnitrans, the Holt Boulevard Mobility and Streetscape Strategic Plan has identified the preferred street design for the BRT system and four major stations along the Holt Boulevard corridor based on future employment and residential population projections of the City's Policy Plan (General Plan). The plan was completed in April 2013.</p>	

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>13. Cimarron Project Area</p> <p>Ontario has several scattered commercial and residential areas that are in need of housing rehabilitation and reinvestment. These areas have smaller, investor-owned multiple-family projects that were built with inadequate parking, open space, and amenities, and these projects have deteriorated. In addition, several commercial areas are also underperforming. To address these areas, the City created the Cimarron Redevelopment project area. In 2007, the Project Area was substantially expanded to include areas throughout the community, including significant residential areas surrounding the intersection of Fourth Street and Interstate 10. Several sites proposed for residential development are located in that area. To further stimulate investment, the City will continue to acquire sites within the project area, remove blighting influences, and sell acquired property to developers to build affordable housing.</p>	<p><i>Objectives:</i> Continue to acquire property, remove blighting influences, and sell property to qualified developers to build new housing, including affordable housing.</p> <p><i>Responsible Agencies:</i> City of Ontario Redevelopment Agency/Housing and Neighborhood Revitalization Agency</p> <p><i>Funding:</i> LMIHF, General Fund, state and federal monies</p> <p><i>Timing:</i> Ongoing for 2008–2014</p>	<p>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 Cimarron 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 Cimarron Project Area.</p>	<p>Delete. With the dissolution of redevelopment, these efforts are being completed through the Continuum of Care document and programs.</p>
<p>14. Ontario Airport Metro Center</p> <p>The City of Ontario is creating an urban center along Interstate 10, referred to as the Ontario Airport Metro Center area. This center is intended to be a pedestrian-oriented, 24-hour community, anchored by an entertainment arena, hospitality uses, Mills Center, and significant business headquarters. To facilitate this development, the City has approved several specific plans, and the construction of more than 700 apartments, and redesignated much of the area for mixed uses. Given the area's size, infrastructure needs, and separate and adjacent specific plans, a larger area plan is needed to coordinate these efforts into a unified vision. The City will therefore develop a focused area or master plan to implement the General Plan goals and objectives for that area.</p>	<p><i>Objectives:</i> Create an area plan to link the specific plan areas and coordinate the buildout of the Ontario Airport Metro Center area.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> By 2010</p>	<p>This work was not completed. Due to the dissolution of redevelopment funds and staff cutbacks, the City will not be pursuing this area plan.</p>	<p>Delete, due to the dissolution of redevelopment funds and staff cutbacks, the City will not be pursuing this area plan.</p>
<p>15. New Model Colony</p> <p>The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for</p>	<p><i>Objectives:</i> Continue to review, approve, and implement plans to develop the New Model Colony.</p> <p><i>Responsible Agencies:</i> Planning Department</p>	<p>City staff continues to review and process applications for development in the New Model Colony, including infrastructure improvement plans and plans for the</p>	<p>Continue</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
the City's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund \$430 million in infrastructure serving the eastern NMC. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium and high density residential and mixed-use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in the western NMC.	<i>Funding:</i> General Fund <i>Timing:</i> Ongoing	regional water quality treatment facility (Mill Creek Wetlands).	
16. Second Units Second units provide an important source of affordable housing for persons and families of low and moderate income. The City permits second units ministerially, but restricts the location second units to only 3 of the 14 community planning areas due to historic infrastructure capacity issues. During the first 18 months of the planning period (January 2006 through June 2008), the City approved 17 second units and projects that 68 second units will be approved through the end of the planning period (2014). In addition, infrastructure improvements have increased capacity in these areas. As part of the Development Code update, the City will significantly expand the area where second units are allowed to all areas of the community. This change will be publicized through an outreach program. As a result, the City is projecting that an additional 68 second units will be permitted, for a total of 136 second units during the planning period.	<i>Objectives:</i> Amend the Development Code to allow second units in all community planning areas. Publicize change to increase the supply of second units. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> 2010	Second units are now permitted in all community planning areas.	Delete. The zoning amendments were competed; second units are allowed and meet the state law requirements.
17. Design Review The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred	<i>Objectives:</i> Continue to implement design review process. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> Ongoing	The City continues to implement design review.	Continue

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific Plans provide another means to address the design of large-scale projects. The General Plan will also include a Community Design Element that provides unifying and broader principles of community design.			
<p>18. Green Building</p> <p>Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies which impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.</p>	<p><i>Objectives:</i></p> <p>Establish a green building ordinance/policy for City facilities.</p> <p>Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.</p> <p>Renewable energy incentive and energy efficiency programs.</p> <p>Develop a citywide 20-year energy plan.</p> <p>Support pilot development project as a net-zero-energy community, and formulate solar site orientation guidelines.</p> <p><i>Responsible Agencies:</i> Planning/Building/Public Works</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2009–2010</p>	<p>Through the creation of the Climate Action Plan, the means to achieve these green building principles will be established. The CAP is scheduled to be completed in 2013.</p>	<p>Modify. This program was updated to reflect the City's progress with the green building ordinance.</p>
Governmental Constraints			
<p>19. Regulatory Concessions</p> <p>To encourage the recycling or intensification of land uses to higher values, the City offers developers a range of regulatory concessions to encourage the construction of new housing. These include, but are not limited to flexible means to reduce or adjust parking requirements based on need rather than prescriptive standards, density bonuses to increase the revenue stream from projects, and reduction of open space requirements. Developers may also apply for the Planned Unit Development Overlay.</p>	<p><i>Objectives:</i> Offer regulatory concessions for residential projects that meet City housing and affordable housing goals.</p> <p><i>Responsible Agencies:</i> Planning Department/Utilities Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Ongoing</p>	<p>The opportunity for regulatory concessions to encourage affordable housing will be incorporated in the Development Code update.</p>	<p>Modify; combine with program 20</p>

<i>Program</i>	<i>Implementation</i>	<i>Result/Effectiveness</i>	<i>Continue/Modify/Delete</i>
which essentially allows a developer to seek tailored residential development standards for larger projects. Finally, the City's Development Code also allows a variance or administrative exception process, where needed, to provide relief from typical residential development standards that preclude the full enjoyment and use of residential property.			
<p>20. Financial Incentives</p> <p>Financial incentives are an important tool to facilitate housing production. Like regulatory incentives, the City also makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. Finally the City continues to grant low-cost leases (e.g., \$1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.</p>	<p><i>Objectives:</i> Offer financial incentives for residential projects that meet City housing and affordable housing goals.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization Agency and Redevelopment Agency</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Ongoing</p>	The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available.	Modify; combine with program 19
<p>21. Land Acquisition</p> <p>Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a \$1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.</p>	<p><i>Objectives:</i> Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.</p> <p><i>Responsible Agencies:</i> City Redevelopment Agency, Ontario Housing Authority</p> <p><i>Funding:</i> General Fund, Redevelopment Tax Increment</p> <p><i>Timing:</i> Ongoing</p>	During calendar year 2010, the City, in cooperation with the Ontario Housing Authority and Mercy House, acquired five properties (217, 222, 223, 228, and 305 North Begonia Avenue) containing 20 housing units.	Continue

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>22. Planned Residential Overlay</p> <p>Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.</p>	<p><i>Objectives:</i> Continue to utilize the PUD to create tailored development standards to facilitate new housing.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Ongoing</p>	<p>The PUD continues to be a way to implement new housing.</p>	<p>Continue</p>
<p>23. General Plan and Zoning</p> <p>The Housing Element sets forth a variety of housing opportunity sites in the Downtown, major corridors, and other infill areas. To encourage and facilitate the development of quality housing and exemplary design of these areas, the City will create general plan land use designations for medium density residential (allowing 11 to 25 units per acre) and high density residential (allowing 25 to 45 units per acre). Allowing mixed uses is also critical for the success of the different housing opportunity areas. The General Plan will adopt mixed-use land use designations for different policy areas that offer a minimum of 14 units per acre and a maximum of approximately 45 units per acre, with slight variations among subareas. Corresponding zones will be created to implement the high density residential and mixed-use land use designations. With the adoption of the General Plan in 2008 and corresponding zones in 2009, all of the housing sites will be available for development during the planning period.</p>	<p><i>Objectives:</i> Adopt new general plan land use designations and zones for medium and high density residential and mixed uses.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2009 and 2010</p>	<p>New General Plan designations were adopted in 2010, and new zones will be adopted with the Development Code update.</p>	<p>Delete. This program was completed with the adoption of the General Plan.</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>24. Mixed Use and High Density Residential Zone and Standards</p> <p>The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, I-10 Corridor, NMC and Holt Boulevard. These Mixed Use areas each have a distinct mix of land uses and density ranges (See Policy Plan Land Use Exhibit LU-11 Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed use zoning and development standards allowing up to 125 units per acre and high density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high density housing. In both these zones, high density residential and mixed-use will be allowed by right, without a conditional use or discretionary permit process.</p>	<p><i>Objectives:</i> Develop new mixed use and high density residential development zone and standards to implement the general plan. Allow residential uses as a by right use in both zones.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2009</p>	<p>New General Plan designations were adopted in 2010, and new zones will be adopted with the Development Code update.</p>	<p>This program will be continued since the Development Code update has not been completed.</p>
<p>25. RHNA Low Income Need</p> <p>The City has designated a number of areas throughout the community to accommodate housing commensurate with the 2006–2014 RHNA. These include all the areas covered under Program #10 through Program #16. Upon adoption of the General Plan, all of these sites will have adequate land use designations in place. Pursuant to Government Code 65583(a)(3), 65583(c)91), and 65583.2(h)(2), additional requirements are imposed to address 50 percent of the unmet RHNA need for lower income housing. For those sites chosen, the City will adhere to program requirements.</p>	<p><i>Objectives:</i></p> <p>Require that 50 percent of the unmet RHNA lower income needs be accommodated on sites designated for residential use only</p> <p>On sites zoned exclusively for residential, to meet 50 percent of the unmet lower income need, permit owner-occupied and rental multifamily housing by right without a CUP, planned unit development, or other discretionary review or approval</p> <p>On sites zoned exclusively for residential, to meet 50 percent of the unmet lower income need, Allow a minimum of 16 units per site and require a minimum density of 20 units per acre</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2010</p>	<p>Through adoption of the General Plan and amendments to the Zoning Chapter of the Development Code, the City has continued to ensure there are an adequate number of sites designated to meet the RHNA low-income need.</p>	<p>Delete</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>26. Housing Incentives</p> <p>To facilitate housing development, the City will create an optional package of policy and regulatory incentives. The incentive program is intended to realize improved value, a rich palette of amenities, locational landmarks, and to create identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments, residential infill projects near transit facilities, the replacement of underperforming commercial uses with new residential uses, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.</p>	<p><i>Objectives:</i> Develop and adopt incentives program.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2010</p>	<p>This will be incorporated in the Development Code update that is under way.</p>	<p>Modify; combine with programs 19 and 20</p>
Housing Assistance			
<p>27. Public Housing</p> <p>The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.</p>	<p><i>Objectives:</i> Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.</p> <p><i>Responsible Agencies:</i> Housing Authority of the County of San Bernardino</p> <p><i>Funding:</i> Department of Housing and Urban Development</p> <p><i>Timing:</i> Ongoing</p>	<p>Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). There is a total of 61 public housing units in Ontario, none of which are at risk of conversion to market-rate rents. The HACSB also manages approximately 345 Section 8 vouchers within Ontario.</p>	<p>Continue</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>28. Homeownership</p> <p>The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, CalHFA) to provide down payment assistance to homebuyers seeking to purchase units in the Town Square project. The Ontario OPEN (Ownership Program Enhancing Neighborhoods) House Program provides down payment and closing cost assistance to first-time low income homebuyers. Financial assistance not to exceed 6 percent of the sales price of the property is provided in the form of a 45-year, zero percent, deferred payment loan with an equity share component based on the length of ownership at the time of resale. The City of Ontario also works in conjunction with NPHS, a nonprofit organization, to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.</p>	<p><i>Objectives:</i> Implement down payment assistance programs citywide and for the Town Square project.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> HCD, BEGIN, CALHFA, grants</p> <p><i>Timing:</i> Ongoing</p>	<p>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.</p> <p>The City was able to secure approximately \$1.5 million in BEGIN funds to offer down payment assistance to qualified moderate-income families within Edenglen. During this reporting period, the City processed four loans.</p> <p>Through the City's CHDO Program, the City was able to work with a nonprofit organization to acquire, rehabilitate, and resell a property located at 1737 East Granada Court to a qualified low-income household.</p>	<p>Modify to update funding sources</p>
<p>29. Housing Partnerships</p> <p>In today's housing market, public-private partnerships are essential to address the housing needs of Ontario residents. The City has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources. The intent of the program is to also help preserve, enhance, and improve existing neighborhoods through the acquisition, rehabilitation, and/or new construction of housing. The City accepts applications for financial assistance from certified CHDOs for proposed high quality housing projects that enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents, including the acquisition, rehabilitation, or construction of single-and multiple-family housing. The City will use HOME funds and strive to require more restrictive covenants that required by HOME funds.</p>	<p><i>Objectives:</i> Make available funding applications available and/or accept requests by CHDOs for eligible housing activities. Continue to seek additional partnership to further housing goals.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> Federal HOME funds</p> <p><i>Timing:</i> Ongoing</p>	<p>The City maintained an ongoing relationship with Mercy House Living Centers, Inc. to implement the Ontario Homeless Continuum of Care established in May 2005. The Continuum of Care served a total of 3,038 new (unduplicated) persons through the Assisi House Transitional Housing Program and the Mercy House Center Ontario.</p> <p>In addition, the City was designated by the State of California as a California Catalyst Community for the Downtown Core Catalyst Project.</p> <p>The City also was awarded funds from the State of California for the following two programs:</p> <ul style="list-style-type: none"> CalHome Program – to provide an owner-occupied single-family rehabilitation program to low-income homeowners within qualified 	<p>Delete; addressed in programs 19 and 20</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<p>neighborhoods</p> <ul style="list-style-type: none"> BEGIN Program – to provide down payment assistance to qualified first-time homebuyers of moderate-income households <p>The City worked in coordination with the Housing Authority of the County of San Bernardino (HACSB) and the County of San Bernardino Department of Behavioral Health to secure 12 Shelter Plus Care vouchers to be used in conjunction with Ontario's Homeless Continuum of Care Program.</p>	
<p>30. Housing Strategic Plan</p> <p>Most successful municipal endeavors are guided by master plans. Enterprise-funded services have strategic plans that project future demands for services and develop fiscal models to pay for improvements. Moreover, strategic plans are also prepared for parks, fire services, police services, and other general fund services. Few cities have an equivalent "housing strategy" other than plans required by the state and federal government that guides the expenditure of funds for housing. The City will thus develop a Housing Strategic Plan. The City will conduct a housing demand analysis based on a projection of industries, employment levels, and associated demand for housing at different price points over the life of the General Plan. The study will contain a fiscal model and financing plan to generate revenues necessary to meet the City's housing needs. Finally, a detailed assessment of land and administrative resources will guide program implementation. Progress will be programmed into the overall General Plan monitoring program to guide housing policy.</p>	<p><i>Objectives:</i> Develop a Housing Strategic Plan by 2010.</p> <p><i>Responsible Agencies:</i> Planning Department, Housing and Neighborhood Revitalization, Economic Development Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Initiate by 2010</p>	<p>During calendar year 2011, the City of Ontario implemented activities identified in its 2010–2014 Five-Year Consolidated Plan adopted by the City. The Consolidated Plan incorporates a housing market analysis and evaluates public housing needs, homeless needs, and community development needs.</p>	<p>Delete; addressed in the Consolidated Plan</p>
<p>31. Preservation of At-Risk Housing</p> <p>The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some which is at risk of conversion and/or needs significant renovation and</p>	<p><i>Objectives:</i> Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.</p> <p><i>Responsible Agencies:</i> Ontario Housing</p>	<p>There is a total of 2,063 assisted, multi-family rental units in the city, of which 86 units are at risk of conversion to market-rate rents. These units received assistance under a combination of HUD programs, Housing Revenue Bonds, the</p>	<p>Continue</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
improvement. Over the past decade, the City has preserved the majority of its housing through 2025 through the issuance of multifamily revenue bonds and active City assistance. As of 2008, only two projects totaling 186 housing units are still at risk of conversion. Neither project has filed a notice to terminate their Section 8 contracts. As the City remains committed to preserving its affordable housing, the City will monitor the status of the projects, provide technical assistance, and consider appropriate actions should these projects become at imminent risk of conversion.	Authority Funding: Federal government Timing: Ongoing	County of San Bernardino Multi-family Mortgage Revenue Bond Program, HOME funds, and other Ontario Redevelopment Agency Funds. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate to the owner the importance of the units to the supply of affordable housing in Ontario as well as the City's 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.	
<p>32. Jack Galvin Accord</p> <p>The City of Ontario has more than 2,100 mobile homes, which provide affordable market rate housing for lower income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.</p>	<p><i>Objectives:</i> Continue to implement Jack Galvin Accord and monitor the effectiveness of the Accord.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Ongoing</p>	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 increases within the participating mobile home parks.	Continue
Special Needs Housing			
<p>33. Fair Housing</p> <p>Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To</p>	<p><i>Objectives:</i> Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Conduct AI concurrently with the development</p>	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this	Continue

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice, to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario.	of the Consolidated Plan and review and change potential impediments, including the definition of a family. <i>Responsible Agencies:</i> Ontario Housing Authority <i>Funding:</i> CDBG <i>Timing:</i> Ongoing	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 The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. The City has entered into agreements to provide low-cost property leases, financial assistance, and technical assistance to develop 15 emergency beds, 34 transitional beds, and 60 permanent units for homeless people. The City also funds other programs that assist homeless people, including Foothill Family Shelter, Emergency Motel Vouchers, House of Ruth, and SOVA Food Security Center. The City also works with other nonprofit partners to provide auxiliary services. Partners include Children's Enrichment Program, Transitional Assistance Department, Salvation Army, and the Community Action Partnership of San Bernardino County to address the complex individual and interjurisdictional issue of homelessness.	<i>Objectives:</i> Continue to fund Mercy House to implement the Continuum of Care program for homeless residents. <i>Responsible Agencies:</i> Housing and Neighborhood Revitalization <i>Funding:</i> Federal funds, Ontario RDA funds, private financing <i>Timing:</i> Ongoing	During calendar year 2011, the following achievements were made within the Ontario Homeless Continuum of Care: <ul style="list-style-type: none"> • Mercy House Center – provided basic needs and services to 2,206 new (unduplicated) clients • Assisi House and Aftercare Services Program – provided transitional housing and aftercare services to 50 new (unduplicated) clients • Homelessness Prevention Program – provided case management, financial assistance, and housing relocation and stabilization services to 166 new (unduplicated) clients at risk of becoming homeless • Rapid Re-Housing Program – provided case management, financial assistance, and housing relocation and stabilization services to new (unduplicated) clients who were homeless • During calendar year 2010, the following achievements were made within the Ontario Homeless Continuum of Care: 	Modify and update to reflect new Continuum of Care initiatives

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<ul style="list-style-type: none"> • Mercy House Center – provided basic needs and services to 2,981 new (unduplicated) clients • Assisi House and Aftercare Services Program – provided transitional housing and aftercare services to 57 new (unduplicated) clients • Homelessness Prevention Program – provided case management, financial assistance, and housing relocation and stabilization services to 166 new (unduplicated) clients at risk of becoming homeless • Rapid Re-Housing Program – provided case management, financial assistance, and housing relocation and stabilization services to 145 new (unduplicated) clients who were homeless • Continued work to develop a Homeless Intake Center and Emergency Shelter • Acquired an additional 20 affordable permanent housing units as part of the Continuum of Care 	
<p>35. Emergency Shelters</p> <p>Ontario is developing a number of strong programs to address its homeless population. The Development Code conditionally permits an emergency shelter/transitional housing in the R2, R3, C3, C4, M1, M2, and M3 zones. Transitional shelter means residential accommodations for two or more persons, including support/counseling services, for homeless individuals and/or families. The City has also contracted with Mercy House to develop and operate the City's homeless programs in conjunction with the City. To ensure compliance with newly enacted Senate Bill 2 by the state legislature, the City will need to make additional amendments to the Development Code to ensure that adequate sites are available for homeless</p>	<p><i>Objectives:</i></p> <p>Amend Municipal Code to permit emergency shelters and SRO units "by-right" (without a conditional use permit (CUP) or other discretionary permits) in an overlay zone subject to the same development standards as other uses in the same zone and provide management and operation allowed by SB2.</p> <p>Amend Municipal Code to permit transitional and permanent supportive housing as a residential use in all zones and treat such uses in the same manner as residential uses in the same zone.</p>	<p>These provisions will be incorporated into the Zoning Chapter of the Development Code, an update that is under way.</p>	<p>Delete, completed in August of 2013.</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
people.	<i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> 2009 (emergency shelters) and 2010 for transitional housing		
36. Senior Housing <p>The City of Ontario is actively involved in facilitating the construction of a continuum of care for senior housing within the community. Housing includes independent housing, assisted senior housing, semi-independent housing, and assisted living settings. The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.</p>	<p><i>Objectives:</i> Complete construction of the Mountain View, Senior Housing Project Phase II, and Ontario Town Square Senior Projects. Continue to provide a full range of housing support services.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization <i>Funding:</i> State and federal funds <i>Timing:</i> Ongoing</p>	<p>The City continued to monitor 687 units of affordable senior housing.</p> <p>During calendar year 2010, the City of Ontario, in cooperation with Related Companies of California, completed the City Center Apartments. The project consists of 75 units of affordable senior housing and for very low- and low-income residents and one property manager's unit.</p>	Continue
37. Housing for People with Disabilities <p>The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing.</p>	<p><i>Objectives:</i> Evaluate the feasibility and appropriateness of modifying standards to encourage visitability in new housing.</p> <p><i>Responsible Agencies:</i> Building and Planning Department <i>Funding:</i> General Fund <i>Timing:</i> Ongoing and 2010</p>	<p>These provisions were incorporated into the Development Code, completed in August 2013.</p>	Continue; update to address developmental disabilities as well

City of Ontario Policy Plan

Housing Element Technical Report



Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>38. Farmworkers</p> <p>Ontario first developed as an agricultural community. With its transition to an urban community, only 1,840 jobs and 100 firms in Ontario are still in the agriculture industry. The vast majority of workers are in the dairy industry, which is run by families with onsite caretakers' quarters. The Development Code allows single-family homes by right, agricultural caretaker units as an accessory use, and manufactured housing by right. To address any remaining unmet housing need, the City will amend the Development Code to mirror the provisions of the Health and Safety Code (§§ 17021.5 and 17021.6) to allow agricultural housing for six or fewer employees as a by-right use. For facilities with 7 to 12 units or spaces, the City shall amend the Code to allow such use as an agricultural use, subject only to regulations applied to any agricultural use in the same zone, and the permitted occupancy may include employees who do not work on the property where the employee housing is located.</p>	<p><i>Objectives:</i> Amend the Development Code to allow farmworker housing as a by-right use, consistent with state law.</p> <p><i>Responsible Agencies:</i> Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2009</p>	<p>These provisions were incorporated into the Development Code, completed in August 2013.</p>	<p>Continue</p>
<p>39. Care Homes</p> <p>State law sets forth regulations for care facilities that preempt or limit many local regulations. The Health and Safety Code (§§ 1500 et seq.) requires that licensed care facilities serving six or fewer persons be (1) treated the same as a residential use, (2) allowed by right in all residential zones, and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly, alcoholism or drug abuse recovery or treatment facilities, and congregate care facilities that serve no more than six clients. In 2006, the City amended its Development Code to permit care homes serving six or fewer people by right in single-family residential zones. The Development Code will be amended to allow such uses in <i>all</i> single-family and multiple-family residential zones and to ensure that such uses be treated like other residential uses of the same type in the same zone.</p>	<p><i>Objectives:</i> Amend the Development Code to allow appropriate types of licensed care facilities in all residential zones.</p> <p><i>Responsible Agencies:</i> Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> 2009</p>	<p>These provisions were incorporated into the Development Code, completed in August 2013..</p>	<p>Delete</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>40. Family Housing</p> <p>Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority allocates housing choice vouchers to lower income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and Agency have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, afterschool programs, food programs, and other services targeted for lower income households, including large families.</p>	<p><i>Objectives:</i> Continue program implementation. <i>Responsible Agencies:</i> Housing and Neighborhood Revitalization <i>Funding:</i> General Fund, CDBG <i>Timing:</i> Ongoing</p>	<p>During calendar year 2011, the City of Ontario, in cooperation with the Ontario Housing Authority and Mercy House, 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.</p>	Continue
<p>41. Housing and Community Development</p> <p>The City of Ontario provides millions of dollars in funding and grants each year to a wide range of non-profit human service and housing development organizations that implement community programs. These programs assist homeless persons, very low and low income households, families with children, others to find housing and appropriate supportive services. Funding is provided annually, contingent upon the continuation of adequate funds and City Council approval. Funds are provided through the General Fund, HOME funds, Community Development Block grants, and a variety of other sources. In other cases, the City provides technical assistance and support to help nonprofit organizations secure funds.</p>	<p><i>Objectives:</i> Continue funding non-profit human service and housing development organizations through the City's Housing and Community Development program subject to funding availability and City Council approval. <i>Responsible Agencies:</i> Planning Department, Housing and Neighborhood Revitalization <i>Funding:</i> General Fund, CDBG, HOME, grants <i>Timing:</i> Ongoing</p>	<p>During calendar year 2011, the City completed the following housing and community development projects:</p> <ul style="list-style-type: none"> 728 Imperial Ave. (CHDO acquisition, rehabilitation, and resale project) – One resident was provided down payment assistance through the Ontario OPEN House Program. Four Edenglen BEGIN down payment assistance loans were processed. Water Conservation Projects Energy Efficient Lighting Project Phase I and II induction lighting (Parks) Pervious Concrete Gutter Project. <p>During calendar year 2010, the City completed the following housing and community development projects:</p> <ul style="list-style-type: none"> Ontario Town Square Project public improvements City Center Apartments 	Delete. The 2013–2021 Housing Element programs reflect the City's new initiatives; this program is repetitive.

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<ul style="list-style-type: none"> 1737 East Granada Court (CHDO acquisition, rehabilitation, and resale project) One resident was provided down payment assistance through the Ontario OPEN House Program. Anthony Muñoz Community Center Energy Efficiency Improvements Water conservation projects at John Galvin Park, De Anza Park, and Bon View Park 	
<p><i>42. Extremely Low Income Households</i></p> <p>The City offers programs to address the housing needs of extremely low income (ELI) households. In FY 09/10, the City provided 27 ELI households with housing rehabilitation grants, served 890 ELI households with landlord/tenant services, sheltered 144 ELI households, and provided food service for 3,062 ELI households. Three new projects built since 2006 dedicate 68 rental units for ELI households. The City also provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.</p>	<p><i>Objectives:</i></p> <p>Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications.</p> <p>Offer fee reductions and land writedowns for new affordable housing for low, very low, and ELI households.</p> <p>Consider dedicating RDA monies within the 20% setaside limit to the production of affordable housing for ELI households.</p> <p><i>Responsible Agencies:</i> Planning Department, Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> CDBG, HOME, federal and state grants</p> <p><i>Timing:</i> Annually</p>	<p>The following services were provided to extremely low-income households in 2010 and 2011:</p> <ul style="list-style-type: none"> Ontario CARES Exterior Beautification grants – 24 households Assisi House and Aftercare Services program – 50 persons Mercy House Center Ontario – 2,099 persons Foothill Family Shelter – 44 persons Services for Battered Women and Children – 106 persons SOVA Food Security Center – 3,762 persons Fair Housing services – 123 households Senior Services – 265 persons Child Care Subsidies – 34 persons Assisted housing units – 12 households Landlord/tenant housing mediation – 929 households Ontario CARES Emergency grants – 6 households 	Continue

Housing Element Outreach

The City of Ontario conducted a housing element outreach program that included a combination of stakeholder/public workshops and consultations with local service providers.

Stakeholder/Service Provider Study Session and Public Workshop

The City held two public meetings. The first meeting was an afternoon Stakeholder/Service Provider Study Session on Wednesday November 14, 2012 at 2 pm at City Hall. The meeting was noticed in the paper, on the City's web site and a letter inviting stakeholders and service providers in the region was sent out.

The City staff as well as a representative from the San Bernardino Health and Human Services Department attended. The meeting started out with a brief presentation made by the consultant. The presentation included a summary of Housing Element State Law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 Census and a listing of the City's current Housing Element goals, policies and programs.

The discussion following the presentation focused on the needs of extremely low-income households and the identification of other groups the City should reach out to get more input from service providers.

The second meeting was an evening public workshop on Wednesday November 14, 2012 at 6 pm at City Hall. The meeting was noticed in the paper and on the City's web site.

City staff and a resident who also represented a local labor union attended. After the presentation was completed, the group engaged in a roundtable discussion of housing needs in the community.

Some of the comments and community needs identified were:

- The City needs more rental housing options and a variety of housing products from condominium to smaller single-family homes. The Housing Element will include policies and programs to encourage a variety of housing types and sizes.

Consultations

Due to the lack of attendance at the stakeholder study session and the public workshop, follow up telephone surveys were conducted to the following groups to gain additional insight into the community needs:

- Foothill Family Shelter (transitional housing)
- Inland Valley Hope Partners (provides support services)
- Mercy House (homeless services, transitional housing, and permanent housing)
- Kids Come First Clinic (support services for children)
- House of Ruth (domestic violence support services, emergency shelter)

Each of the organizations participated in a brief 14-question survey regarding the clientele that they serve. Based on the response received, diversity in housing types and sizes was very important residents in Ontario. In addition, more affordable housing options and transitional and supportive housing options were identified as important to residents in the community. Housing Element Goal 2 (Housing Supply and Diversity) and the subsequent policies and programs promote the development of a variety of housing types and sizes to address the need of the residents in Ontario.

1. Ensuring that children who grew up in Ontario can afford to live in Ontario.

Very Important	Somewhat Important	Not Important	Don't Know
3	1		1

2. Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on the automobile.

Very Important	Somewhat Important	Not Important	Don't Know
3	2		

3. Ensuring that the housing market in Ontario provides a diverse range of housing types, including single family homes, townhouses, duplexes, and apartments, to meet the varied needs of local residents.

Very Important	Somewhat Important	Not Important	Don't Know
5			

4. Establish special needs housing for seniors, large families and persons with disabilities.

Very Important	Somewhat Important	Not Important	Don't Know
5			

5. Integrate affordable housing throughout the community to create mixed-income neighborhoods and to eliminate the concentration of poverty in certain neighborhoods.

Very Important	Somewhat Important	Not Important	Don't Know
2	2	1	

6. Encourage energy conservation through site and building design.

Very Important	Somewhat Important	Not Important	Don't Know
4	1		

7. Provide shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing.

Very Important	Somewhat Important	Not Important	Don't Know
4	1		

8. Encourage the rehabilitation of existing housing stock in older neighborhoods.

Very Important	Somewhat Important	Not Important	Don't Know
	4	1	

9. Establish programs that will enhance the livability of existing, older neighborhoods, such as programs to provide new sidewalks, traffic calming measures, bike lanes, and street lighting.

Very Important	Somewhat Important	Not Important	Don't Know
2	3		

10. Establish programs to help at-risk homeowners keep their homes including mortgage loan programs and programs to help maintain and secure neighborhoods that have suffered numerous foreclosures.

Very Important	Somewhat Important	Not Important	Don't Know
3	2		

11. Please indicate in the space below any housing issues or concerns that you have, that are not listed above, and that you think should be considered in the Housing Element update process.

- Consider streetscape improvements on Fourth, Vineyard and Grove areas.

12. Total of 5 that apply:

- Residents of Ontario – 0
- Employed in Ontario – 4
- Renters – 1
- Homeowners – 3
- 1 person households – 2
- 2 person households – 1
- 3 person households – 1
- 4 person households – 0
- 5 or more person households – 1

- Developer of housing – 0
- Developer of commercial buildings – 0
- Owner of an Ontario Business – 0
- Use public transportation – 0
- Commute more than 10 miles to work - 1

13. Are you actively involved in a community based organization?

Yes	No
0	5

14. If so, which one(s)?

- None

Public Hearings

TBD

The City also held a public outreach workshop

9. Housing Goals and Policies

The City of Ontario aspires to be the urban center of the Inland Empire. Building from the Ontario International Airport, the New Model Colony, the city's rich cultural and historic heritage, and transportation and economic assets, the City aspires to define a prosperous future through design. How we design our housing, neighborhoods, and community, and how we provide public services are critical to the achievement of that vision.

The City's vision is underpinned by four principles supporting Ontario as a unified and prosperous community:

- A dynamic balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
- A prosperous economy that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly though not uniformly shared.
- Distinctive development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
- Recognized leadership in local governance that stimulates excellence and serves to unify the people.

The Housing Element plays a critical role in achieving this vision. Housing Ontario residents and the workforce, creating quality neighborhoods of distinctive design, assisting residents with special needs, and responsibly accommodating growth and community development are fundamental to achieving the City's long-term vision of prosperity.

The Housing Plan sets forth goals and policies to achieve this end. This includes goals and policies for housing and neighborhood quality, housing diversity and supply, removal of governmental constraints, housing assistance, and special needs. Within this framework, this chapter proposes both existing and new programs to implement these goals and policies.

Table H-41 at the end of the chapter lists the programs, key planning objectives, funding sources, implementing agency, time frame for implementation, and quantified program objectives, where feasible.

Goal 1: Neighborhoods and Housing

Ontario's neighborhoods determine our quality of life and reflect the value we place in our community. Neighborhoods differ in lot sizes, housing types, history, purpose, and environment. Whether rural residential, suburban, historic, or urban, Ontario's neighborhoods should provide a nurturing environment for all residents to enjoy their lives. Residential neighborhoods should provide quality housing, ample parks and recreational opportunities, tree-lined streets and sidewalks for walking, safety and security, and public facilities and services.

As an established community, Ontario is committed to improving its older neighborhoods. This goal may be achieved through redevelopment, housing rehabilitation, code enforcement, and neighborhood

improvement projects. Ontario will facilitate the development of new neighborhoods consistent with their unique purpose, such as the New Model Colony, the Ontario Airport Metro Center, and other areas. Taken together, Ontario is committed to creating and strengthening neighborhoods to promote a high quality of life for residents.

Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

Policies

- H1-1 Housing Rehabilitation.** We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.
- H1-2 Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.
- H1-3 Community Amenities.** We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes, and public safety for neighborhoods consistent with City master plans and neighborhood plans.
- H1-4 Historical Preservation.** We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.
- H1-5 Neighborhood Identity.** We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events, and encouraging resident participation in the planning and improvement of their neighborhoods.

Goal 2: Housing Supply And Diversity

Bolstered by its International Airport, burgeoning employment sector, the New Model Colony, and unparalleled transportation access, Ontario aspires to be the urban center of the Inland Empire. Housing diversity is critical to achieving this goal. Ontario is committed to ensuring the provision of the widest range of housing choices for the varied lifestyles of its residents and future workforce. This includes single-family and multiple-family housing, mixed- and multi-use housing, senior housing, live-work units, and other types of housing opportunities.

Housing production is to be encouraged in a responsible manner that furthers citywide and neighborhood goals. New housing will be creatively designed, sustainable, and accessible. Residential and mixed-use growth is strategically directed to the Downtown, corridors, Ontario Airport Metro Center area, New Model Colony, and other areas. By encouraging an adequate supply and diversity of housing, Ontario will accommodate its changing housing needs, support economic prosperity, foster an inclusive community, and become the urban center of the Inland Empire.

Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

Policies

- H2-1 Corridor Housing.** We revitalize transportation corridors by encouraging the production of higher-density residential and mixed uses that are architecturally, functionally, and aesthetically suited to corridors.
- H2-2 Historic Downtown.** We foster a vibrant historic downtown by facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.
- H2-3 Ontario Airport Metro Center.** We foster a vibrant, urban, intense, and highly amenitized community in the Ontario Airport Metro Center area through a mix of residential, entertainment, retail, and office-oriented uses.
- H2-4 New Model Colony.** We support a premier lifestyle community in the New Model Colony, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.
- H2-5 Housing Design.** We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.
- H2-6 Infill Development.** We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal 3: Governmental Regulations

The City is committed to facilitating and encouraging the production, maintenance, and improvement of housing in a responsible manner. However, various factors may limit the City's ability to address its housing needs, such as governmental regulations or environmental considerations. Market factors may also affect the feasibility of building housing or the affordability of housing in the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or the provision of jobs for the region.

Whereas City land use policy and municipal codes provide a regulatory framework for addressing housing, existing regulations cannot address every situation. In order to facilitate the type of development desired and to realize the greatest community benefits, the City's regulatory framework must be flexible and incentive based. The development review process must be time sensitive, predictable, and thorough. The review process must support long-term community benefits, rather than just short-term gain. Finally, the regulatory framework must contain a broad range of incentives to stimulate desired development and private investment and realize the community features that improve quality of life.

Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

Policies

- H3-1 Incentives.** We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.

- H3-2 Flexible Standards.** We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.
- H3-3 Development Review.** We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.
- H3-4 Financial Incentives.** We consider financial incentives to facilitate and encourage the production, rehabilitation, or improvement of housing, or the provision of services where such activity furthers housing and community-wide goals.

Goal 4: Housing Assistance

Ontario recognizes the importance of an adequate supply of affordable housing and its importance to the quality of life of residents. Residential developments in the New Model Colony and Ontario Airport Metro Center area will provide quality housing opportunities to attract and retain Ontario's workforce and support citywide economic development goals. Lower- and moderate-income residents will require homeownership and rental assistance to secure and maintain housing.

Housing prices and rents in Ontario and across the region continue to lead to lower homeownership rates, longer commutes, increased traffic congestion, higher cost burdens, and overcrowding in neighborhoods. Working with partners and the state and federal governments, the City of Ontario is committed to providing a range of housing types and prices affordable to all economic segments of the city and assisting residents and the workforce to secure and maintain housing that is affordable and appropriate to their needs.

Goal H4: Increased opportunities for low- and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policies

- H4-1 Preservation of Affordable Apartments.** We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower-income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.
- H4-2 Homeownership Opportunities.** We increase and expand homeownership rates for lower- and moderate-income households by offering financial assistance, low-interest loans, and educational resources, and by working in collaboration with partnerships.
- H4-3 Rental Assistance.** We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.
- H4-4 Mixed-income Housing.** We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center area, and existing neighborhoods.
- H4-5 Collaborative Partnerships.** We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.

- H4-6 Fair Housing.** We further fair housing by prohibiting discrimination in the housing market and providing education, support, and enforcement services to address discriminatory practices.

Goal 5: Special Needs

The City of Ontario is home to a large number of people with special housing needs. These special needs may be related to occupation, income, family characteristics, disability, veteran status, or other characteristics. Special needs groups include, but are not limited to, seniors, large families with children, people with disabilities, single-parent families, college students, veterans, and people who are homeless. Though each group is markedly different, they share the challenge of finding suitable and affordable housing.

Ontario aspires to be the next urban center of the Inland Empire. As such, the city's population will become increasingly diverse, with people of many cultures, backgrounds, family types, ages, and experiences. The housing needs of Ontario's residents will be equally diverse. Recognizing the contributions of this diversity to the community, Ontario has the opportunity to demonstrate leadership in addressing the housing and support needs of all residents. Ontario is thus committed to creating a community that allows people to live in the city for their entire life, regardless of their special needs.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

Policies

- H5-1 Senior Housing.** We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.
- H5-2 Family Housing.** We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.
- H5-3 Disabled People.** We increase the supply of permanent, affordable, and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes.
- H5-4 Homeless People.** We partner with nonprofit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.
- H5-5 Supportive Services.** We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.
- H5-6 Partnerships.** We collaborate with nonprofit organizations, private developers, employers, government agencies, and other interested parties to develop affordable housing and provide support services.

10. Housing Programs

Neighborhoods and Housing

1. Code Enforcement

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:

- **General Code Enforcement:** The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City-administered rehabilitation loans and/or other nonprofit housing loan programs, where available.
- **Community Improvement Team:** This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.
- **Systematic Health and Safety Inspection Program:** The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.
- **Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program:** These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.

Implementation

- *Objectives:* Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.
- *Responsible Agencies:* Housing and Neighborhood Revitalization, Police, Fire, Economic Development, Building, and Planning Departments
- *Funding:* CDBG, HOME, ORA, and CalHOME funds
- *Timing:* Ongoing, inspect properties annually

2. *Quiet Home*

Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport.

Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015.

Implementation

- **Objectives:** Continue to implement program.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** Federal Aviation Administration, Los Angeles World Airport
- **Timing:** Ongoing

3. *Historic Preservation*

Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database.

Implementation

- **Objectives:** Continue to implement program.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund, state and federal grants
- **Timing:** Ongoing

4. *Housing Rehabilitation Loan and Grants*

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives.

Implementation

- **Objectives:** Continue to implement program, as funding is available.
- **Responsible Agencies:** Housing Department
- **Funding:** CDBG, HOME , CalHOME
- **Timing:** Ongoing

5. *CARES*

The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components:

- **Single-Family Improvement Loans.** The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home.
- **Neighborhood Improvements.** The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes.

Implementation

- **Objectives:** Continue program implementation, as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** CDBG, HOME, General Fund
- **Timing:** Ongoing

6. Neighborhood Plans

Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans.

Implementation

- **Objectives:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- **Responsible Agencies:** Planning Department, Housing and Neighborhood Revitalization Agency
- **Funding:** General Fund
- **Timing:** Ongoing

7. Neighborhood Stabilization

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional \$1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of \$1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent).

Implementation

- **Objectives:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** Federal NSP3 funds
- **Timing:** Ongoing

8. *Community-Oriented Policing*

The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.

Implementation

- **Objectives:** Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department
- **Funding:** General Fund, CDBG
- **Timing:** Ongoing

Housing Supply and Diversity

9. *Downtown Plan*

Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The \$200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.

Implementation

- **Objectives:** Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund, Tax Increment
- **Timing:** 2015

10. Mountain and Euclid Corridors

Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others.

Implementation

- **Objectives:** Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Summer 2014

11. Holt Boulevard

Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The General Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size.

Implementation

- **Objectives:** Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** 2015

12. New Model Colony

The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the city's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund \$430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.

Implementation

- **Objectives:** Continue to review, approve, and implement plans to develop the New Model Colony.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

13. Downtown Core Catalyst Project

The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed.

Implementation

- **Objectives:** Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** State and federal
- **Timing:** By 2018

14. Design Review

The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design.

Implementation

- **Objectives:** Continue to implement design review process.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

15. Green Building

Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

Implementation

- **Objectives:**
 - 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 guidelines.
- **Responsible Agencies:** Planning/Building/Public Works
- **Funding:** General Fund
- **Timing:** Ongoing

16. Land Monitoring Program to Meet the RHNA

The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, through out the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.

All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.

Implementation

- **Objectives:** Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.
- **Responsible Agencies:** Planning
- **Funding:** General Fund
- **Timing:** Within the first three years of the planning period.

Governmental Constraints

17. Incentives

The City of Ontario offers several different types of incentives to facilitate housing production, including:

- **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., \$1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.
- **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special

incentives may be granted for mixed-use developments, residential infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.

Implementation

- ***Objectives:*** Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.
- ***Responsible Agencies:*** Housing and Neighborhood Revitalization Agency
- ***Funding:*** General Fund
- ***Timing:*** Ongoing and at least annual outreach to developers of affordable housing, including non-profit.

18. Land Acquisition

Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a \$1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.

Implementation

- ***Objectives:*** Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.
- ***Responsible Agencies:*** Ontario Housing Authority
- ***Funding:*** General Fund, NSP3, and other funding as available
- ***Timing:*** Ongoing

19. *Planned Unit Development (PUD)*

Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.

Implementation

- **Objectives:** Continue to utilize the PUD to create tailored development standards to facilitate new housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing, 2010

20. *Mixed-Use and High-Density Residential Zone and Standards*

The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right.

Implementation

- **Objectives:** Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** 2014

Housing Assistance

21. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.

Implementation

- **Objectives:** Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.
- **Responsible Agencies:** Housing Authority of the County of San Bernardino
- **Funding:** US Department of Housing and Urban Development
- **Timing:** Ongoing

22. Homeownership

The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.

Implementation

- **Objectives:** Implement down payment assistance programs citywide.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** HCD, BEGIN, CalHOME
- **Timing:** Ongoing

23. Preservation of At-Risk Housing

The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion.

Implementation

- **Objectives:** Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** Federal government
- **Timing:** Ongoing

24. Jack Galvin Accord

The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.

Implementation

- **Objectives:** Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** General Fund
- **Timing:** Ongoing

Special Needs Housing

25. Fair Housing

Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario.

Implementation

- **Objectives:**
 - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services.
 - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments, including the definition of a family.
 - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** CDBG
- **Timing:** Ongoing

26. Homeless Continuum of Care

The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds.

The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.

Implementation

- **Objectives:** Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** Federal funds and private financing
- **Timing:** Ongoing

27. Senior Housing

The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.

Implementation

- **Objectives:** Continue to provide a full range of housing support services.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** State and federal funds
- **Timing:** Ongoing

28. Housing for People with Disabilities

The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Implementation

- **Objectives:**
 - Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
 - Update the definition of family to comply with state law.
- **Responsible Agencies:** Building and Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing, update the definition of family within one year of adoption of the Housing Element.

29. Family Housing

Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families.

Implementation

- ***Objectives:*** Continue program implementation.
- ***Responsible Agencies:*** Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino
- ***Funding:*** General Fund, CDBG
- ***Timing:*** Ongoing

30. Extremely Low-Income Households

The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.

- ***Objectives:***
 - 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 writedowns for new affordable housing for low-income, very low-income, and ELI households.
- ***Responsible Agencies:*** Planning Department, Housing and Neighborhood Revitalization
- ***Funding:*** CDBG, HOME, federal and state grants
- ***Timing:*** Annually

31. Special Needs Housing

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

- **Objectives:** Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.
- **Responsible Agencies:** Planning Department, Housing and Neighborhood Revitalization
- **Funding:** CDBG, HOME, federal and state grants
- **Timing:** Annually

Table H-42
Housing Program Implementation

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
Goal #1: Neighborhoods and Housing				
1. Code Enforcement	Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.	Housing and Neighborhood Revitalization, Police, Fire, Economic Development, Building, and Planning Departments	CDBG, HOME, and ORA, and CalHOME funds	Ongoing
2. Quiet Home	Continue to implement program.	Ontario Housing Authority	Federal Aviation Administration, Los Angeles World Airport	Ongoing
3. Historic Preservation	Continue to implement program.	Planning Department	General Fund, state and federal grants	Ongoing
4. Housing Rehabilitation Loan and Grants	Continue to implement program, as funding is available.	Housing Department	CDBG, HOME, CalHOME	Ongoing
5. CARES	Continue program implementation, as funding is available.	Housing and Neighborhood Revitalization Agency	CDBG, HOME, General Fund	Ongoing
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Planning Department	General Fund	Ongoing
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Housing and Neighborhood Revitalization Agency	Federal NSP3 funds	Ongoing
8. Community Oriented Policing	Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.	Housing and Neighborhood Revitalization Agency, Code Enforcement, Police Department	General Fund, CDBG	Ongoing
Goal #2: Housing Supply and Diversity				
9. Downtown Plan	Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Planning Department	General Fund, Tax Increment	2015
10. Mountain and 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.	Planning Department	General Fund	2014
11. Holt Boulevard	Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Planning Department	General Fund	2015
12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Planning Department	General Fund	Ongoing
13. Downtown Core	Continue to implement the programs identified in	Housing and Neighborhood	State and Federal	By 2018

Table H-42
Housing Program Implementation

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
Catalyst Project	the Downtown Core Catalyst Project as funding is available.	Revitalization Agency		
14. Design Review	Continue to implement design review process.	Planning Department	General Fund	Ongoing
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 guidelines.	Planning/Building/Public Works	General Fund	Ongoing
16. Land Monitoring Program to Meet the RHNA	Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Planning	General Fund	Ongoing
Goal #3: Governmental Constraints				
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Housing and Neighborhood Revitalization Agency	General Fund	Ongoing
18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.	Ontario Housing Authority	General Fund, NSP3, and other funding as available	Ongoing
19. Planned Residential Overlay	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Planning Department	General Fund	Ongoing
20. Mixed-Use and High-Density Residential Zone Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Planning Department	General Fund	July/August 2013
Goal #4: Housing Assistance				
21. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Housing Authority of the County of San Bernardino	US Department of Housing and Urban Development	Ongoing
22. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Housing and Neighborhood Revitalization	HCD, BEGIN, CALHFA, grants	Ongoing
23. Preservation of At-Risk Housing	Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.	Ontario Housing Authority	Federal government	Ongoing
24. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Housing and Neighborhood Revitalization	General Fund	Ongoing
25. Fair Housing	Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Conduct AI prior to the Consolidated Plan, and review and change potential impediments, including the definition of a family.	Ontario Housing Authority	CDBG	Ongoing

Table H-42
Housing Program Implementation

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
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	Housing and Neighborhood Revitalization	Federal funds, private financing	Ongoing
27. Senior Housing	Continue to provide a full range of housing support services.	Housing and Neighborhood Revitalization	State and federal funds	Ongoing
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	Building and Planning Department	General Fund	Ongoing
29. Family Housing	Continue program implementation.	Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino	General Fund, CDBG	Ongoing
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 writedowns for new affordable housing for low-income, very low-income, and ELI households.	Planning Department, Housing and Neighborhood Revitalization	CDBG, HOME, federal and state grants	Annually
31. Special Needs Housing	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	Planning Department, Housing and Neighborhood Revitalization	CDBG, HOME, federal and state grants	Annually

Table H-43
Quantified Objectives

<i>Income Level</i>	<i>New Construction</i>	<i>Preservation of At-Risk Units</i>	<i>Rehabilitation¹</i>
Extremely Low	1,296	86	0
Very Low	1,296		
Low	1,745		
Moderate	1,977	0	0
Above Moderate	4,547	0	0
Total	10,861	86	0

1. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs, and therefore has a quantified rehabilitation objective of 0. Should funding become available, the City will re-establish this program and provide associated quantified objectives.



Housing Element Technical Report

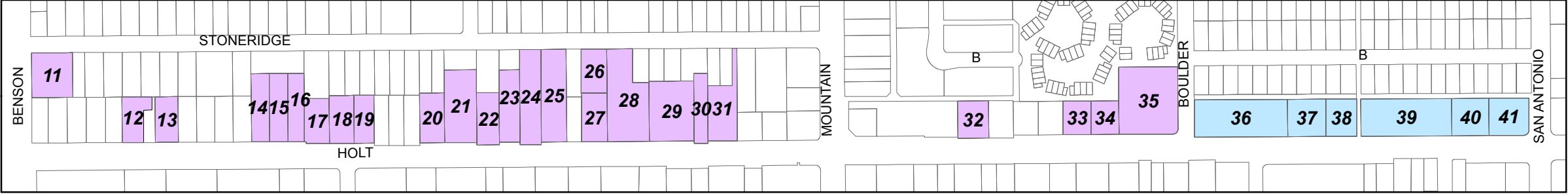


Prepared by:

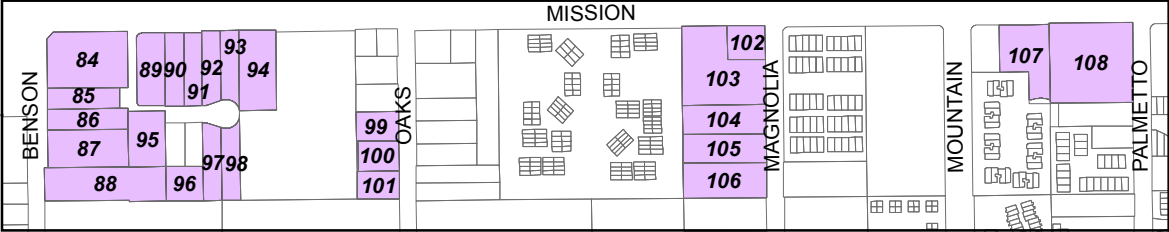


***Adopted by City Council
October 15, 2013***

WEST HOLT BLVD



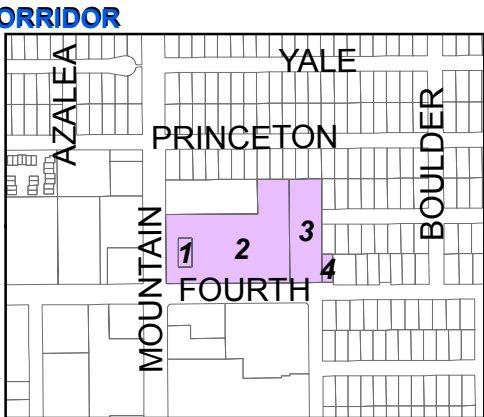
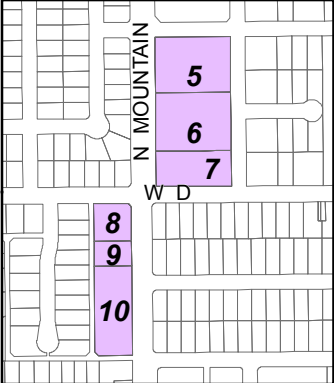
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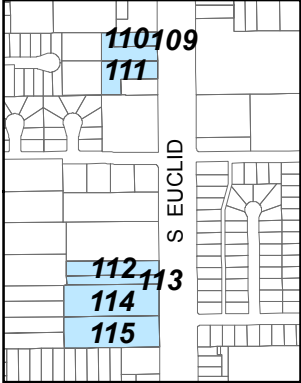
DOWNTOWN



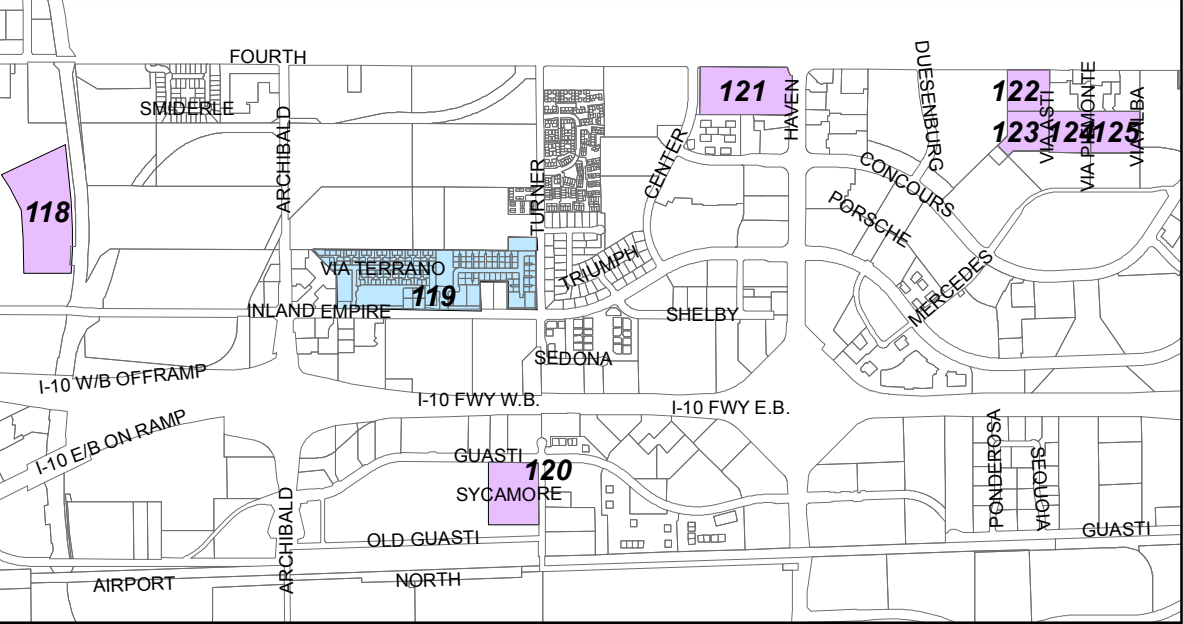
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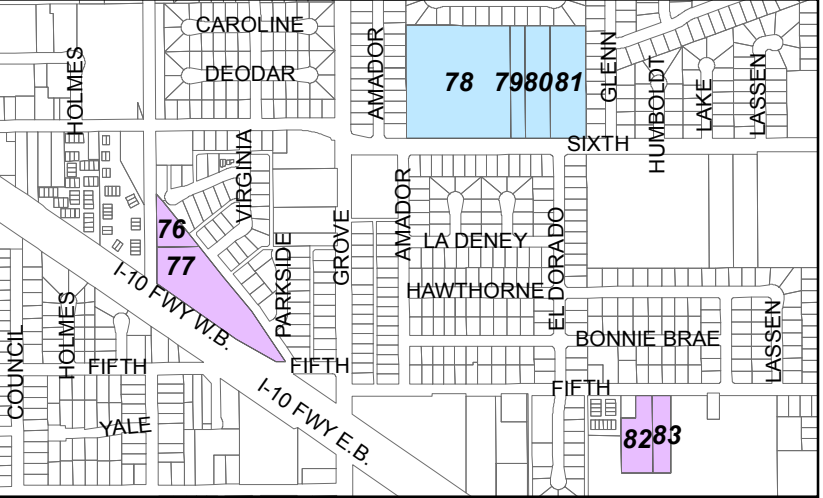
SOUTH EUCLID



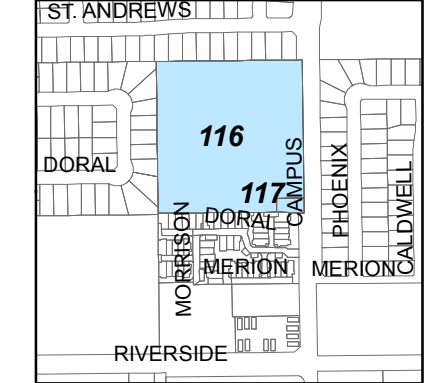
ONTARIO AIRPORT METRO CENTER



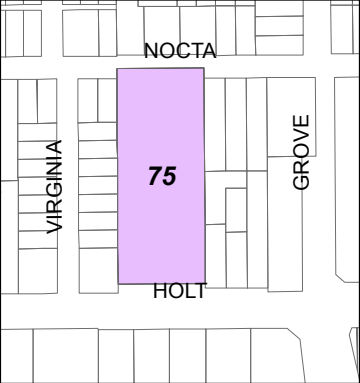
I-10 AND GROVE



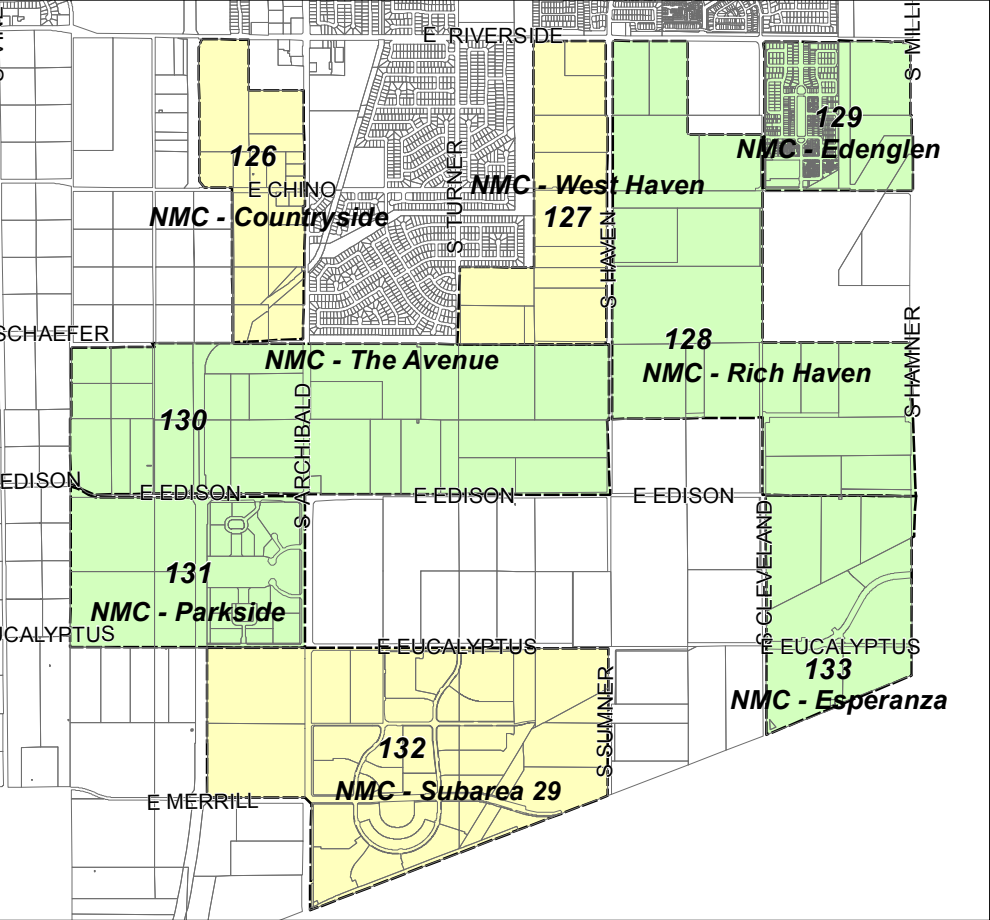
CAMPUS SITE



EAST HOLT BLVD.



NEW MODEL COLONY



Housing Element Land Inventory

Sites in Housing Element Land Inventory Income Categories

- Low Income (>25 DU/AC)
- Moderate Income (10 - 25 DU/AC)
- Moderate & Above-Moderate Income (See Inventory)
- Above-Moderate Income (<10 DU/AC)

Map ID (See Land Inventory for Details)

BACKGROUND INFORMATION
Each City in California is required to prepare a Housing Element every 5 - 10 years. The Housing Element must, in part, identify available sites that can accommodate the number and type of dwelling units that have been allocated to the City.

Projects on sites identified in the Available Land Inventory of the Housing Element (and shown on this map) must be consistent with the density range identified in the Land Inventory and the minimum number of units specified in order to be consistent with the City's General Plan (The Ontario Plan). State law requires all projects to be consistent with the General Plan.

If a site is identified on this map as being part of the Inventory, be sure to check the Land Inventory which is found in the appendix of the Ontario Housing Element which can be found at: <http://www.ontarioplan.org/index.cfm/27915/34473>

HOUSING ELEMENT LAND INVENTORY LIST

APN	Planning Area	Map ID No.	General Plan Land Use Designation	Acreage	Existing Zone	Existing Density Range	Proposed Zone Change	Proposed Density Range	Assumed Density	Total Unit Count	Low Income Units (>25 DU/AC)	Moderate Income Units (10-24 DU/AC)	Above Moderate Income Units (0-9 DU/AC)
100852203	Mountain Corridor	1	NC	0.172	C1	0-25			31	177	177		
100852202	Mountain Corridor	2	NC	4.039	C1	0-25							
100852201	Mountain Corridor	3	NC	1.451	C1	0-25							
100851316	Mountain Corridor	4	NC	0.135	C1	0-25							
101046203	Mountain Corridor	5	HDR	1.543	C1		HDR- 45	25-45	35	54	54		
101046202	Mountain Corridor	6	HDR	1.613	C1		HDR- 45	25-45	35	56	56		
101046201	Mountain Corridor	7	HDR	0.983	C1/P1		HDR- 45	25-45	35	34	34		
101052126	Mountain Corridor	8	HDR	0.519	C3		HDR- 45	25-45	25	13	13		
101052127	Mountain Corridor	9	HDR	0.346	C3		HDR- 45	25-45	25	9	9		
101052128	Mountain Corridor	10	HDR	1.241	C3		HDR- 45	25-45	25	31	31		
101055216	Mountain Corridor	11	HDR	0.68	C3		HDR- 45	25-45	25	17	17		
101055210	Mountain Corridor	12	HDR	0.406	C3		HDR- 45	25-45	25	10	10		
101055237	Mountain Corridor	13	HDR	0.392	C3		HDR- 45	25-45	25	10	10		
101055232	Mountain Corridor	14	HDR	0.463	C3		HDR- 45	25-45	25	12	12		
101055233	Mountain Corridor	15	HDR	0.463	C3		HDR- 45	25-45	25	12	12		
101055234	Mountain Corridor	16	HDR	0.421	C3		HDR- 45	25-45	25	11	11		
101054332	Mountain Corridor	17	HDR	0.414	C3		HDR- 45	25-45	25	10	10		
101054314	Mountain Corridor	18	HDR	0.441	C3		HDR- 45	25-45	25	11	11		
101054313	Mountain Corridor	19	HDR	0.353	C3		HDR- 45	25-45	25	9	9		
101054309	Mountain Corridor	20	HDR	0.46	C3		HDR- 45	25-45	25	12	12		
101054330	Mountain Corridor	21	HDR	0.873	C3		HDR- 45	25-45	25	22	22		
101054307	Mountain Corridor	22	HDR	0.44	C3		HDR- 45	25-45	25	11	11		
101054306	Mountain Corridor	23	HDR	0.555	C3		HDR- 45	25-45	25	14	14		
101054305	Mountain Corridor	24	HDR	0.755	C3/R3		HDR- 45	25-45	25	19	19		
101054304	Mountain Corridor	25	HDR	0.87	C3/R3		HDR- 45	25-45	25	22	22		
101054327	Mountain Corridor	26	HDR	0.423	R3	16-25	HDR- 45	25-45	25	11	11		
101054302	Mountain Corridor	27	HDR	0.467	C3		HDR- 45	25-45	25	12	12		
101054301	Mountain Corridor	28	HDR	1.243	C3/R3		HDR- 45	25-45	25	31	31		
101052217	Mountain Corridor	29	HDR	0.998	C3		HDR- 45	25-45	25	25	25		
101052213	Mountain Corridor	30	HDR	0.357	C3		HDR- 45	25-45	25	9	9		
101052206	Mountain Corridor	31	HDR	0.672	C3/R3		HDR- 45	25-45	25	17	17		
101050207	Mountain Corridor	32	HDR	0.427	C3		HDR-	25-45	25	11	11		
101050178	Mountain Corridor	33	HDR	0.349	C3		HDR- 45	25-45	25	9	9		
101050177	Mountain Corridor	34	HDR	0.349	C3		HDR- 45	25-45	25	9	9		
101050176	Mountain Corridor	35	HDR	1.476	C3		HDR- 45	25-45	25	37	37		
101049103	Mountain Corridor	36	MDR	1.291	C3		MDR- 25	18-25	20	26		26	
101049102	Mountain Corridor	37	MDR	0.532	C3		MDR- 25	18-25	20	11		11	
101049116	Mountain Corridor	38	MDR	0.43	C3		MDR- 25	18-25	20	9		9	
104860415	Mountain Corridor	39	MDR	1.266	C3		MDR- 25	18-25	20	25		25	
104860414	Mountain Corridor	40	MDR	0.518	C3		MDR- 25	18-25	20	10		10	
104860413	Mountain Corridor	41	MDR	0.553	C3		MDR- 25	18-25	20	11		11	
104905101	Downtown	42	MU	0.286	C2	25-75	MU-1	25-75	25	7	7		
104905102	Downtown	43	MU	0.79	C2	25-75	MU-1	25-75	25	20	20		
104905303	Downtown	44	MU	0.392	C2	25-75	MU-1	25-75	25	10	10		
104905304	Downtown	45	MU	0.387	C2	25-75	MU-1	25-75	25	10	10		
104905501	Downtown	46	MU	0.212	C2	25-75	MU-1	25-75	25	5	5		
104905509	Downtown	47	MU	0.298	C2	25-75	MU-1	25-75	25	7	7		
104905204	Downtown	48	MU	0.696	C2	25-75	MU-1	25-75	25	17	17		
104905406	Downtown	49	MU	0.231	C2	25-75	MU-1	25-75	25	6	6		
104905402	Downtown	50	MU	0.455	C2	25-75	MU-1	25-75	25	11	11		
104905404	Downtown	51	MU	0.498	C2	25-75	MU-1	25-75	25	12	12		
104905606	Downtown	52	MU	0.35	C2	25-75	MU-1	25-75	25	9	9		
104905605	Downtown	53	MU	0.354	C2	25-75	MU-1	25-75	25	9	9		

HOUSING ELEMENT LAND INVENTORY LIST

APN	Planning Area	Map ID No.	General Plan Land Use Designation	Acreage	Existing Zone	Existing Density Range	Proposed Zone Change	Proposed Density Range	Assumed Density	Total Unit Count	Low Income Units (>25 DU/AC)	Moderate Income Units (10-24 DU/AC)	Above Moderate Income Units (0-9 DU/AC)
104855112	Downtown	54	MU	0.488	PUD	25-75		25-75	65	153	153		
104855111	Downtown	55	MU	0.683	PUD	25-75		25-75	65				
104855110	Downtown	56	MU	1.06	PUD	25-75		25-75	65				
104855113	Downtown	57	MU	0.146	PUD	25-75		25-75	65				
104855301	Downtown	58	MU	0.17	PUD	25-75		25-75	65	156	156		
1048 55317	Downtown	59	MU	0.184	PUD	25-75		25-75	65				
104855316	Downtown	60	MU	0.089	PUD	25-75		25-75	65				
104855315	Downtown	61	MU	0.089	PUD	25-75		25-75	65				
104855314	Downtown	62	MU	0.089	PUD	25-75		25-75	65				
1048 5531 3	Downtown	63	MU	0.177	PUD	25-75		25-75	65				
1048 5531 2	Downtown	64	MU	0.089	PUD	25-75		25-75	65				
1048 5531 1	Downtown	65	MU	0.089	PUD	25-75		25-75	65				
1048 5531 0	Downtown	66	MU	0.06	PUD	25-75		25-75	65				
104855302	Downtown	67	MU	0.19	PUD	25-75		25-75	65				
104855303	Downtown	68	MU	0.19	PUD	25-75		25-75	65				
104855304	Downtown	69	MU	0.19	PUD	25-75		25-75	65				
104855305	Downtown	70	MU	0.132	PUD	25-75		25-75	65				
104855309	Downtown	71	MU	0.079	PUD	25-75		25-75	65				
104855308	Downtown	72	MU	0.149	PUD	25-75		25-75	65				
104855307	Downtown	73	MU	0.093	PUD	25-75		25-75	65				
104855306	Downtown	74	MU	0.084	PUD	25-75		25-75	65				
104847211	East Holt	75	MU	3.368	C3/R2		MU-2	14-40	30	101	101		
104743222	Grove Corridor	76	HDR	0.764	R2		HDR- 45	25-45	25	19	19		
104744301	Grove Corridor	77	HDR	3.786	R2		HDR- 45	25-45	25	95	95		
10846104	Grove Corridor	78	MDR	7.962	PF		MDR- 18	11-18	16.2	129		129	
10846103	Grove Corridor	79	MDR	1.14	PF		MDR- 18	11-18	16.2	18		18	
10846102	Grove Corridor	80	MDR	1.928	PF		MDR- 18	11-18	16.2	31		31	
10846101	Grove Corridor	81	MDR	2.712	PF		MDR- 18	11-18	16.2	44		44	
10851116	Grove Corridor	82	HDR	1.422	R1.5		HDR- 45	25-45	25	36	36		
10851117	Grove Corridor	83	HDR	0.966	R1.5		HDR- 45	25-45	25	24	24		
101136105	Mission Corridor	84	HDR	1.334	C3		HDR- 45	25-45	30	40	40		
101136104	Mission Corridor	85	HDR	0.447	AR	1-2	HDR- 45	25-45	30	13	13		
101136103	Mission Corridor	86	HDR	0.499	AR	1-2	HDR- 45	25-45	30	15	15		
101136102	Mission Corridor	87	HDR	0.898	AR	1-2	HDR- 45	25-45	30	27	27		
101136101	Mission Corridor	88	HDR	1.216	AR	1-2	HDR- 45	25-45	30	36	36		
101136127	Mission Corridor	89	HDR	0.6	C3		HDR- 45	25-45	30	18	18		
101136108	Mission Corridor	90	HDR	0.421	C3		HDR- 45	25-45	30	13	13		
101136110	Mission Corridor	91	HDR	0.388	C3		HDR- 45	25-45	30	12	12		
101136128	Mission Corridor	92	HDR	0.402	C3		HDR- 45	25-45	30	12	12		
101136130	Mission Corridor	93	HDR	0.392	C3		HDR- 45	25-45	30	12	12		
101136115	Mission Corridor	94	HDR	0.883	C3		HDR- 45	25-45	30	26	26		
101136107	Mission Corridor	95	HDR	0.613	AR	1-2	HDR- 45	25-45	30	18	18		
101136112	Mission Corridor	96	HDR	0.38	AR	1-2	HDR- 45	25-45	30	11	11		
101136129	Mission Corridor	97	HDR	0.419	AR	1-2	HDR- 45	25-45	30	13	13		
101136131	Mission Corridor	98	HDR	0.409	AR	1-2	HDR- 45	25-45	30	12	12		
101136123	Mission Corridor	99	HDR	0.367	AR	1-2	HDR- 45	25-45	25	9	9		
101136125	Mission Corridor	100	HDR	0.368	AR	1-2	HDR- 45	25-45	25	9	9		
101136126	Mission Corridor	101	HDR	0.349	AR	1-2	HDR- 45	25-45	25	9	9		
101137113	Mission Corridor	102	HDR	0.375	C3		HDR- 45	25-45	30	11	11		
101137112	Mission Corridor	103	HDR	1.58	C3		HDR- 45	25-45	30	47	47		
101137114	Mission Corridor	104	HDR	0.716	AR	1-2	HDR- 45	25-45	30	21	21		
101137115	Mission Corridor	105	HDR	0.716	AR	1-2	HDR- 45	25-45	30	21	21		
101137116	Mission Corridor	106	HDR	0.867	AR	1-2	HDR- 45	25-45	30	26	26		

HOUSING ELEMENT LAND INVENTORY LIST

APN	Planning Area	Map ID No.	General Plan Land Use Designation	Acreage	Existing Zone	Existing Density Range	Proposed Zone Change	Proposed Density Range	Assumed Density	Total Unit Count	Low Income Units (>25 DU/ AC)	Moderate Income Units (10-24 DU/ AC)	Above Moderate Income Units (0-9 DU/AC)
101138265	Mission Corridor	107	HDR	0.867	C1		HDR- 45	25-45	30	26	26		
101138204	Mission Corridor	108	HDR	1.984	C1		HDR- 45	25-45	30	60	60		
105038107	Euclid Corridor	109	MDR	0.396	R2	11-16		11-18	14.4	6		6	
105038108	Euclid Corridor	110	MDR	0.607	R2	11-16		11-18	14.4	9		9	
105038109	Euclid Corridor	111	MDR	0.841	R2	11-16		11-18	14.4	12		12	
105059110	Euclid Corridor	112	MDR	0.834	R2	11-16		11-18	14.4	12		12	
105059111	Euclid Corridor	113	MDR	0.556	R2	11-16		11-18	14.4	8		8	
105060101	Euclid Corridor	114	MDR	1.895	R2	11-16		11-18	14.4	27		27	
105060125	Euclid Corridor	115	MDR	1.895	R2	11-16		11-18	14.4	27		27	
105153105	Campus Site	116	MDR	9.452	R2	11-16		11-18	14.4	136		136	
105153106	Campus Site	117	MDR	0.174	R2	11-16		11-18	14.4	3		3	
	OAMC - Meredith	118	MU	15. 435 ac	SP	14-125		14- 125	52	800	800		
	OAMC - Festival	119	MU	30.08	SP	10-25		10-25	10	302		302	
	OAMC - Guasti Plaza	120	MU	7.813 ac	SP	25-60		25-60	60	468	468		
2101 8209	OAMC - Wagner	121	HDR	10. 946 ac	SP	25-45		25-45	25	298	298		
2102 0411	OAMC - Piemonte	122	MU	4.311 ac	SP	25-75		25-75	43	185	185		
2102 0410	OAMC - Piemonte	123	MU	4.442 ac	SP	25-75		25-75	43	193	193		
2102 0416	OAMC - Piemonte	124	MU	4.245 ac	SP	25-75		25-75	46	195	195		
2102 0419	OAMC - Piemonte	125	MU	5.084 ac	SP	25-75		25-75	46	233	233		
	NMC - Countryside	126	LDR	178	SP	5-9		5-9		819			819
	NMC - West Haven	127	LDR\ N C	199	SP	6		6		753			753
	NMC - Rich Haven	128	MU\ M DR\ L MDR\ LDR	510	SP	5-20		5-20		4256		1524	2732
	NMC - Edenglen	129	LDR\ MDR\ BP\ GC	160	SP	4-17		4-17		584		307	277
	NMC - The Avenue	130	LDR\ MDR\ LMDR	560	SP	2-12		2-12		2552		532	2020
	NMC - Parkside	131	MDR\ NC\ BP	249	SP	8-25		8-25		1947		1510	437
	NMC - Subarea 29	132	LDR\ N C\ BP\ IND	532	SP	5		5		2291			2291
	NMC - Esperanza	133	LDR\ MDR	23	SP	13-24		13-24		1410		496	914

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