



City of Ontario

Ontario Housing Element

Adoption Draft
January 2022





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Adoption Draft with Tracked Changes
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1. HOUSING ELEMENT

1.1 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 California 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 California Government Code requires that Housing Elements 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 multifamily housing developments within each community.

The Housing Element must be updated every eight years. The City of Ontario Housing Element covers the period from October 15, 2021, to October 15, 2029.

The Ontario 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 Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain Policy Plan consistency.

The City is completing an update to The Ontario Plan concurrently with the Housing Element, including updates to the Circulation Element that will address Assembly Bill (AB) 1358 complete streets requirements, drafting and incorporating Environmental Justice policies and actions, and updating the Safety Element. In addition, per Senate Bill (SB) 379 (California Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of The Ontario 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 the residents 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

The City believes:

- A range of housing for all income levels is essential to a complete community.
- The 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 California 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.
- Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.
- 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 2021-2029 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 Element Technical Report encompasses all seven topical areas mentioned here, 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 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 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, 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 Ontario Ranch will play significant economic roles in reshaping the city's future. Housing development in the Ontario Airport Metro Center area is progressing. Housing development in the Ontario Ranch has been predominantly single-family housing to date, as was expected. Intensification of the mixed-use areas along Interstate 10 and on the east side of the city will also drive economic development while also providing opportunities for housing in close proximity to employment opportunities.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the Cucamonga Creek Channel, future development is expected to occur starting in the south and moving north. Development around the Ontario International Airport will continue to allow a mix of uses including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will allow for a mixture of residential and commercial uses.

The area adjacent to the Chino Airport includes a mixture of warehousing, industrial, and adjacent residential uses. This area will require future infrastructure development to support future land uses and expected to occur within the next three to five years. Additionally, community members have expressed a desire for linear park and mixed-use development in this area.

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 its workforce remains the key challenge to creating the type and quality of community and securing Ontario's future. In this context, Ontario's 2021–2029 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. HOUSING NEEDS ASSESSMENT

2.1 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

According to the US Census Bureau’s American Community Survey (ACS) 5-Year Estimates, Ontario’s 2019 population was 176,760. This represents an increase of approximately 7 percent from the 2010 population of 165,215. Compared to surrounding cities, Ontario’s population growth has been minor. Other neighboring cities, such as Eastvale and Chino, have grown more during the same period, with Eastvale growing by approximately 26 percent and Chino growing by 15 percent. These cities, however, have much smaller overall populations and other large cities with population sizes similar to Ontario, such as Rancho Cucamonga, have grown at a rate (10 percent) closer to Ontario’s. Table 2-1 shows the population growth rates for Ontario and its neighboring cities.

Table 2-1
Ontario and Neighboring Jurisdictions Population Growth,
2010 to 2019

Year	2010 Population	2019 Population	Numeric Change	Percentage Change
Ontario	165,215	176,760	11,545	7%
Chino	77,729	89,631	11,902	15%
Eastvale	49,131	62,046	12,915	26%
Fontana	189,466	210,759	21,293	11%
Jurupa Valley	*	105,653	N/A	N/A
Montclair	36,704	39,155	2,451	7%
Rancho Cucamonga	160,780	176,379	15,599	10%
Upland	73,887	76,596	2,709	4%

Source: US Census Bureau ACS 2006-2010, 2015-2019.

*2010 data not available for Jurupa Valley

Race and Ethnicity

The County of San Bernardino, much like California as a whole, is experiencing racial and ethnic diversification. Table 2-2 displays changes in the race and ethnicity of Ontario residents from 2010 to 2019.

According to the 2015-2019 ACS, Hispanic residents experienced a 9 percent increase and are the largest ethnic group in Ontario, at 70 percent of the population. White and Black/African American residents experienced the most significant decrease, each declining 6 percent. The Asian ethnic group grew by approximately 46 percent, the fastest growth rate of any ethnic group, yet accounts for only 7 percent of the total population. Native Americans/American Indians also grew significantly, by approximately 58 percent, while also comprising less than 1 percent of Ontario’s population. All other racial/ethnic groups and multiracial residents grew, as a group, by approximately 21 percent.

Table 2-2
Changes in Race and Ethnicity

Race and Ethnicity	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Hispanic	113,085	69%	123,668	70%	9%
Asian ¹	8,078	5%	11,817	7%	46%
White	29,898	18%	28,167	16%	-6%
Black/African American	9,598	6%	9,013	5%	-6%
Native American/ American Indian ²	361	0%	571	<1%	58%
All Others ³	2,904	2%	3,524	2%	21%
Total	163,924	100%	176,760	100%	8%

Sources: US Census Bureau 2010; ACS 2015-2019.

1. Asian category includes Asian, Hawaiian, and Pacific Islander.
2. American Indian category includes American Indian, Eskimo, and Aleut.
3. "All others" includes multiracial categories.

Age Characteristics

The age characteristics of Ontario’s residents are related to differences in the type of housing needed. Younger households and seniors typically prefer smaller housing units, with the former preferring rental accommodations and the latter ownership units. Middle-aged adults typically prefer to move up to larger homes that can accommodate families with children. Ontario is unique in that its future demand will be driven not only by changes in age characteristics but by the type of housing built in strategic focus areas.

Ontario’s population is one of the youngest in the County of San Bernardino with a median age of 32.4, versus a median age of 33.8 years countywide. Approximately 68 percent of the city’s adult residents were below age 44 as of 2019, and nearly 37 percent of all residents were below age 24. As shown in Table 2-3, the city’s largest age group occurs among those between the ages of 25 and 44. Ontario is experiencing population aging, with the fastest-growing population group being seniors aged 65 years and older. Between 2010 and 2019, the senior age group expanded by approximately 47 percent, while minors less than 18 years declined by approximately 6 percent.

Table 2-3
Changes in Age Characteristics

Age Groups	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Less than 18	49,443	30%	46,430	26%	-6%
18–24 (college age)	19,296	12%	19,225	11%	0%
25–44 (young adults)	49,428	30%	54,928	31%	11%
45–64 (middle age)	34,703	21%	39,876	23%	15%
65+ (seniors)	11,054	7%	16,301	9%	47%
Total	163,924	100%	176,760	100%	8%

Source: US Census Bureau 2010; ACS 2015-2019.

The age characteristics of Ontario’s existing residents suggest a greater need for family and senior housing. A large presence of families and middle-aged persons also implies a high demand for single-family housing that is large enough to accommodate children. As is shown in Table 2-4, the majority of family households in 2019 did not have children; however, younger households, such as those in the 25-44 years age group, may be looking for housing that can accommodate future children. Increases in the middle-age population, should they remain in Ontario over the next decade, should materialize in an increasing demand for senior housing, such as condominiums, that require less maintenance than a single-family home.

Household Type and Size

Household type and size influence housing demand. For example, families with young children frequently seek the living space and the financial investment that single-family homeownership has to offer. In contrast, single-person households tend to desire apartments, condominiums, and townhomes or other smaller housing options. These preferences underscore the importance of providing a diversity of housing types and prices suitable to residents in all household types.

Ontario is known as a predominantly family-oriented community; 78 percent of households are families. The most significant increase in household types between 2010 and 2019 occurred in the married families, no children category, rising by an approximate 169 percent, implying an increase in the occurrence of children moving out or new couples cohabitating and either delaying or electing not to have children. Married families with children also increased though less dramatically, at a rate of 68 percent. Meanwhile, the number of single-person households grew also, from 6,741 in 2010 to 8,299 in 2019 (23 percent).

At 60 percent of total households, the most prominent household size in the city has between 2 and 4 members. The prominent household types in Ontario suggest a higher demand for family housing with enough bedrooms for 2 to 4 people per household. Table 2-4 shows changes in household types from 2010 to 2019. The number of large households with five or more members declined while the number of single person and 2- to 4-person households grew during the same period. As a result, the overall, average household size only increased slightly between 2010 and 2019 from 3.6 to 3.7 persons per household.

Household - Comprises all the people who occupy a housing unit. Can include the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

Family Household - Comprises a group of two or more persons related through birth, marriage, or adoption and residing together and any unrelated people residing there.

Nonfamily Household - Comprises unrelated persons living together or one person living alone.

Table 2-4
Changes in Household Type

Household Type	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Family Households	35,595	79%	39,495	78%	11%
Married families with children	13,205	29%	22,189	44%	68%
Married families, no children	10,584	24%	28,432	56%	169%
Other families	11,806	26%	13,430	27%	14%
Nonfamily Households	9,336	21%	11,126	22%	19%
Single persons	6,741	15%	8,299	16%	23%
All other households	2,595	5%	2,827	6%	9%
Total	44,931	100%	50,621	100%	13%

Table 2-4
Changes in Household Type

Household Type	2010		2019		Percentage Change
	Number	Percentage	Number	Percentage	
Household Size					
Single person	6,741	15%	8,299	16%	23%
2 to 4 persons	24,936	56%	30,620	60%	23%
5 persons or more	13,254	29%	11,702	23%	-12%
Average Size	3.6		3.7*		3%

Source: US Census Bureau 2010; ACS 2015-2019; SCAG 2020.

*Average size data for 2019 comes from the 2020 SCAG Local Housing Data report for Ontario

Employment

Housing demand is also driven by the wages earned by households, affecting the types of housing that can be afforded. Moreover, overall employment in Ontario also affects housing demand, because as employment levels increase in Ontario, some of these future workers will desire to live in Ontario. This section describes current patterns in employment levels by industry and occupation.

Employment and Occupations

Table 2-5 details the types of occupations held by residents in 2020 in the Riverside–San Bernardino–Ontario Metropolitan Statistical Area (MSA), based on the 2020 Occupational Employment and Wage Statistics reported by the California Economic Development Department (EDD). Transportation and material moving occupations and office and administrative support occupations make up the largest proportions of the MSA’s workforce, representing 15 percent and 15 percent respectively. These occupations earn an average income of \$44,925 and \$40,914, respectively, which is less than EDD’s reported mean annual wage for the Riverside–San Bernardino–Ontario (\$55,049). Management occupations and legal occupations earned the highest mean annual wage, each exceeding \$117,000. Together, management occupations and legal occupations represent less than 5 percent of the MSA workforce. Food service and serving related occupations and farming, fishing, and forestry occupations each earned the lowest average annual salary (slightly greater than \$32,000). While farming, fishing, and forestry occupations comprise a relatively small proportion of the MSA population (0.5 percent), food service and serving related occupations comprises the fourth largest proportion of the MSA’s employed residents. Food service and serving related occupations comprise 9.0 percent of employed persons, following sales and related occupations which comprises 9.1

percent of employed persons in the MSA. According to ACS data, in 2019 Ontario's rate of unemployment was 6.5%, which was lower than the rate of unemployment in San Bernardino County (7.7%) and but higher than the statewide rate (6.1%).

The largest employers in Ontario are:

- 5,000-9,999 employees:
 - United Parcel Services, 3140 E. Jurupa Avenue
- 1,000-4,999 employees:
 - Workforce Personnel, Inc., 800 N. Haven Avenue, Suite 330
 - Ontario--Montclair School District, 950 West D Street
 - Chaffey Joint Union High School District, 211 West Fifth Street
- 500-999 employees
 - FedEx, multiple locations
 - QVC Inc., 853 QVC Way
 - AutoZone Auto Parts, multiple locations
 - The Home Depot, 2980 S Euclid Avenue
 - Cardenas Markets, LLC, multiple locations

Table 2-5
Occupations by Type for Riverside-San Bernardino-Ontario
Metropolitan Statistical Area

<i>Occupations</i>	<i>2020</i>		<i>Average Annual Salary</i>
	<i>Number</i>	<i>Percentage</i>	
Management occupations	64,650	4.3%	\$117,862
Business and Financial Operations Occupations	58,060	3.9%	\$73,959
Computer and Mathematical Occupations	18,390	1.2%	\$89,837
Architecture and Engineering Occupations	16,560	1.1%	\$91,836
Life, Physical, and Social Science Occupations	10,160	0.7%	\$85,766
Community and Social Service Occupations	27,930	1.9%	\$62,523
Legal Occupations	5,780	0.4%	\$117,415
Educational Instruction and Library Occupations	99,940	6.7%	\$71,328
Arts, Design, Entertainment, Sports, and Media Occupations	10,120	0.7%	\$61,636
Healthcare Practitioners and Technical Occupations	82,190	5.5%	\$102,182
Healthcare Support Occupations	85,470	5.7%	\$35,293
Protective Service Occupations	41,470	2.8%	\$59,895
Food Preparation and Serving Related Occupations	134,450	9.0%	\$32,268
Building and Grounds Cleaning and Maintenance Occupations	45,150	3.0%	\$38,856
Personal Care and Service Occupations	29,600	2.0%	\$35,614
Sales and Related Occupations	135,630	9.1%	\$45,301
Office and Administrative Support Occupations	177,130	11.9%	\$44,925
Farming, Fishing, and Forestry Occupations	7,610	0.5%	\$32,135
Construction and Extraction Occupations	83,650	5.6%	\$58,145
Installation, Maintenance, and Repair Occupations	57,360	3.9%	\$56,287
Production Occupations	75,250	5.1%	\$42,134
Transportation and Material Moving Occupations	223,180	15.0%	\$40,914
Total all occupations	1,489,730	100%	

Source: EDD Occupation & Wage Statistics, 2021

In terms of commute patterns, more people travel into Ontario for work than leave the city to work. Table 2-6 shows the jobs-to-housing ratio and job inflow for Ontario. According to the US Census Bureau and the California Department of Finance, there is a jobs-to-housing ratio of 2.48, indicating that there are twice as many jobs in Ontario as there are housing units. Although current Ontario residents may not need to travel far for employment if they work within the city, the jobs-to-housing ratio indicates that there are not enough housing units for all of the workers employed within Ontario.

Table 2-6
Job-to-Housing Ratio

<i>Metric</i>	<i>Number</i>
Jobs	128,637
Housing Units	51,814
Job-to-Housing Ratio	2.48
Net Job Inflow	54,023

Source: US Census Bureau On The Map 2018 – Ontario; CA DOF 2021

Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2015–2019 ACS, Ontario’s median household income was \$65,000, slightly higher than the San Bernardino County median of \$63,362. Median family income in Ontario was lower at \$58,400, with married families earning much higher income (\$79,100) than other types of families, such as female-headed households (\$44,300) and male-headed households (\$55,200). Single male-headed households earn a comparable income to the median for the entire county while female-headed households earn the lowest median income in the city (see Table 2-7).

Table 2-7 illustrates the household income distribution for different types of households in Ontario. The median income represents the point where 50 percent of all households earn less than that point. Married families tend to earn the highest income, presumably because both adults are working. Other families and nonfamilies typically earn the lowest incomes because these households often consist of single persons or seniors living on fixed incomes.

Table 2-7
Household Income by Type, 2010

Household Type	2019	
	Percentage of Households	Median Income*
All Households	100%	\$65,000
Family Households	78%	\$58,400
Married families	51%	\$79,100
Married families w/children	24%	\$73,100
Other Families	27%	\$44,300 (Female Householder) \$55,200 (Male Householder)
Nonfamily Households	22%	\$48,200

Source: US Census Bureau; 2015-2019 American Community Survey.

* Median income rounded to nearest \$100.

Although difficult to forecast, the city’s median household income is expected to significantly increase over the planning period of the 2050 Policy Plan. Residential development in the Ontario Ranch and Ontario Airport Metro Center, the increasing relocation of corporation headquarters to Ontario, and significant revitalization efforts ongoing throughout the community are anticipated to broaden the income makeup of Ontario’s future population.

Household Income Distribution

The California Department of Housing and Community Development (HCD) analyzes the distribution of income among households in a community relative to the area median income (AMI), as adjusted for households of different sizes. Households are grouped into five income classifications for purposes of determining the need for assistance. Each year, HCD analyzes the distribution of income by county and develops maximum income limits for each income classification. The 2021 income limits set by HCD for San Bernardino County are:

- **Extremely low:** households earning 30 percent or less of AMI, or a maximum income of \$26,500 for a four-person household
- **Very low:** households earning 31 to 50 percent of AMI, or a maximum income of \$39,500 for a four-person household
- **Low:** households earning 51 to 80 percent of AMI, or a maximum of \$63,200 for a four-person household
- **Moderate:** households earning 81 to 120 percent of AMI, or a maximum income of \$93,000 for a four-person household

- *Above moderate*: households earning above 120 percent of AMI for a four-person household, or an annual income greater than \$93,000 for a four-person household.

State income guidelines also often combine extremely low and very low income into one category, called “very low income.” The extremely low-, very low-, and low-income categories are also often combined into a larger “lower” income category, a term used throughout this Housing Element. This is because lower-income households as a whole have markedly different housing needs than moderate- and above moderate-income households.

Table 2-8 describes the income distribution of households by tenure. As shown in Table 2-8, 41 percent of all households earn lower incomes, with 11 percent of total households categorized as extremely low income. Homeowners have a much higher proportion of moderate- or above moderate income-households, while renters have a higher share of lower-income households.

Table 2-8
Household Income Distribution

Income Categories	Tenure of Households				Total of Households	Percentage of Total
	Owners	Percentage of Households	Renters	Percentage of Households		
Extremely Low	1,600	6%	3,855	17%	5,455	11%
Very Low	2,120	8%	3,520	15%	5,640	12%
Low	3,500	13%	5,380	24%	8,880	18%
Moderate or Above Moderate	19,090	73%	10,110	44%	29,200	59%
Total	26,310	100%	22,865	100%	49,170	100%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

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.

2.2 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 2010 and 2021, the housing stock in the city increased 9 percent and SCAG predicts that the housing stock could increase by an additional 44 percent by 2045 (Table 2-9).

Table 2-9
Housing Projections 2000–2045

Year	Households	Change	
		Numeric	Percentage
2000	44,912	--	--
2010	47,449	2,537	6%
2021	51,814	4,365	9%
2045	74,500	22,686	44%

Source: California Department of Finance 2000, 2021; US Census Bureau 2010; SCAG 2020 RTP/SCS

Housing Characteristics

Housing Type

As shown in Table 2-10, the majority of Ontario’s existing housing is single-family detached units. Ontario’s overall housing production activity over the past decade has trended notably towards multifamily construction of developments with five or more housing units, increasing 23 percent between 2010 and 2021. Single-family detached housing also increased during the same period but at a far less significant rate of approximately 8 percent. The number of single-family attached and multifamily of two to four units stayed relatively stable over this time period, while the number of mobile homes declined by approximately 15 percent. Overall, however, more housing was built between 2010 and 2021 than demolished, resulting in a net growth in housing stock of approximately 9 percent. Most of this growth was due to the ongoing development of the former dairy farms south of Riverside Drive and east of the Cucamonga Channel as well as new multifamily projects with five or more units throughout the more established portions of the city.

Table 2-10
Housing Type 2010–2021

Unit Type	Number of Units		2010–2021 Change	
	2010	2021	Number	Percentage
Single-family detached	28,007	30,244	2,237	8%
Single-family attached	3,114	3,114	0	0%
Multiple-family (2–4 units)	5,078	5,110	32	1%
Multiple-family (5+ units)	9,087	11,169	2,082	23%
Mobile homes and other	2,163	1,846	-317	-15%
Total	47,449	51,483	4,034	9%

Source: California Department of Finance 2021; City of Ontario 2021

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, particularly large housing units affordable to lower-income families likely seeking rental housing options. While the number of large families (five or more persons) decreased by 12 percent since 2010, the number of renter households of at least four persons (9,704 households) exceeds the number of renting households with three or more bedrooms (7,282 units), as shown in Table 2-11. Meanwhile, the number of owner-occupied units with three or more bedrooms (21,380) exceeds the number of owner-households with four or more persons (10,992 households, see Table 2-18). Increased competition for limited number of rental units appropriately sized for large families can lead to higher overcrowding. Overcrowding often occurs because of 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 2-11
Housing Size by Tenure

Bedrooms	Owner	Renter	Total
Studio or 1 bedroom	849	5,835	6,684
2 bedrooms	4,885	10,390	15,275
3 or more bedrooms	21,380	7,282	28,662
Total	27,114	23,507	50,621

Source: US Census ACS 2015-2019.

Housing Tenure

Homeownership

The American dream is intertwined with the goal of homeownership, which is often associated with independence, economic success, safety, and family. Historically, one of the most efficient and effective ways to build wealth over time is with the purchase of a home.

As of the 2015-2019 ACS, the city has a homeownership rate of 53.6 percent, with 27,114 homeowners and 23,507 renter households. This percentage decreased from the 59 percent homeownership rate in 2010. Table 2-12 shows the total number of occupied housing units by tenure.

Table 2-12
Occupied Housing Units by Tenure

<i>Tenure</i>	<i>Number</i>	<i>Percentage</i>
Owner	27,114	53.6%
Renter	23,507	46.4%
Total	50,621	100.0%

Source: US Census ACS 2015-2019.

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 2019, Ontario's housing vacancy rate for rental units was 2.9 percent, a low rate for rental vacancies. From 2010 to 2019, the city experienced a decrease in rental vacancy rates, falling from 5.8 percent in 2010.

The 2015-2019 ACS indicated a 1 percent vacancy rate for ownership units, a decline from 2 percent in 2010. The decrease in both the owner-occupied and renter vacancy rates for housing units in Ontario suggests that housing demand is exceeding the ability of the market to build and deliver new housing stock.

Housing Prices and Rents

According to a survey of home sales listings on Zillow in late May 2021, the median resale price in Ontario was \$544,990 for a three-bedroom house. The highest sales price surveyed was \$657,990 for a four-bedroom house while the lowest sales price was \$365,000 for a two-bedroom house. Most homes available were three-bedroom houses; only one one-bedroom house was listed as of the date of the survey. The lack of smaller, lower-cost homes on the market may present a challenge for smaller households, particularly younger households or seniors that may have limited incomes when trying to downsize their homes.

In 2021, 3.6 percent of housing units in Ontario were mobile home units, a decrease in recent years, as discussed previously. Mobile homes provide an additional opportunity for lower-income households to own a home. On May 24, 2021 there were 22 mobile homes in Ontario listed for sale on Zillow.com. List prices ranged from \$45,000 to \$199,000, with a median price of \$93,000 and an average price of \$100,464. Typically, owners of mobile homes must pay rent to the mobile home parks where they are located. In exchange, the 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.

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.

According to a survey of rental listings on Zillow in late May 2021, the median rent in Ontario was \$1,974, while the minimum and maximum prices were \$1,425 and \$3,000, respectively. The most common rental unit on the market during the survey had two bedrooms and was approximately 800 square feet in size.

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 from the inability to afford maintenance, and situations where young families and seniors cannot afford to live near other family members. Table 2-13 and the following discussion describe housing affordability in Ontario.

Affordable Housing - The U.S. Census and numerous housing programs consider an affordable housing payment to be no more than 30 percent of a household's gross income. However, 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.

Homeownership

According to a survey of home sale listings on Zillow conducted in May 2021, the median home price in Ontario was \$544,990. As shown in Table 2-13, this price exceeds the maximum affordable price of \$410,000 for households of four members with a moderate- or lower-income household income. Although some homes surveyed were within the affordability range of moderate-income households, only 1 of the 25 units surveyed was below the limit of \$410,000 and while affordable to moderate-income households, this home was unaffordable to lower-income households. This suggests that overwhelming majority of market-rate homes for sale in Ontario are mostly unaffordable to any household earning a moderate income and are entirely unaffordable to any household earning a lower income.

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 41 percent of Ontario households earn lower incomes, providing a sufficient quantity of decent and affordable rental housing for the workforce, young adults, families with children, and seniors is an important goal. Table 2-13 summarizes the affordability of rental housing in Ontario.

Based on a market survey conducted in May 2021 of rental listings posted on Zillow, the median rent price in Ontario is \$1,974. Table 2-13 indicates that only a moderate-income household could afford the median rent price, being able to pay no more than \$2,325 a month on rent and expenses. Low-income households can afford to pay no more than \$1,580 a month on rent. The minimum rent surveyed was \$1,425 and thus some rental units are affordable to low-income households, but most rental units are unaffordable to most low-income households. Very low and extremely low-income four-person households can afford no more than \$988 and \$663 per month on rent expenses, respectively. Thus, market-rate rental units at the median rental rate as of May 2021 are unaffordable to any household earning a very low or extremely low income in Ontario. Lower-income households have greater difficulty affording housing. Both very low- and extremely low-income 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 2-13
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%	\$26,500	\$111,200	\$663
Very Low	31% to 50%	\$39,500	\$170,200	\$988
Low	51% to 80%	\$63,200	\$275,600	\$1,580
Moderate	81% to 120%	\$93,000	\$410,000	\$2,325

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 2021.
- 2 Rounded to nearest \$100. Assumes 10% down payment, 30-year loan at an interest rate of 3%, and standard housing costs for San Bernardino County. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible. Affordability estimates created June 11, 2021, using: <https://www.wellsfargo.com/mortgage/planning/comfort-zone/afford>.
- 3 Rental payment is assumed at no more than 30% of income.

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.

As of 2017, housing overpayment in Ontario affected approximately 60 percent of renters (13,215 households) and approximately 40 percent of homeowners (8,655 households) (see Table 2-14). Overpayment is traditionally more prevalent among renters than owners. While fixed-rate mortgages are the norm, it is still worth noting that adjustable rate mortgages have the potential to lead to overpayment. In any case, housing overpayment tends to be most severe for lower-income households, regardless of tenure.

Table 2-14
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	4,085	6,400	1,770	5,295	11,705
More than 50% of Household Income	6,610	6,815	2,960	3,360	10,175
Total more than 30% of Household Income	10,695	13,215	4,730	8,655	21,880
Percentage of Households Overpaying (> 30%)	49%	60%	22%	40%	100%

Source: CHAS 2013-2017

Note: Total numbers of units in the Comprehensive Housing Affordability Strategy (CHAS) may differ slightly as compared to ACS totals due to sampling differences.

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 considered 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.

As of 2019, there were 6,159 households, or approximately 12 percent of all households, in Ontario experiencing some degree of overcrowding. Approximately 71 percent of overcrowded households were moderately overcrowded while 29 percent were extremely overcrowded. Although homeowners made up the majority (54 percent) of all households in the city, renters made up a supermajority (69 percent) of Ontario’s overcrowded households, whereas only 31 percent of households were owner-occupied. This trend also occurred among the moderately and severely overcrowded households, where renters made up 70 and 68 percent of these categories, respectively.

Table 2-15 provides data on household overcrowding in Ontario according to the tenure of the household.

Table 2-15
Overcrowding by Tenure

Overcrowding Level	Homeowners		Renters		Total
	Number	Percentage	Number	Percentage	
No Overcrowding	25,211	57%	19,251	43%	44,462
Moderate Overcrowding	1,320	30%	3,033	70%	4,353
Severe Overcrowding	583	32%	1,223	68%	1,806
Total Households	27,114	54%	23,507	46%	50,621
Total Overcrowding	1,903	31%	4,256	69%	6,159

Source: ACS 2015-2019

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.

2.3 Special Housing Needs

Certain individuals and families in Ontario encounter greater difficulty in finding decent, affordable housing because of 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 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 2-16 shows the number of special housing needs groups residing in Ontario based on the 2010 Census and the 2015-2019 ACS unless otherwise noted.

Table 2-16
Special-Needs Groups

<i>Special-Needs Group</i>	<i>Number of Persons or Households</i>		<i>Percentage of Persons or Households⁹</i>	
	<i>2010</i>	<i>2019</i>	<i>2010</i>	<i>2019</i>
Large Families ¹	13,254	20,696	28%	41%
Female-Headed Households ²	10,568	9,358	26%	18%
Single-Parent Families ³	6,012	13,430	13%	27%
Senior Households ⁴	8,349	8,039	18%	16%
Total Disabilities ⁵	--	28,252	--	--
Homeless Persons ⁶	452	102	<1%	<1%
Farmworkers ⁷	617	505	<1%	<1%
Lower-Income Households ⁸	17,185	19,975	36%	39%

Source: CHAS, 2009; US Census ACS 2015-2019; SCAG Local Housing Profile Data; San Bernardino County Homeless Partnership - 2020 PiTC

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. Total Disabilities refers to the total number of all disabilities tallied. No valid percentages can be displayed since disabilities are not equal to people as one person may have multiple disabilities. 2010 data are not displayed since the 2010 Census counted the total population living with disabilities rather than total disabilities.
6. Homeless people refer to the number of people counted as homeless in Ontario according to the 2020 San Bernardino County Homeless Count. Percentages refer to the share of the total Ontario population.
7. Farmworkers refer to the number of farmworkers working in Ontario according to the SCAG 2021 Local Profile Data for Ontario.
8. Lower-income households refer to the number of households who earn 80 percent or less of the median family income according to the 2015-2019 ACS.
9. Percentages refer to the share of all households.

Family Households

Ontario is a family-oriented community, with approximately 8 out of every 10 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-needs households under state law.

In today’s housing market, single-parent families are increasingly at-risk because they must balance work and their families. According to the 2015-2019 ACS, Ontario has a total of 13,430 households headed by a single parent.

Large households with five or more members also constitute a special-needs group because of their unique housing needs. Of the 20,696 large families, 9,704 rent and 10,992 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 2-17, approximately 43 percent of all large families (renters and owners) overpay for housing.

Table 2-17
Large-Family Housing Overpayment

Income Level	Number of Households Overpaying			
	Renters	Percentage	Owners	Percentage
Extremely Low (up to 30% AMI)	590	24%	115	11%
Very Low (30% - 50% AMI)	845	35%	310	30%
Low (50% - 80% AMI)	980	41%	600	59%
Total Low-Income Households Overpaying	2,415	100%	1,025	100%
Total Large-Family Households Overpaying	2,750	58%	1,620	30%
All Large-Family Households	4,755	---	5,450	---

Source: CHAS 2013-2017

Ontario single-parent families can access resources, including childcare opportunities, through the County’s Preschool Services Department, which administers the Federal Head Start, Early Head Start, and Early Head Start – Child Care Partnership, as well as state preschool programs. The Preschool Services Department provides free services to qualifying low-income families and provides wrap-around services to ensure to support child wellness, including health, nutritional, and dental services.

Support services are also available to parents, including free online high school diploma program, employment training, and job placement services. For families at risk of homelessness, the Preschool Services Department provides emergency and crisis assistance in the form of food, housing, transportation, and clothing. Counseling is offered to combat issues of substance abuse and domestic violence. In the County’s community assessment prepared by Head Start, the lack of affordable opportunities for childcare was identified as a pressing unmet need to support low-income families, including large families and single-parent families.

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 Table 2-18, Ontario has about 10,992 large families who own homes compared to the nearly 21,380 owner-occupied units with three or more bedrooms. The city has about 9,704 large renter families, yet only 7,282 rental units with three or more bedrooms. Thus, many large renter families are crowded into smaller rental units.

Table 2-18
Household Size by Tenure in Ontario

<i>Household Size</i>	<i>Number of Owner Households</i>	<i>Percentage of Owner Households</i>	<i>Number of Renter Households</i>	<i>Percentage of Renter Households</i>	<i>Total Households</i>	<i>Percentage of Total Households</i>
Single Person	4,032	15%	4,267	18%	8,299	16%
2 to 3 persons	12,090	45%	9,536	41%	21,626	43%
Large families (4 or more)	10,992	40%	9,704	41%	20,696	41%
Total	27,114	100%	23,507	100%	50,621	100%

Source: US Census 2015-2019 ACS

As shown in Table 2-19, Ontario provides a variety of housing opportunities for lower-income families. In 2021, the city had 39 publicly assisted multiple-family, senior, and transitional housing projects that provided 1,942 deed-restricted units affordable to moderate- and lower-income families. Ontario also has 1,846 mobile homes in parks that provide very low-cost family housing at current market sales prices.

Table 2-19
Affordable Family Housing in Ontario

<i>Housing Types</i>	<i>Number of Units</i>	<i>Affordability of Units</i>
Affordable Housing Units (deed-restricted)	1,942	Very low, low, and moderate income
Mobile Home Parks	1,846	Low–moderate income

Source: City of Ontario, 2021.

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 2021 SCAG Pre-Certified Local Housing Data for Ontario, there were 8,039 households with a householder aged 65 or older, or approximately 16 percent of all households.

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 16,301 seniors, 62 percent are ages 65 to 74 and 39 percent are older than 75. Each of these groups has different health, transportation, and housing needs that require different strategies and plans. Seniors often have greater difficulty finding and maintaining affordable housing because of their fixed retirement incomes.

In terms of tenure, an approximate 72 percent of senior-held households in Ontario are owner-occupied, whereas only an approximate 28 percent of senior-held households are rented. As shown in Table 2-20, the largest group (approximately 15 percent of all householders in Ontario) of senior householders occurs among those aged 65 to 74 years who own their home. Those who pay a monthly rent among this same age bracket comprise a much smaller portion of the city’s householders, at approximately 6 percent.

Table 2-20
Senior Housing Needs

<i>Age of Householder</i>	<i>Renters</i>		<i>Owners</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
15-24 years	1,405	6%	135	1%
25-34 years	6,070	26%	2,598	10%
35-44 years	5,897	25%	5,007	19%
45-54 years	4,797	21%	6,895	26%
55-59 years	1,565	7%	3,149	12%

Table 2-20
Senior Housing Needs

<i>Age of Householder</i>	<i>Renters</i>		<i>Owners</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
60-64 years	1,319	6%	2,748	10%
65-74 years	1,368	6%	3,826	15%
75-84 years	637	3%	1,417	5%
85+ years	254	1%	537	2%
Total	23,312	100%	26,312	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021

Nearly half (approximately 46 percent) of senior households in Ontario earn an annual income of at least \$75,000 or more indicating a substantial number of seniors have higher incomes than Ontario households overall. Table 2-21 shows the senior households in Ontario by their annual household income.

Table 2-21
Senior Households by Income

<i>Income</i>	<i>Number</i>	<i>Percentage</i>
Less than \$10,000	376	5%
\$10,000 to \$14,999	263	3%
\$15,000 to \$19,999	395	5%
\$20,000 to \$24,999	426	5%
\$25,000 to \$29,999	282	4%
\$30,000 to \$34,999	731	9%
\$35,000 to \$39,999	274	3%
\$40,000 to \$44,999	156	2%
\$45,000 to \$49,999	277	3%
\$50,000 to \$59,999	549	7%
\$60,000 to \$74,999	581	7%
\$75,000 to \$99,999	1592	20%
\$100,000 to \$124,999	595	8%
\$125,000 to \$149,999	558	7%
\$150,000 to \$199,999	612	8%
\$200,000 or more	253	3%
Total	7,920	100%

Source: US Census ACS 2015-2019.

The needs of Ontario’s senior residents involve more than just the limited retirement incomes of some seniors. 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 Citizen Housing Development.*** Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act.
- ***Convalescent Homes, Nursing Care Facilities (Convalescent Homes (Hospital), Rest Home, or Rehabilitation Facility).*** Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons requiring specialized health care services, but primary treatment is given in hospitals
- ***Community 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 3). 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 2-22, residential care facilities in Ontario have a total facility capacity to house 614 seniors. Almost 50 percent of the capacity is accommodated by Inland Christian Home, INC, which houses 297 seniors. A list of residential care facilities that serve seniors is shown in Table 2-22.

The City partners with service provider organizations to provide services directly to seniors. The Ontario Senior Center provides a senior meal program, including meal delivery, Silver Stars senior transportation program, and a variety of resources to assist seniors with meeting their daily needs. Additionally, the Ontario Senior Center offers opportunities for socialization and community through shared meals, clubs and classes, and a newsletter specifically for seniors.

The City funds the Senior Support Services operated by Inland Fair Housing and Mediation Board (IFHMB). IFHMB has provided application-based services to seniors in Ontario for the State of California’s Home Energy Assistance Program (HEAP). This program provides senior citizens with a rebate of up to \$248 in utility rebates. IFHMB supports seniors through the application process.

Table 2-22
Residential Care Facilities in Ontario

<i>Facility Name</i>	<i>Capacity</i>	<i>Address</i>
Adult Residential Facility		
Applegate Home	6 (2019)	5495 Applegate St Ontario, CA 91762
Benson Home	9 (2021)	1941 S. Benson Ave Ontario, CA 91762
Blue Jay Home	4 (2020)	414e. Blue Jay Way Ontario, CA 91761
Bonnie Brae ARF	6 (2018)	1656 E. Bonnie Brae Ontario, CA 91764
Contempo Home	4 (2021)	1127 Contempo Ct Ontario, CA 91762
Gala Home	5 (2020)	10986 Gala Lane Ontario, CA 91762
Galongo Michael Home	6 (2020)	1452 W 5 th St Ontario, CA 91762
Gemma’s Care Center	6 (2021)	2950 Roan St Ontario, CA 91761
Holly Land Care Home	6 (2021)	2044 Holly Ave Ontario CA, 91762
House of Generosity	4 (2019)	724 N Greenwood Ave Ontario, CA 91764
Josephine’s Care Home	4 (2021)	1566 E Hazeltine St Ontario, CA 91761
LMB Care Home	6 (2019)	1813 N Calaveras Ave Ontario, CA 91764
LMB Care Home	6 (2019)	1125 West J St Ontario, CA 91762
Manzanita Home	6 (2020)	720 Manzanita Ct Ontario, CA 91761

Table 2-22
Residential Care Facilities in Ontario

Facility Name	Capacity	Address
Monte Vista Family Home	5 (2019)	1922 Brookside Dr Ontario CA, 91761
Myers Home	4 (2021)	4799 Grand Ave Ontario, CA 91762
Nabih's Care Home	4 (2021)	407 W. Spruce St Ontario, CA 91762
Oak Hill Home	4 (2021)	2420 S. Oak Hill Dr Ontario, CA 91761
Plainfield SO. #17	4 (2021)	2617 S. Plainfield Dr Ontario, CA 91761
Pleasant Board and Care	6 (2021)	1559 SO. Pleasant Ave
Salem Christian Homes INC – “ Casa Puente”	6 (2021)	2904 Del Norte Pl Ontario CA, 91761
Salem South Home	12 (2020)	2326 S. Cucamonga Ave Ontario CA, 91761
Schoneveld Home	4 (2021)	3457 South Wrangler Place Ontario CA, 91761
ST. Anthony Family Home	5 (2019)	2744 S Cucamonga Ave Ontario, CA 91761
Sterling Home	5 (2021)	2431 S Seagull Ave Ontario CA, 91761
Sunrise Home	6 (2019)	1435 W Rosewood Ct. Ontario, CA 91762
Susong Home	4 (2020)	1046 Sunsong Ct Ontario, CA 91762
Adult Residential Facility Subtotal	147	
Assisted Living Facility		
Arcadian Shores Manor	6 (2019)	2620 Arcadian Shores Rd Ontario, CA 91761
Best Care Guest Home	14 (2020)	817 S Oaks Ave Ontario, CA 91762
Brookdale North Euclid	140 (2021)	1021 N Euclid Ave Ontario, CA 91762
Salvery Care	6 (2018)	939 E Banyan St Ontario, CA 91761
Thelma G. Smith Family Care	4 (2020)	632 E Maitland Ave Ontario CA, 91761
Assisted Living Subtotal	170	
Residential Care for the Elderly Continuing Care Contracts		
Inland Christian Home, INC	297 (2019)	1950 S. Mountain Ave Ontario, CA 91762
Residential Care for the Elderly Continuing Care Contracts Subtotal	297	
Total Facility Capacity	614	

Source: California Department of Social Services, 2021

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 activities. These disabilities and their severity may require specialized housing arrangements to allow persons with disabilities to live full and independent or semi-independent lives.

SCAG data indicates that Ontario’s population living with disabilities has a total of 28,252 disabilities divided into six types, as shown in Table 2-23. Ambulatory difficulties represent the largest share, at an approximate 29 percent of the city’s tallied disabilities, followed by cognitive disabilities at approximately 19 percent, and then by independent living disabilities at approximately 18 percent. The least common disability consists of self-care disabilities at approximately 10 percent.

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.

Table 2-23
Disability Types in Ontario

<i>Disability Type</i>	<i>Number</i>	<i>Percentage</i>
Independent Living	4,963	18%
Self-care	2,957	10%
Ambulatory	8,097	29%
Cognitive	5,240	19%
Vision	3,244	11%
Hearing	3,751	13%
Total	28,252	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021, ACS 2014-2018

People with disabilities may have difficulty finding employment opportunities, which could pose challenges with being able to afford housing costs. In Ontario, there is a total of 112,008 people of working age. Approximately 23 percent of the working age population is not in the labor force, approximately 6 percent are unemployed, and approximately 72 percent are employed. Of Ontario’s working age

population with a disability, there are more people with disabilities who are currently not in the labor force (4 percent) or who are unemployed (less than 1 percent) than those who are employed (3 percent). This shows that some people with disabilities living in Ontario may require additional assistance to afford costs of living. Table 2-24 shows the proportions of Ontario’s working age population with disabilities by employment status.

Table 2-24
Disabled Residents in Ontario by Employment Status

<i>Disability Type</i>	<i>Number</i>	<i>Percent</i>
Employed - Total	80,429	72%
with a disability	3,412	3%
no disability	77,017	69%
Unemployed - Total	6,256	6%
with a disability	509	<1%
no disability	5,747	5%
Not in Labor Force - Total	25,323	23%
with a disability	4,020	4%
no disability	21,303	19%
Total	112,008	100%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

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 18 years of age, 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 329,600 persons with developmental disabilities and their families through a statewide system of 21 regional centers and 2 developmental centers. The Inland Regional Center, serving San Bernardino and Riverside Counties, is 1 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 California Department of Development Services (DDS), provided to the City by SCAG, provides a closer look at the disabled population (see Table 2-25).

Table 2-25
Developmentally Disabled Residents by Age

Location	0–17 Years	18+ Years	Total
Ontario Total	1,479	737	2,216

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021 (based on CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019)

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, obtaining rental housing using 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 multifamily 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.

Service providers that participated in stakeholder interviews identified a serious lack of affordable housing and limited opportunities for rental assistance, which can particularly impact persons with disabilities.

Rolling Start Inc. is a nonprofit organization that promotes independent living for persons with disabilities. Its mission is to empower and educate people with disabilities to achieve the independent life of their choice. To accomplish this mission, Rolling Start offers a variety of services in San Bernardino, Inyo, and Mono Counties and serves approximately 1,500 clients with disabilities annually. Rolling Start provides wrap-around services to create independence for its clients, including housing

assistance to secure appropriate housing, personal assistant referrals and training, transportation assistance, and teaching independent living skills, such as budgeting, cooking, cleaning, and laundry. Assisting clients to find employment is a core service for Rolling Start. Clients receive job-seeking skills to secure employment through skills trainings and local networking. Rolling Start also offers clients access to assistive technology to support with everyday tasks, including devices ranging from jar openers and magnifiers to wheelchairs, grab bars, and assistive computer applications.

The San Bernardino County Department of Behavioral Health provides mental health programs to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in San Bernardino County. In addition to crisis response teams, the Department of Behavioral Health provides outpatient mental health clinics that include crisis intervention, assessment/referral, individual/group therapy, medication support, case management, drug/alcohol, and educational workshops. The Department of Behavioral Health partners with service providers for specific communities, including military families, veterans, American Indians, Latinx population, African American population, LGBTQ+ community, preschool and school-aged children, and community health workers. The community-focused groups offer mental health resources, referral services, education, awareness and advocacy, and prevention resources.

To assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland 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 30).

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.

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.

Visitability -

Visitability is the design approach for new housing such that anyone who uses a wheelchair or other mobility device should be able to visit. A social visit requires the ability to get into the house, to pass through interior doorways, and enter a bathroom ~~to use the toilet.~~

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.

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 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 (see sidebar) 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 2-26. Ontario also has 28 residential-care facilities (also known as assisted living, retirement homes, etc.), providing accommodations for 158 disabled clients.

Table 2-26
Housing for People with Disabilities

<i>Housing Types</i>	<i>Facility Capacity</i>
Adult Daycare facilities	42
Adult Residential Care facilities	106
Social Rehabilitation facilities	10
Total	158

Source: California Department of Developmental Services - Community Licensing Care Division 2021

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 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74

persons unsheltered, and 28 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 homeless individuals 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 Ontario Access 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 victims of domestic violence (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, as of 2021, Mercy House continued to provide a 34-bed transitional living facility, Assisi House, located on Virginia Avenue. Foothill Family Shelter, located in Upland, also has transitional housing units serving the West End of San Bernardino County, including Ontario.
- ***Permanent Supportive Housing.*** The City provides permanent supportive housing in the form of vouchers and direct assistance to renters. As described in the 2020-2024 Consolidated Plan for the Ontario CoC, the affordable permanent housing program consists of 76 units of affordable housing that offers optional aftercare supportive services. Tenancy is ongoing provided the tenant adheres to policies outlined in the tenant lease. In addition, the City has worked in cooperation with Mercy House Living Centers, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to develop Project Gateway which provides up to 12 units of Permanent Supportive Housing within the inventory of the 76 permanent housing units. These units are available to mentally ill,

chronically homeless individuals with supportive housing services. In addition, the City has implemented a HOME Tenant Based Rental Assistance (TBRA) program targeted to providing permanent housing through a 12-month voucher to chronically homeless individuals and families. A total of 168 units are provided between these three projects that specifically serve homeless individuals and families: Affordable Permanent Housing Program (76 units), Project Gateway (12 units), and Tenant-Based Rental Assistance (80 units).

- **SOVA Program Center.** The SOVA Program Center, located at 904 East California Street, is operated by the Inland Valley Hope Partners. 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, every 30 days. 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 Hope Partners, Mercy House, Transitional Assistance Department (motel vouchers), the Salvation Army, Housing Authority of the County of San Bernardino, San Bernardino County Department of Behavioral Health, Step-Up on Second, West Valley Regional Steering Committee, and surrounding jurisdictions.

Since the establishment of the CoC, Ontario has expended over \$15 million in capital investment and operating subsidies for various programs designed to end homelessness. The major expenditures were in the acquisition and substantial rehabilitation of permanent housing units and creation of the Ontario Access Center. Ontario's CoC supports:

- The Ontario Access Center, which continues to provide basic needs and services.
- Assisi House and Aftercare Services Program, which provides transitional housing and aftercare services.
- The HOME Tenant-Based Rental Assistance (TBRA), which provides tenant--based rental assistance.

- HUD’s Supportive Housing Program, Project Gateway, which helps secure permanent housing with wrap--around services for chronically homeless individuals with disabilities and their families.
- In cooperation with Ontario Housing Authority, Mercy House, and Mercy House Community Housing Development Organization (CHDO) a total of 76 permanent housing units, continue to be provided for priority occupancy to participants in the CoC.

Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city:

- During Fiscal Year 2019-20, funding for the street outreach team was increased to increase outreach efforts from 10 hours per month to 40 hours per week.
- The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The program was adapted to the COVID-19 motel voucher program in March 2020 and served 57 households between March and September 2020. In November 2020, the City launched the Emergency Motel Voucher Program that has served 92 households during Fiscal Year 2020-21. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing.
- The LMIHF Utility Assistance Program assists persons experiencing homelessness with \$0 income to participate in the existing HOME TBRA Program operated as part of the CoC. This program was canceled in March 2020 to focus resources on sheltering homeless persons during the COVID-19 pandemic.
- The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA program.
- The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program.

The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at risk of homelessness during the pandemic. During Fiscal Year 2020-21, two households received assistance.

As indicated earlier, the City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32). Table 2-27 shows the city’s current supply of housing for homeless persons. As shown in Table 2-27, the total beds available (at least 155) can accommodate the city’s homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count.

Table 2-27
Housing for Homeless People

<i>Housing Types</i>	<i>Type of Housing</i>	<i>Clients</i>	<i>Number of Beds</i>
Mercy House Ontario Access Center	Intake Center	Homeless people	N/A
Assisi House	Transitional housing	Single men, women, and women with children	9 units 34 beds
Foothill Family Shelter	Transitional housing	Homeless families with children	26 units All 2- bedroom units (56 beds or more)
House of Ruth	Emergency shelter, transitional housing, and permanent housing	Battered women and children	20 emergency beds; 35 transitional beds, and 2- bedroom units for permanent housing or rapid re-housing (up to 10 beds)
Affordable Permanent Housing Program	Permanent Housing	Priority access for homeless individuals and families	76 units
Project Gateway	Shelter Plus Care	Mentally ill, chronically homeless	12 units
Tenant-Based Rental Assistance	Rental Subsidies for Permanent Housing	Chronically Homeless individuals	80 units
Veterans Affairs Supportive Housing	Voucher	Veterans	352 vouchers
Family Unification Program	Voucher	Families	1,109 vouchers
SOVA Food Security Center	Voucher	Families	As available
		Total	155 beds or more 1,666 units or more

Source: City of Ontario, 2020-2024 Consolidated Plan; Communication with homelessness services agencies.

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 were still located in the Ontario-Chino area. Many moved to Fresno, Kern, and San Joaquin Counties or to other states.

In 2021, SCAG reported that 505 farmworkers had jobs in Ontario, 380 were full-time, year-round jobs. There was also a total of 586 workers employed in the agricultural industry in general, 461 of which were full-time, year-round jobs. Table 2-28 shows the amounts of farmworkers and agricultural industry workers in Ontario. 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 2017 Department of Agriculture \(USDA\) Agricultural Census estimates there are approximately 2,246 hired farmworkers in San Bernardino County, with 1,579 estimated to be permanent labor and 1,114 estimated to be seasonal workers. Based on the primary agricultural uses in Ontario \(dairy\), the majority of hired farmworkers are presumed to be permanent labor.](#)

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 dormitories. 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.

[Building more year-round housing that is affordable to lower-income households would address the housing needs of permanent farmworkers. Social services can defray the cost of living and assist permanent and seasonal farmworkers to be able to afford housing expenses and avoid becoming homeless. Program 33 addresses groups with special housing needs, including permanent and seasonal farmworkers.](#)

The City has 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.

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 Ontario Ranch agricultural areas are assumed to have one to two residents working in the agricultural business. With these assumptions, existing housing in Ontario Ranch 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.

Table 2-28
Farmworkers in Ontario

<i>Farmworkers Occupation and Employment</i>	<i>Number in Ontario</i>	<i>Percentage of Ontario Workers</i>
Total jobs: Farming, fishing, and forestry occupations	505	0.61%
Full-time jobs only: Farming, fishing, and forestry occupations	380	0.66%
Total employment in agriculture, forestry, fishing, and hunting	586	0.70%
Full-time employment only in agriculture, forestry, fishing, and hunting	461	0.80%

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

Extremely Low Income

Extremely low-income households are defined as households earning annual incomes that are 30 percent or less of the AMI. Based on state income limits for 2021, a four-person, extremely low-income household earns no more than \$26,500 and can afford approximately \$663 per month for rent. Homeownership for extremely low-income households is considered financially infeasible throughout much of California because of the levels of subsidies required for a single unit.

According to the 2013-2017 CHAS, approximately 5,455 households (11 percent) earn extremely low income in Ontario. Of the extremely low-income households, it is estimated that 3,855 rent and 1,600 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 because of their income level. For instance, the majority of extremely low-income households are renter households (3,855) and 3,145 (81 percent) of extremely low-income renter households overpay for housing. Of the 1,600 extremely low-income households who own a home, 1,215 (76 percent) overpay for housing. Overcrowding is also predominantly concentrated among very low- and extremely low-income households.

According to SCAG, the City of Ontario has a construction goal of 5,640 very low-income units from 2021 through 2029. Of that total, the City estimates that the construction need for extremely low-income units is 50 percent of that number, or 2,820 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 because of the significant financial subsidies required to make rental housing projects financially feasible.

The City's strategy to house extremely low-income households is focused on rental assistance and housing preservation. The Housing Authority of San Bernardino County (HASCBC) has issued 773 housing vouchers to Ontario residents, predominantly those with extremely low incomes. The vouchers are primarily in traditional voucher programs (735) with a small amount (38) used in special voucher programs such as Veterans Affairs Supportive Housing. Of the total number of vouchers, a significant portion is assumed to be for families.

2.4 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.

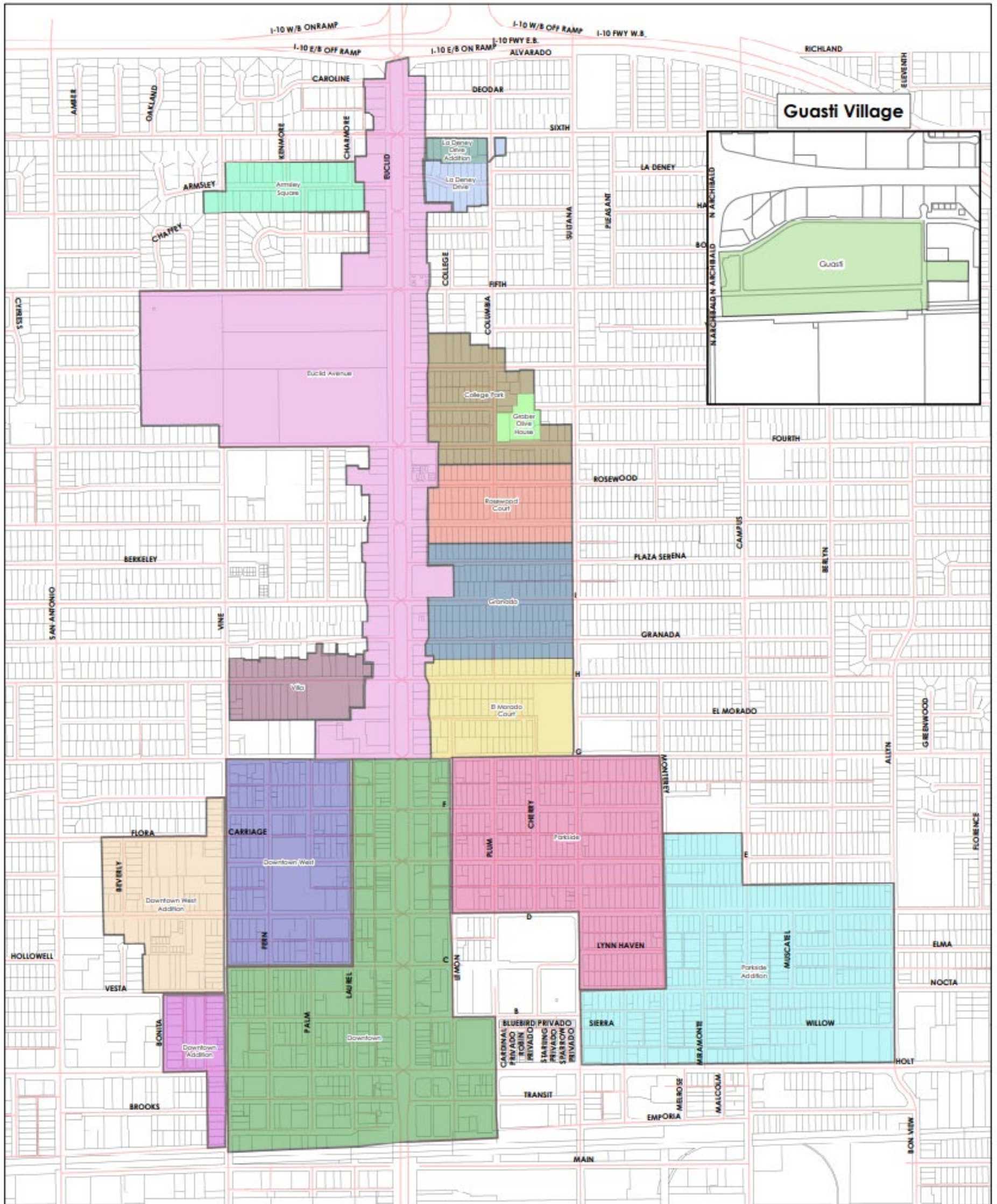
To date, the City has identified the following historic contexts:

- Ontario Irrigation Colony, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus Industry.
- Wine Industry, which is in the eastern part of Ontario and was exemplified by Hofer Ranch and the Guasti Winery.

- Citrus Industry, which is in the central portion of Ontario and symbolized by the Sunkist Plant.
- Dairy Industry, which is in the southern portion of Ontario, mostly in what is known as Ontario Ranch.
- Aviation Industry, located at the Ontario International Airport, which identifies aviation themes in commercial, civil, military, and architecture.

Historic surveys are a fundamental part of this effort. The City's first survey of historic properties was completed in 1983. The survey identified almost 3,000 properties as eligible for designation as 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 99 properties designated as Local Historic Landmarks and eight Historic Districts. Nine additional areas have been identified as potential districts. These districts are illustrated on Figure 2-1.

Figure 2-1 Ontario Local Historic Districts



Designated

- Armsley Square
- College Park
- El Morado Court
- Euclid Avenue
- Graber Olive House
- La Denev Drive
- Rosewood Court
- Villa

Potential

- Downtown Addition
- Downtown West Addition
- Granada
- La Denev Drive Addition
- Parkside Addition

Proposed

- Downtown
- Guasti Village
- Parkside
- Downtown West

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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 and 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. As shown in Table 2-29, 39 percent (22,270) of the homes in Ontario were built prior to 1970. Program 3 is included to assist with home rehabilitation.

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 2-29
Age of Housing Stock

Year Built	Housing Units	
	Number	Percentage
Before 1940	5,093	9%
1940–1949	2,648	5%
1950–1959	9,142	16%
1960–1969	5,387	9%
1970–1979	9,882	17%
1980–1989	10,326	18%
1990–1999	4,972	9%
2000–2009	3,497	6%
2010 or later	7,096	12%
Total	58,043	100%

Source: US Census ACS 2015-2019; City of Ontario APRs 2019, 2020.

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.

CDBG Conservation Home Improvement Program (CHIP Loan)

This new program launched in June 2020, provides low-income homeowners with a loan to make energy efficiency or water conservation improvements to the exterior of their homes. Eligible improvements include roof repairs/replacement, window replacement, exterior painting, landscaping improvements, irrigation systems and other improvements deemed necessary to provide energy/water conservation benefits.

Distressed Multifamily Development

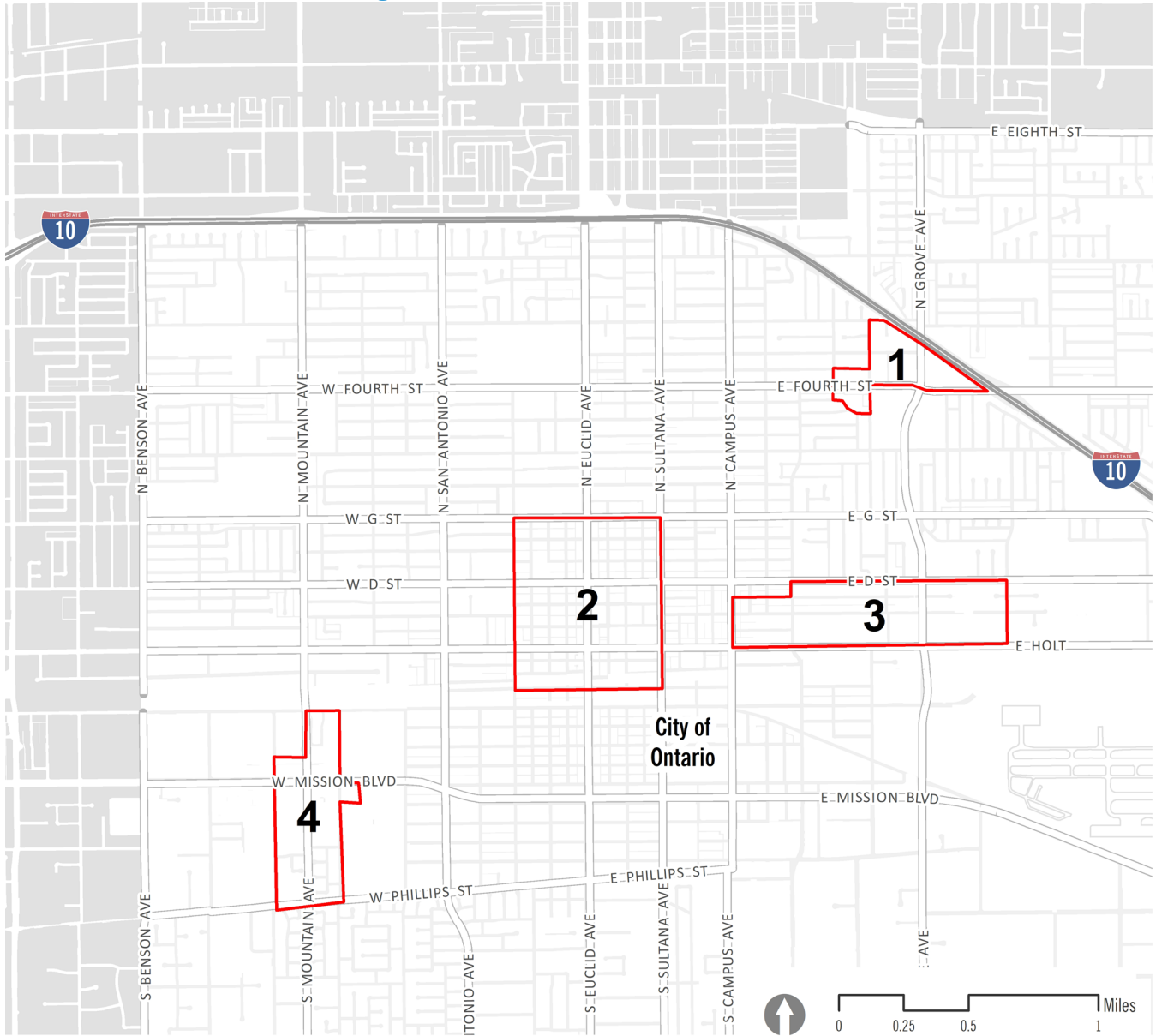
The City of Ontario was incorporated in 1891. Like most cities of this age, there are areas within the community that need substantial reinvestment to eliminate the deteriorated and blighted conditions that occur when properties are not adequately maintained. Most of these areas are in portions of the city that were formally designated as Redevelopment Project Areas. Most of the deteriorated residential properties are in the city's former Central City and Cimarron Project Areas. These areas contain some of the oldest multifamily 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 multifamily housing units had been rehabilitated using a variety of funding sources (including Redevelopment Low- and Moderate-Income Housing Funds (LMIHF) and federal HOME funds). Most of the funding was provided through LMIHF funding. The City has worked to develop innovative programs to address the rehabilitation needs of multifamily 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 Community Improvement 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.

Rehabilitation Needs

Figure 2-2 identifies the four neighborhoods in Ontario with the highest rates of rehabilitation needs and abandoned homes, as reported in the 2019 Neighborhood Preservation Strategy. This plan was developed with the intent to establish partnerships between the City, its residents, business owners, community organizations, and neighborhoods with the goal of neighborhood preservation and building community. The Plan focuses on four neighborhoods strategically identified census and land use data as well as data from Community Improvement active cases, including outcomes of Systematic Health and Safety Inspections, select My Ontario mobile app reports, and calls for police services. As shown on Figure 2-2, the four neighborhoods with the highest rates of rehabilitation need and abandoned homes are Fourth and Grove, Downtown, Nocta and Mission-Mountain. These neighborhoods are in Northwest Ontario (see Figure 3-1 Areas of Ontario). As described in Section 3, Assessment of Fair Housing, Northwest Ontario contains low-resource areas and areas of high segregation and poverty. Across the four neighborhoods identified in Figure 2-2, there are approximately 324 homes in need of rehabilitation and approximately 168 abandoned homes. Program 3 is included to address rehabilitation needs. Programs 16, 17 and 25 encourage the acquisition of housing.

Figure 2-2 Rehabilitation Needs



Rehabilitation Needs

Neighborhood in Need of Rehabilitation

Sources -
Total Units: Placeworks + City of Ontario (2020)
Rehabilitation Needs and Abandoned:
Neighborhood Preservation Strategy Plan, 2019

Map Number	Neighborhoods	Total Units	Rehabilitation Needs		Abandoned	
			Percent	Number	Percent	Number
1	Fourth and Grove	179	15.38	28	7.69	14
2	Downtown	848	1.75	15	2.63	22
3	Nocta	997	25	249	10	100
4	Mission-Mountain	522	6.25	33	6.25	33

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, 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 2020 Regional Transportation Plan (RTP) and revised to reflect further local comments. Table 2-30 compares projected population, employment, and household growth in Ontario from 2016 through 2045.

Table 2-30
Households, Employment, and Population Projections 2016–2045

Category	2016	2045	Change	
			Numeric	Percentage
Households	46,000	74,500	28,500	62%
Employment	113,900	169,300	55,400	49%
Population	172,200	269,100	96,900	56%

Source: SCAG 2020 RTP/SCS

Housing Factors

The 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.

Over time, it is expected that a certain number of housing units will be lost to residential uses from 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 2021 are:

- **Extremely low:** households earning 30 percent or less of AMI, or a maximum income of \$26,500 for a four-person household
- **Very low:** households earning 31 to 50 percent of AMI, or a maximum income of \$39,500 for a four-person household
- **Low:** households earning 51 to 80 percent of AMI, which translates into a maximum of \$63,200 for a four-person household
- **Moderate:** households earning 81 to 120 percent of AMI, or a maximum income of \$93,000 for a four-person household
- **Above moderate:** households earning above 120 percent of AMI, or a minimum of \$93,001 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 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. Table 2-31 shows the City's RHNA by affordability level.

Table 2-31
Regional Housing Needs Goals, 2021–2029

<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	2,820	14%
Very Low Income	2,820	14%
Low Income	3,286	16%
Moderate Income	3,329	16%
Above Moderate Income	8,599	41%
Total	20,854	100%

Source: Southern California Association of Governments 2021.

Housing Preservation Needs

Subsidized housing provides the largest amount of affordable housing to persons and families earning extremely low, very low, and low income. As shown in Table 2-32, as of September 2021, Ontario has an identified 33 developments with 1,959 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 within 10 years of the beginning of the eight-year planning period that will begin on October 15, 2021. This at-risk analysis section thus addresses any affordable assisted units that are at-risk of market-rate conversion as late as October 15, 2031.

Assisted housing developments or at-risk units are multifamily 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. During the past housing planning period, the City actively preserved the Ontario Townhomes project, an 85-unit project-based Section 8 property, for an additional 20 years. Table 2-32 provides an inventory of all publicly subsidized affordable housing projects in Ontario and their status.

Table 2-32
Publicly Subsidized Multiple-Family Housing

<i>Project/Address</i>	<i>Unit Type</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Assisted Units at Risk</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
Units at Risk of Converting						
WOODSIDE II (SENIOR) 302 West G Street	Senior	60	60	12	Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	MFHB	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	MFHB	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	Housing Revenue Bond	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	RDA Housing Set-Aside	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	LMIHF	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	ORA Agreement with Owner	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	Housing Revenue Bond	8/6/2026
SUBTOTAL		812	564	460		
Units Not at Risk of Converting						
AVANTE (F/K/A WATERFORD COURT) 1675 East G Street	Multifamily	165	17	–	MFHB	2/9/2059
WOODSIDE III (SENIOR) 408 West G Street	Senior	84	67	–	MFHB	2/9/2059
ONTARIO TOWNHOUSES 1360 East D Street	Multifamily	86	85	–	HUD Assisted Project Section 236(J)(1)	3/26/2074
SEASONS (SENIOR) 955 North Palmetto	Senior	80	80	–	Housing Revenue Bond; LIHTC	12/31/2072

Table 2-32
Publicly Subsidized Multiple-Family Housing

<i>Project/Address</i>	<i>Unit Type</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Assisted Units at Risk</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
VESTA (HOGI) 520-526 1/2 West Vest Street	Multifamily	6	6	–	HOME	6/6/2057
MT. VIEW (SENIOR) Phase I 511 North Palmetto Avenue	Senior	86	86	–	HOME; RDA Set-Aside: LIHTC	2/13/2058
PALM TERRACE II 1449 East D Street	Senior	48	47	–	Section 202	6/30/2059
PARK CENTRE 850 North Center Street	Multifamily	404	101	–	Housing Revenue Bonds	12/1/2060
CASITAS 1900 South Campus	Multifamily	253	48	–	Parc Vista/Terrace View deal	1/11/2061
SUMMIT PLACE 1130 West Fourth Street	Multifamily	75	75	–	MFHB, RDA Set-Aside	1/11/2061
SUMMIT WALK 1206 West Fourth Street	Multifamily	78	78	–	MFHB, RDA Set-Aside	1/11/2061
LANDMARK @ONTARIO 950 North Dussenberg Drive	Multifamily	469	71	–	City DDA with property owner	11/20/2061
VINTAGE APARTMENTS 955 North Dussenberg	Multifamily	300	45	–	DDA (Developer Agreement)	4/17/2062
Mt. VIEW (SENIOR) Phase II 511 North Palmetto Avenue	Senior	20	20	–	LIHTC	7/15/2062
FRANCIS APARTMENTS 307-311 West Francis	Multifamily	15	15	–	HOME, LMIHF	7/1/2114
CITY CENTER SENIOR APARTMENTS 280 North Lemon	Senior	76	75	–	HOME, LIHTC	9/21/2065
METRO 102 (F/K/A COLONY APARTMENTS) 102 North Lemon Avenue	Multifamily	160	160	–	LMIHF	9/21/2064
PALM TERRACE I 1433 East D Street	Senior	91	90	–	HOME; Section 202	8/12/2060

Table 2-32
Publicly Subsidized Multiple-Family Housing

<i>Project/Address</i>	<i>Unit Type</i>	<i>Total Units</i>	<i>Total Assisted Units</i>	<i>Assisted Units at Risk</i>	<i>Funding Source</i>	<i>Earliest Expiration</i>
BEGONIA AVENUE APARTMENTS 209, 216, 217, 222, 223, 228, and 231N. Begonia Ave.	Multifamily	28	28	–	NSP1, LMIHF, NSP3, HOME	1/24/2066
305 NORTH BEGONIA AVENUE	Multifamily	4	4	–	LMIHF, HOME	7/1/2114
1164 WEST VESTA STREET and 1165 WEST HOLLOWELL STREET	Multifamily	8	8	–	NSP3, HOME	7/5/2067
EMPORIA PLACE 220 South Fern Avenue	Multifamily	75	74	–	LIHTC, OHA Funds	8/27/2075
VISTA VERDE APARTMENTS 110 North Virginia Avenue	Multifamily	101	101	–	TCC, OHA Funds, MF Housing Revenue Bonds	4/25/2074
MERCY HOUSE Guadalupe 411 & 412 North Parkside Drive	Multifamily	15	14	–	RDA Set Aside	"411 – 02/14/2073
MERCY HOUSE Assisi House (Transitional Housing) 517,521 & 525 Virginia Street	Transitional	34 beds	34 beds	–	HOME	412 – 02/28/2069"
SUBTOTAL (Does not include the 34 beds at Mecu House Transitional Housing)		2,727	1,395			
GRAND TOTAL (Does not include the 34 beds at Mecu House Transitional Housing)		3,539	1,959	460		

Source: City of Ontario. 2021
F/K/A = Formerly Known As

Funding Sources

DDA = Disposition and Development Agreement
HOME = HOME Investment Partnerships Program
LIHTC = Low-Income Housing Tax Credit
LMIHF = Low and Moderate Income Housing Fund
MFHB = Multiple-Family Housing Revenue Bonds

NSP = Neighborhood Stabilization Program
OHA = Ontario Housing Authority
ORA = Ontario Redevelopment Agency
RDA Set-Aside = Redevelopment Housing Set-Aside funds
TCC = Transformative Climate Communities

Potential At-Risk Projects

City records identified eight affordable housing projects totaling 460 units for lower-income and moderate-income households where the owner's obligation to retain the units as affordable will expire in the next 10 years if there is no intervention from the City or other entity. 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 properties in detail.

- **Avante Townhomes.** This project provided 50 affordable units to very low-, low-, and moderate-income households. The affordability restrictions for 33 of the 50 assisted units expired on July 15, 2021. Seventeen (17) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside III.** This project provided 84 affordable units to very low-, low-, or moderate-income senior households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 17 of the 84 assisted units expired on July 15, 2021. Sixty-seven (67) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside II.** This project provides 60 affordable units to very low-, low-, or moderate-income senior households. The affordable units in this project were secured through an Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants. The affordability restrictions for 12 of the 60 assisted units expire as soon as December 1, 2021.
- **Encore Townhomes.** This project provides 62 affordable units to low- and moderate-income households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 31 of the 62 affordable units expire as soon as December 1, 2021.
- **Rancho Vista Townhomes.** This project provides 50 affordable units to very low-, low-, and moderate-income households. This project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 25 of the 50 assisted units expire as soon as December 1, 2021.

- **Cedar Villas.** This project provides 123 affordable units to very low- and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as March 25, 2024.
- **Mission Oaks.** This project provides 80 affordable units to very low- and moderate-income families. The project is financed through an RDA Housing Set-Aside. The affordability restrictions expire as soon as May 30, 2025.
- **Cichon.** This project provides three affordable units to very low-, low-, and moderate-income families. The project is financed through the Low- and Moderate-Income Housing Fund. The affordability restrictions expire as soon as July 15, 2025.
- **Estancia.** This project provides 85 affordable units to low- and moderate-income families. The affordability of units in this project is secured through an Occupational Rights Agreement with its owner. The affordability restrictions expire as soon as August 6, 2026.
- **Cinnamon Ridge.** This project provides 101 affordable units to very low-, low-, and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as August 6, 2026.

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

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

Table 2-33 calculates the annual subsidy needed to replace HUD subsidies at fair-market rents based on 2021 prices. As an example, the annual cost to subsidize the difference between affordable rent and fair-market rent for an existing very low-income unit for a family of four in a three-bedroom unit in Ontario that is at-risk of market-rate conversion would be approximately \$11,154, in 2021 dollars. Low-income households occupying one- and two-bedroom units as well as moderate-income households of any size currently do not require subsidies as the affordable rents for these types of housing situations are estimated to be higher than the fair-market rent costs. Very low-income households of any size as well as low-income households occupying three- or four-bedroom units will likely require subsidies to pay rent as the fair-market rent estimates are higher than the affordable rent estimates.

Table 2-33
Cost to Replace Rent Subsidies

Unit Size	Fair-Market Rent		Household Size	Affordable Very Low-Income (50% AMI) Rent		Affordable Low- Income (80% AMI) Rent		Affordable Moderate-Income (120% AMI) Rent		Monthly per-Unit Subsidy			Annual per-Unit Subsidy		
	Monthly	Annual		Monthly	Annual	Monthly	Annual	Monthly	Annual	Very Low-Income	Low Income	Moderate Income	Very Low-Income	Low Income	Moderate Income
1-bedroom	\$1,106	\$13,272	2	\$790	\$9,480	\$1,265	\$15,180	\$1,860	\$22,320	\$316	\$0	\$0	\$3,792	\$0	\$0
2-bedroom	\$1,390	\$16,680	3	\$889	\$10,665	\$1,423	\$17,070	\$2,093	\$25,110	\$501	\$0	\$0	\$6,015	\$0	\$0
3-bedroom	\$1,917	\$23,004	4	\$988	\$11,850	\$1,580	\$18,960	\$2,325	\$27,900	\$930	\$337	\$0	\$11,154	\$4,044	\$0
4-bedroom	\$2,369	\$28,428	5	\$1,068	\$12,810	\$1,708	\$20,490	\$2,511	\$30,135	\$1,302	\$662	\$0	\$15,618	\$7,938	\$0

Sources: HUD Fair Market Rents 2021; San Bernardino County; 2021 California HCD Income Limits

Note: Affordability based on 30% of monthly income for each category as outlined in the 2021 California HCD Income Limits. Subsidy costs of \$0 indicate that the affordable rent estimate is higher than the estimated fair market rent price from HUD so no subsidy is needed.

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Based on the data and cost estimates presented in Table 2-33, Table 2-34 presents the estimated costs to preserve the identified at-risk housing units. Currently, the estimated annual cost to preserve all at-risk housing in Ontario using rent subsidies would likely be \$470,093. The median cost to preserve all the at-risk units within one housing project is an estimated \$65,511. The most expensive project to preserve via rent subsidies would be 123 units at Cedar Villas at an estimated \$162,405 in 2021 dollars, whereas the least costly project in the city to subsidize would be the 3 units at Cichon, at an estimated \$3,792 in 2021 dollars. Encore Townhomes and Estancia likely have units whose affordable rents are currently higher than the estimated fair-market rent cost and thus they likely would be ineligible to receive subsidies. These estimates may vary depending on data limitations relating to the bedroom mix and income category since these factors together determine the cost of the rent subsidy.

Table 2-34
Cost to Subsidize At-Risk Units in Ontario, 2021

Project/Address	Unit Type	Total Units	Assisted Units Total	At-Risk Units				Total Unit Bedroom Mix	Annual Subsidy Cost	Earliest Expiration
				Total	Very Low Income	Low Income	Moderate Income			
WOODSIDE II (SENIOR) 302 West G Street	Senior	84	84	12	6	6	0	68 1-bedroom, 15 2-bedroom, and 13-bedroom units	\$58,842	12/1/2021
ENCORE TOWNHOMES (F/K/A WAVERLY PLACE) 1725 East G Street	Multifamily	155	62	31	0	31	0	152 2-bedroom and 3 4-bedroom units	\$0	12/1/2021
RANCHO VISTA TOWNHOMES (F/K/A CAMBRIDGE SQUARE) 1037 N. Archibald Avenue	Multifamily	125	50	25	12	13	0	116 2-bedroom and 9 3-bedroom units	\$72,180	12/1/2022
CEDAR VILLAS (SENIOR) 301 East Cedar	Senior	136	123	123	27	0	96	104 1-bedroom and 32 2-bedroom units	\$162,405	3/25/2024
MISSION OAKS 1427 West Mission Boulevard	Multifamily	80	80	80	16	0	64	8 1-bedroom, 64 2-bedroom, and 8 3-bedroom units	\$93,242	5/30/2025
CICHON 225 East D Street and 415 North Plum A & B	Multifamily	3	3	3	1	1	1	1 1-bedroom, 1 2-bedroom, and 1 3-bedroom units	\$3,792	7/15/2025
ESTANCIA 1720 East D Street	Multifamily	152	85	85	0	31	54	50 1-bedroom and 102 2-bedroom units	\$0	8/6/2026
CINNAMON RIDGE (SENIOR) 1051 East Fourth Street	Senior	101	101	101	21	60	20	38 1-bedroom and 63 2-bedroom units	\$79,632	8/6/2026
Total	--	836	588	460	83	142	235	--	\$470,093	--

Source: City of Ontario, 2021.

Note: Costs to preserve at-risk units are estimates only based on available data. Cost estimates rely on 2021 Fair Market Rent data from HUD to determine costs of subsidizing at-risk units, which varies by income category and bedroom count. Data on each housing project does not indicate the bedroom count or income category of each at-risk unit concurrently so cost estimates assume the bedroom count and income category of each unit at-risk. These assumptions are as follows:

Woodside II: Estimate assumes 6 Very Low Income 1-bedroom and 6 Low Income 2-bedroom units

Encore: Estimate assumes 31 Low Income 2-bedroom units

Rancho Vista: Estimate assumes 12 Very Low Income and 4 Low Income 2-bedroom and 9 Low Income 3-bedroom units

Cedar Villas: Estimate assumes 96 Moderate Income 1-bedroom and 27 Very Low Income 2-bedroom units

Mission Oaks: Estimate assumes 8 Very Low Income 1-bedroom, 64 Moderate Income 2-bedroom, and 8 Very Low Income 3-bedroom units

Cichon: Estimate assumes 1 Very Low Income 1-bedroom, 1 Low Income 2-bedroom, and 1 Moderate Income 3-bedroom units

Estancia: Estimate assumes 31 Low Income 1-bedroom and 54 Moderate Income 2-bedroom units

Cinnamon Ridge: Estimate assumes 21 Very Low Income and 17 Low Income 1-bedroom and 43 Low Income and 20 Moderate Income 2-bedroom units

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 multifamily project have been developed. Construction costs are higher than normal because of the nature of the projects and the desire for quality housing. Based on construction cost estimates derived from R.S. Means Construction Cost data, a five-story, 68-unit building built with precast concrete panels and a steel frame would cost approximately \$140.84 per square foot. Using an average of 1,000 square feet per unit, this would equate to \$140,840 per unit. At this per-unit cost, it would cost \$64,786,400 to construct 460 new units to replace the 460 at-risk units.

The final cost to the City could be lowered through access to affordable housing funds from the state, federal government, or private funding sources.

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.

The current market value of the projects was estimated using information from multifamily sales listings within Ontario's boundaries. The average cost to purchase a multifamily development was \$289,700 per unit. There are 460 units at-risk of converting to market rate within the current

planning cycle. Using the previously established average cost per unit, if these were purchased, the estimated cost of acquiring these for the City would be \$133,262,000.

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. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated.

Qualified Entities

Nonprofit entities serving the larger Greater Los Angeles region, including San Bernardino County and Ontario, can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. Table 2-35 shows a partial listing of entities with resources in the San Bernardino County and Greater Los Angeles area. In addition, the full list of quantified entities is included as Appendix A.

Table 2-35
Qualified Entities Near Ontario

<i>Entity Name</i>	<i>Address</i>	<i>City</i>
Neighborhood Housing Services of the Inland Empire Inc.	1390 North D Street	San Bernardino
National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga
Nexus for Affordable Housing	1572 N. Main Street	Orange
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange
Richman Group of California LLC	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda
CSI Support & Development Services	201 E. Huntington Drive	Monrovia
Highland Property Development LLC	250 W. Colorado Boulevard, Suite 210	Arcadia

Source: California Department of Housing and Community Development, 2021.

Summary of Options

As described previously, estimates to preserve the 460 at-risk units in Ontario are:

- Annual cost of rent subsidies: \$470,093
- Construction of new units: \$64,786,400
- Purchase of existing multifamily units: \$133,262,000.

Determining the most cost-effective approach to preserving affordable housing at-risk of conversion to market rents must consider 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. 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 ensure the long-term affordability of the project while minimizing the amount of direct public investment.

Program 25 is the City's program to assist with at-risk housing projects.

Potential Sources of Funding to Preserve Affordable Housing

The funding sources that can potentially be used to preserve affordable housing are listed herein.

Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes (“low income” is defined as household income at 80 percent or less of AMI and includes the local and State definition of “very low income”). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan

and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower income households earning up to 80 percent of the County AMI. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit.

Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9 percent and 4 percent credits, respectively. The competition for each type is fierce. Because 9 percent credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome. Tax credits of 4 percent derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC). The California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State LIHTCs are integrated into 9 percent tax credit projects, while the remainder are reserved for 4 percent tax credit projects. As of 2020, the trend has been that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding.

3. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City of Ontario (City), and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the City of Ontario’s 2020 AFH adopted in June 2020, and the San Bernardino County Regional Analysis of Impediments (Regional AI), completed in April 2020.

3.1 Outreach

As discussed in ~~the~~[Section 7, Housing Element Outreach-section](#), the City has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the city.

[Feedback obtained through the concurrent greater TOP update outreach effort, which included stakeholder interviews, an online survey, and community and local group workshops, highlighted prominent fair housing issues Ontario residents experience. The City also conducted outreach specific to the topic of Environmental Justice, including](#)

[stakeholder interviews, and an on-line Environmental Survey which was advertised on social media and posters at the Community Centers. Staff attended two Concert in the Park events resulting in over 200 responses to the Environmental Survey.](#)

[With respect to barriers to access affordable housing, environmental justice groups and residents both identified the rapid increase of housing and rental prices in Ontario, and anecdotally observed an increase in displaced and unhoused households. As will be discussed in the analysis of Displacement Risk, this feedback reinforces findings that the prevalence of poverty, particularly in northwest Ontario, makes lower income households vulnerable to displacement with even minor increases in rent. As rapidly rising rent continues to be of concern for Ontario residents and community stakeholders, the City has committed to Programs 2, 23, 24, 27, 31, and 32 that work to implement anti-displacement efforts for lower income households. Community members and stakeholders shared difficulty qualifying for income-restricted affordable housing units, indicating a need to review if the qualification requirements for income-restricted units appropriately address Ontario residents' housing needs to identify barriers to qualifying \(e.g., proof of residency, income levels, employment record, credit history, etc.\). This request was included in Programs 7 and 27 \(ADUs and Fair Housing\) to consider barriers for persons with disabilities in accessing income-restricted units and as a program consideration for ADU incentive programs. Overall, both community members and environmental justice groups identified that existing affordable housing is largely concentrated in one area of the City, establishing a need to disperse affordable housing in neighborhoods citywide. In particular, community members and stakeholders identified that new development in Ontario Ranch should not be limited to affluent households but include a balance of affordable housing, with the caveat that Ontario Ranch is served by consistent and safe transit options to access essential services. This consideration was included with Program 27 \(Fair Housing\).](#)

To prepare the Ontario 2020 AFH, the City and the Lawyers' Committee for Civil Rights Under Law conducted a broad array of outreach to ensure active community involvement, including groups typically underrepresented in the planning process. Through a combination of community meetings, focus groups, community surveys, and public hearings, the City and the Lawyers' Committee reached out to Ontario residents, including Hispanic groups, tenants, homeowners, fair housing organizations, advocacy groups, social service providers for persons with disabilities, low-income households, and persons experiencing homelessness, among others.

Beginning in February 2020, the Lawyers' Committee held meetings with individual stakeholders throughout the region. In addition, the City of

Ontario organized a series of meetings in predominantly Hispanic communities. On Saturday, February 29, 2020, an all-day community fair was held that attracted hundreds of residents. The City also held an evening meeting with a wide array of organizations to discuss the AFH. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Through the outreach process, the City and the Lawyers' Committee identified the following salient Fair Housing Goals and Policies, which informed the Ontario 2020 AFH. The City's commitment to these goals and priority actions is included as Program 27.

Goal #1: Increase the supply of affordable housing in high-opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly under 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These findings indicate a need to expand the supply of affordable housing. The Ontario 2020 AFH proposes the following priorities to increase the supply of affordable housing:

1. Explore the creation of new funding sources of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Align development codes to conform to recent California affordable housing legislation.

Goal #2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. The Ontario 2020 AFH identifies the

following priority to expand housing opportunity for non-elderly persons with disabilities.

1. Prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credits (LIHTC) and Mental Health Services Act assistance.

Goal #3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

As community stakeholder meeting attendees were unaware that landlords are required to accept housing vouchers and third-party checks and would benefit from fair housing education, targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Therefore, the Ontario 2020 AFH proposes the following priority to ensure equal access to housing.

1. Conduct fair housing training for landlords and tenants on California’s Source of Income Discrimination protections to reduce the number of voucher holders turned away.

The San Bernardino County Regional AI used a variety of approaches to achieve meaningful public engagement with residents and stakeholders, including 20 public meetings, 20 stakeholder interviews, and a communitywide survey. Respondents to the community survey reported overwhelmingly that there is a lack of affordable housing in San Bernardino County for both individual and families (selected by 71 percent of respondents) and additionally identified displacement risk due to rising housing costs as a barrier to fair housing (selected by 67 percent of respondents). Stakeholder interviews were conducted with 20 local providers of fair housing/legal advocacy, affordable housing, persons with disabilities, seniors, low-income households, and others. Stakeholders spoke about housing conditions and fair housing issues regionally but offered insights specific to Ontario. In response to the question “Are public resources (e.g., parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your community?” stakeholders found that Ontario has “a good distribution of parks, schools, and community centers.”

3.2 Description of Ontario by Area

The AFH relies on comparing the history of development and land use practices across neighborhoods in Ontario and resulting differences in

demographics and access to opportunity that have potential to affect the quality of life and achievement for residents in differing areas of the city. For the purposes of the AFH, the areas of the city used for comparison are based on the 2021 California Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 3-2). As will be described in more detail, the HCD/TCAC Opportunity Map shows broadly that residents may experience differing access to opportunity depending on what area of Ontario they live in and, therefore, defining these areas of the city is meaningful to understand land use patterns that result in fair housing issues. Unless otherwise specified, these areas of Ontario identified in the HCD/TCAC Map that are used in this assessment for the purposes of comparison are defined by streets as follows (see Figure 3-1, *Areas of Ontario*, for visual representation).

Northwest area/Northwest Ontario: West of Archibald Avenue, inclusive of Ontario International Airport to the city’s western limits and north of Riverside Drive to the city’s northern limits.

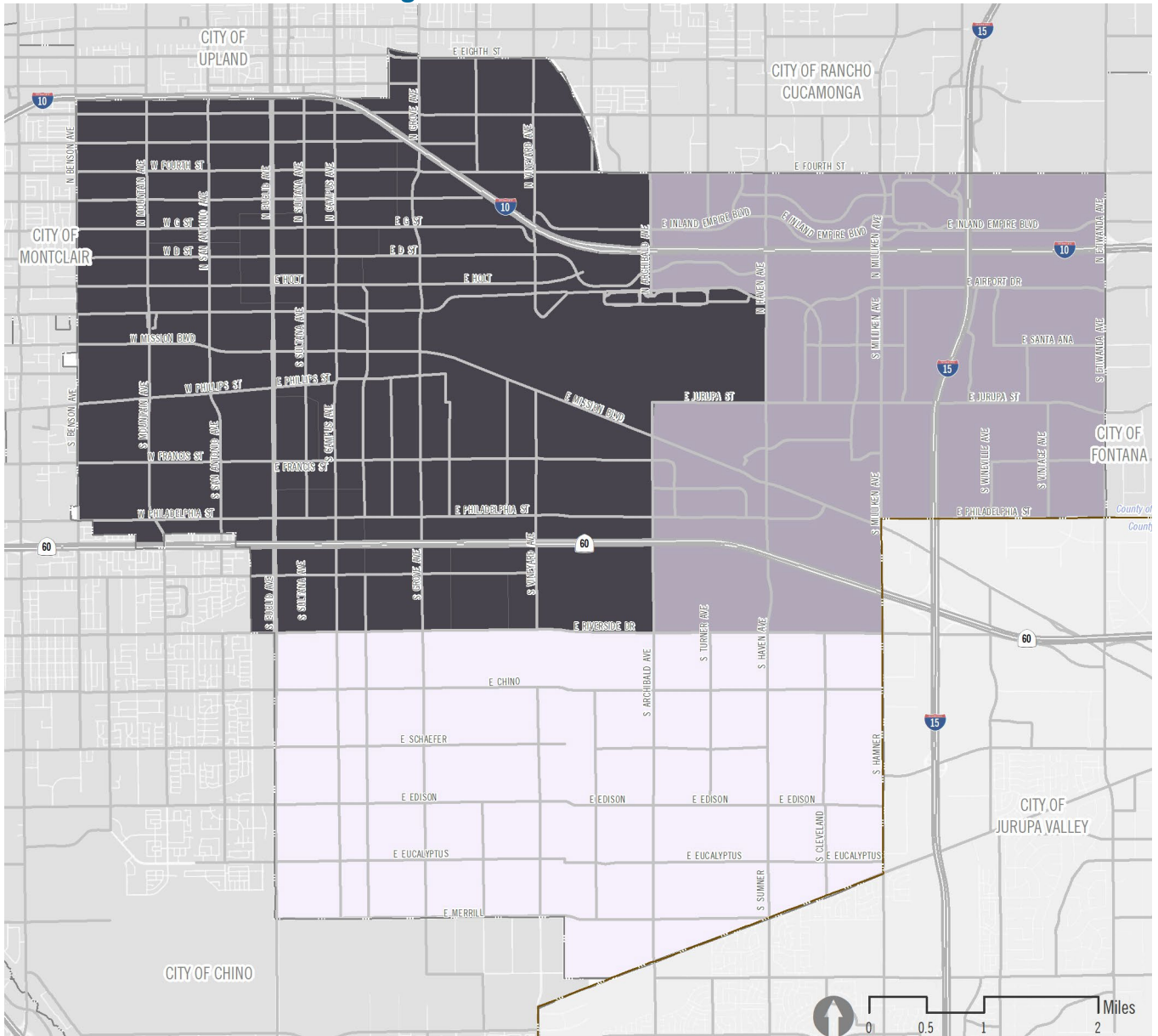
Southeast area/Southeastern Ontario: East of the Ontario International Airport and Archibald Avenue to the eastern city limits and south of Riverside Drive to the city’s southern limits.

South and east Ontario is further delineated by:

Eastern area/Eastern Ontario: East of the Ontario International Airport and Archibald Avenue to the city limits and north of Riverside Drive.

Southern area/South Ontario: South of Riverside Drive, bounded by the city’s southern limits.

Figure 3-1 Areas of Ontario



Source: PlaceWorks 2021

Areas of Ontario

Northwest area/Northwest Ontario

Northwest area/Northwest Ontario

Southeast area/Southeastern Ontario

Eastern area/Eastern Ontario

Southern area/South Ontario

Boundaries

Ontario City Boundary

County Boundary

3.3 City of Ontario History

The City of Ontario was established in the 1880s with the founders' vision of a planned community created on guiding principles including a mutual water company, prohibition of liquor, a grand thoroughfare through the city (Euclid Avenue), and an agricultural college for general education. Ontario was incorporated in 1891, and in 1903, Ontario had been declared the "Model Colony" by an Act of Congress for its establishment of a new standard for urban living.

The City of Ontario first developed as an agricultural community, primarily producing citrus. The town expanded around Euclid Avenue, which established two of Ontario's historic districts, the Historic Downtown and the College Park Historic District. Ontario's population grew in the 1950s as the city shifted from an agricultural-based economy to an industry-based economy and manufacturing jobs became increasingly available. Mass production housing was constructed, reflecting a national beginning of suburban sprawl and the rise of the middle class. This growth radiated from the city's historic cores, establishing most of the residential neighborhoods that dominate northwestern Ontario as it exists today. With the exception of the College Park Historic District, housing in the northwestern area is primarily renter-occupied, and as will be discussed further, households are projected to have poor economic and educational outcomes.

Ontario's rapid job growth continued through the late twentieth century (1980s and 1990s), especially in industrial expansion of automotive plants, air cargo, commerce centers, and housing to match the growing job opportunities. During the 1980s, Ontario was ranked the seventh-fastest growing city in California. Much of the housing growth was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

In 1999, Ontario annexed an 8,200-acre sphere of influence south of Ontario's "Model Colony" southern border, referred to as the "Ag Preserve" and dedicated as the "New Model Colony," and later renamed to "Ontario Ranch." The annexation included the last significant remaining agricultural areas in San Bernardino Valley and provided land development opportunity. Ontario Ranch is the largest master-planned community in Southern California and includes residential neighborhoods, commercial facilities, and public open space, parks, and schools. Ontario's 2020 AFH identified a "lack of affordable housing in south Ontario, in general, and Ontario Ranch in particular" as an

impediment to fair housing. The western half of Ontario Ranch is still largely undeveloped and used for agriculture.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including affordable housing. Development around the Ontario International Airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will not include a reduction in commercial uses, but instead will focus on redevelopment that allows housing opportunities within mixed-use areas.

Recent affordable housing developments have been completed in downtown and along Holt Boulevard. The developments include Emporia Place (75 units of family housing for households with incomes ranging up to 60 percent of area median income) and Vista Verde Apartments (101 units of family housing for households with incomes ranging up to 60 percent of area median income). Additional affordable housing developments are planned in these areas, as well as other housing developments, including new rental and owner-occupied housing.

3.4 Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 HCD/TCAC Opportunity Area Maps (Figure 3-2), Ontario contains a mixture of high-resource, moderate-resource, and low-resource areas. The HCD/TCAC Opportunity Area Maps identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children. Specifically, the HCD/TCAC Opportunity Area Map uses a composite score based on education, economic, and environmental indicators to categorize areas as “high resource,” “medium resource,” and “low resource.” Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access.

Ontario's high-resource areas are concentrated in the southeastern areas of the city, east of the Ontario International Airport and Archibald Avenue to the city limits and south of Highway 60 to S Archibald Avenue and E Riverside Drive, bounded by the city's southern limits. Ontario's high-resource areas are characterized by the city's recent and future development. Business parks and industrial commerce centers dominate east Ontario north of Highway 60, while housing (primarily single-family residential) is south of Highway 60 in eastern Ontario Ranch (east of Archibald Avenue to Hamer Avenue). Western Ontario Ranch (west of Archibald Avenue to Euclid Avenue), largely dairy and other agricultural farms, will continue to be developed into a mixed-use area of residential homes, commercial centers, and industrial and business parks.

More than half of Ontario's northwestern area (west of Archibald Avenue, inclusive of Ontario International Airport and north of Riverside Avenue to Euclid Avenue and Highway 60 west of Euclid Avenue) is considered low-resource and has relatively low access to education and employment opportunities. In comparison to Ontario's high-resource areas, Ontario's low-resource areas score poorly for economic and educational indicators. This implies low economic mobility from high rates of poverty and unemployment, low rates of post-secondary school attainment and proximity to jobs, and low upward mobility because of the impact of neighborhood conditions on students' academic proficiency measured by math and reading proficiency, high school graduate rates, and student poverty rates. The remainder of Ontario's northwestern area is made up of moderate-resource areas. These areas have scored much higher for economic outcomes than the low-resource areas but only slightly higher for educational outcomes, indicating Ontario's moderate-resource areas received this categorization based on ability to achieve higher economic mobility than the low-resource areas. All of Ontario, including high-resource areas, scored poorly for environmental outcomes, suggesting Ontario has high exposure to pollution that could result in significant health issues.

Three census tracts in the city are designated as an area of high segregation and poverty (Figure 3-3). The TCAC/HCD created the high segregation and poverty designation to identify census tracts where at least 30 percent of the population is below the federal poverty level (\$26,500 annually for a family of four in 2021) coincides with an overrepresentation of people of color relative to the county. Two of the census tracts are adjacent and are bounded by Holt Boulevard to the south, N Vineyard Avenue to the east, E G Street to the north, and N Allyn Avenue to E D Street and Florence Avenue to the west. N Grove Avenue divides the two census tracts. The third census tract is bounded by Interstate 10 to the south, N Baker Avenue to E 6th Street and N Grove Avenue to the east, Ontario city boundaries to the north and west to

Interstate 10. All three census tracts are primarily characterized by small-lot single-family residential and multifamily development.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas Map. Data for racial/ethnic concentrations of poverty, median income, poverty status, predominant population (Hispanic), familial status, overpayment, and overcrowding was available at the census-tract level, and data for overpayment and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

Patterns of Integration and Segregation

To assess patterns of segregation and integration, the City analyzed six characteristics: Racially/Ethnic Concentrations or Ethnically Concentrated Areas of Poverty (R/ECAP), Hispanic majority, diversity index, income and poverty, familial status, and population with a disability as of 2019 (2018 for Diversity Index and 2010 for Hispanic Majority). Ontario has two census tracts that are considered a R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD) (Figure 3-3). HUD identifies an R/ECAP as any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. The R/ECAPs are adjacent to one another and located in central Ontario within the low-resource area, and border two of the areas of high segregation and poverty identified in the TCAC /HCD map. One R/ECAP includes Ontario International Airport to the east and is bounded by Mission Boulevard to the south, the city limits along Benson Avenue to the west, and Holt Boulevard to Main Street and Holt Boulevard to N Vineyard Avenue, Interstate 10 to N Archibald Avenue, and E Airport Drive to S Haven Avenue to the north. The second R/ECAP is located north of the first, bounded by Holt Boulevard to the south, N Sultana Avenue to the west, E G Street to the north, and Florence Avenue to E D Street and N Allyn Avenue to the east. According to the analysis provided in the Ontario 2020 AFH, the presence of R/ECAPs has arisen in the last 10 years; from 1990 to 2010, there were no R/ECAPs present in the city. This indicates poverty has become increasingly concentrated in Ontario and may correlate with issues such as increasing economic pressure, lack of affordable housing choice, and lack of educational or economic mobility, and this has disproportionately impacted communities of color. As of the 2015–2019 American Community Survey (ACS), the population of the R/ECAP tracts were estimated to be 4,218 people for the northern R/ECAP (census tract 15.01) and 5,363 people for the southern R/ECAP (census tract 16.0). While there

are few Housing Choice Vouchers (HCVs) in use in either R/ECAP, the south R/ECAP has 11 vouchers in use (1.2 percent of renting households) and the north R/ECAP does not have any HCVs in use, both areas are predominantly renting households, suggesting that low-income housing is concentrated in this area and is a contributing factor to mobility to medium- and high-resources areas in the city. While the majority of Ontario's population identifies as Hispanic, there is a predominant Hispanic majority in both R/ECAPs (gap greater than 50 percent of the population), as well as in the TCAC-identified areas of high segregation and poverty, whereas much of the rest of the city only has a gap between 10 and 50 percent Hispanic (Figure 3-4). The R/ECAPs correlate with the highest levels of linguistic isolation, which can limit residents' access to resources, essential services, and mobility to moderate- and high-resource areas because of language barriers outside of the R/ECAP neighborhoods. Much of San Bernardino Valley's population, including the cities of Fontana, Bloomington, Rialto, and San Bernardino, predominantly identify as Hispanic. These areas similarly coincide with R/ECAPs within those cities, higher levels of linguistic isolation, and predominantly low-resource areas and areas of high poverty and segregation. This indicates that San Bernardino Valley's Hispanic population is more likely to reside in neighborhoods with limited upward mobility due to poor economic outcomes, educational outcomes, and linguistic barriers. Conversely, the cities of Upland and Rancho Cucamonga are predominantly White by a gap ranging from 10 to 50 percent. Northern Upland and Rancho Cucamonga are categorized as highest resource on the TCAC /HCD map, suggesting the residents of these neighborhoods (predominantly White) will have the best economic, educational, and health outcomes. The City has included Program 24 to promote its first-time homebuyer program and other means of connecting residents with housing opportunities in the city, and Programs 6, 24, and 27 to reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

Overall, Ontario exhibits high diversity based on the Diversity Index, with nearly all of the city receiving a diversity index greater than or equal to 70, with 100 being perfect diversity and 0 being no diversity (Figure 3-5). With exception to the R/ECAP south of Holt Boulevard, the city's other R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty coincide with very high levels of diversity. While predominantly Hispanic, the second most prevalent population in the block groups that form the census tracts are either White or Black/African American. Much of southeastern Ontario exhibit the very high levels of diversity, receiving a diversity index of 85 or higher. Hispanics comprise the majority of the population in these block groups; however, Whites are the second-most prevalent population, indicating the diversity in

Ontario's high resource areas are primarily Hispanic and White residents and that other communities of color are not highly represented in Ontario's high resource areas. Regionally, similar patterns arise; overall, nearly all of the San Bernardino Valley received a diversity index greater than or equal to 70, an indicator of integrated communities. As seen in Ontario, regionally TCAC/HCD-identified areas of high segregation and poverty and low-resource areas correspond with high levels of diversity, particularly in the cities of San Bernardino, Bloomington, Rialto, and Fontana. The population for the block groups that comprise the areas of high segregation and poverty and low-resource areas are predominantly Hispanic with Black/African Americans often the second-most prevalent community. Conversely, San Bernardino Valley's high-resource areas have relatively low diversity with a predominantly White population. Regionally, Ontario's diversity reflects the highly urbanized areas of Los Angeles County, Orange County, and Riverside County, often corresponding with the low-resource areas. Rural areas to the east and coastal areas to the south have lower diversity and are predominantly White. The coastal areas are largely categorized as high and highest resource.

The City will address concentrations of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs through implementing Program 11 and Program 27, improving housing choice citywide by providing opportunities for affordable housing in high-resource areas.

The areas with the highest median income in Ontario are in south Ontario, which includes newer, high-end single-family homes in eastern Ontario Ranch (east of S Archibald Avenue) and the future Ontario Ranch (Figure 3-6). Currently, western Ontario Ranch (west of S Archibald Avenue) is largely agriculture and industrial uses, particularly truck parking and related small-scale transportation services. However, single-family development east of S Archibald Avenue is under construction and will be affordable to above-moderate income households. Few neighborhoods north of Highway 60 exceed a median income greater than the HCD 2020 State Median Income (\$87,100). Further, Ontario's R/ECAP neighborhoods and areas of high segregation and poverty primarily are low income, with median income not exceeding \$55,000. These areas similarly show high rates of poverty with at least 20 to 30 percent of the population whose income is below the poverty level and two neighborhoods with 30 to 40 percent living in poverty (Figure 3-7). Ontario's distribution of income and poverty mirrors similar cities in the San Bernardino Valley, with patterns of R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty reinforced by low median income and high rates of poverty. [San Bernardino, the County's largest city and with the highest number of census tracts designated as R/ECAPs, also contains the block groups with the lowest median incomes](#)

in the county (as low as \$13,500). Fontana, the second largest city in San Bernardino County, also features block groups with median incomes less than \$30,000 (as low as \$21,500). As with Ontario, Fontana's block groups with low median income fall within census tracts with majority Hispanic populations. Rancho Cucamonga, while having a similar population size to Ontario, features block groups with median incomes greater than \$125,000 (as high as \$171,000). These block groups coincide with census tracts with a predominantly White population. Ontario and the San Bernardino Valley reflect a general trend observed throughout the Southern California Association of Governments (SCAG) region, ~~there tends to be an~~ showing a increase-decrease in median income, ~~and decrease~~ increase in poverty levels, presence of R/ECAPs, and increase in non-White populations (particularly Hispanic) outside-within of large city centers. Riverside, Los Angeles, and Anaheim all feature concentrated areas of low median income and higher rates of poverty in census tracts designated as R/ECAPs and/or with a predominantly Hispanic population.

Ontario has historically been a family-oriented community, influencing the dominance of single-family housing in many parts of the city, and results in patterns that still exist today. In most areas of the city, including all areas south of Highway 60 and east of Archibald Avenue, 40 percent of households consist of married couples with children (Figure 3-8); however, neighborhoods with lower percentages of children in married-couple households (20 to 40 percent) coincide with the city's low-resource areas in northwest Ontario, including the R/ECAPs and areas of high segregation and poverty north of Holt Boulevard. This suggests Ontario's low-resource areas have a higher percentage of single-parent households. Single-parent households, reliant on one income, tend to have a lower rate of home ownership and face additional difficulties securing housing. Affordable housing options available to single-parent households may be limited to the low-resource areas in northwest Ontario, resulting in the concentration of single-parent households in these areas. The concentration of single-parent households could also indicate discriminatory practices or an uneven distribution of housing types throughout Ontario that would support single-parent households. Similar trends persist regionally within the San Bernardino Valley and countywide, implying that single-parent households have limited housing options in moderate- and high-resource areas of the county. In particular, the cities of San Bernardino, Adelanto, and Victorville all feature a higher proportion of census tracts where children living with married parents represents less than 50 percent of households with children. In Adelanto and San Bernardino, census tracts designated as R/ECAPs largely coincide with census tracts where children living with married parents represents less than 50 percent of households with children. To address the discrepancy in access in Ontario, the City will

implement Program 10 and 11 to ensure the development of a variety of affordable housing options, including in high-resource areas.

Ontario also does not feature any areas with high levels of individuals living with disabilities, which would therefore be especially vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. In San Bernardino County, Upland, the City of San Bernardino downtown, northeastern Victorville, the rural High Desert, and much of the Coachella Valley, have the highest concentrations of persons with disabilities. These areas largely do not coincide with R/ECAPs, except for downtown San Bernardino and the portion of Victorville that has a concentration of disabled persons. [The distribution of persons with disabilities in San Bernardino County may reflect both the additional availability of most resources for persons with disabilities \(San Bernardino and Victorville\) and common places to retire \(rural High Desert and the Coachella Valley\).](#) Within Ontario, disability was the most common alleged basis for discrimination cases received by HUD, with over one-third of cases identifying this protected class. While Ontario features a lower proportion of disabled residents than other areas of San Bernardino County, resulting in fewer access concerns for current residents, it may be worth considering whether there are factors, such as transit access, cost, or Americans with Disabilities Act (ADA)-accessible units, that are tending to preclude disabled individuals from residing in Ontario. In particular, the Ontario 2020 AFH identified “there is a significant shortage of affordable, accessible housing in a range of unit sizes in both Ontario and in the broader region.” Ontario’s available affordable, accessible housing are predominantly senior housing, limiting opportunity for non-elderly persons with disabilities to secure affordable housing within Ontario. To support the findings of the Ontario 2020 AFH, this Housing Element includes Program 30 and 32 to prioritize funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility. In addition, while not indicated as an area of discrimination in data provided by HUD, current policies regarding restrictions on the criminal histories of residents in boarding, lodging, or rooming houses may be considered discriminatory under California Code of Regulations, Title 2, Section 12264-12271. As part of Program 20, the City commits to reviewing and removing this restriction to prevent future discrimination against federal, state, or youth authority parolees.

Access to Opportunity

Ontario contains significant job centers for residents within the city and San Bernardino County as a whole. The City's rapid job growth in the late twentieth century (1980s and 1990s) through the expansion of industrial sectors (e.g., the Ontario Airport, automotive plants, and air cargo) and the development of industrial and business parks in eastern Ontario cemented its role as a regional commerce center. As discussed in the Housing Needs Assessment, the net job inflow to Ontario supports the City's position as a regional employment center: 43 percent of Ontario jobs are filled by out-of-city residents. Figure 3-9 (Job Proximity Index) shows Ontario serves as an employment epicenter for the San Bernardino Valley, along with San Bernardino, Loma Linda, and Redlands, which form another employment hot spot. HUD's job proximity index for 2014-2017 calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group. Block groups within Ontario receives relatively higher index scores for job proximity when compared to Rialto, Fontana, and the northern areas of Rancho Cucamonga, indicating that residents within Ontario benefit from closer proximity to employment centers as compared to surrounding cities.

As shown in Figure 3-9, within Ontario access to job centers ~~in Ontario~~ falls along the east-west divide. While higher than surrounding cities like Fontana and Rialto, ~~Much of block groups in northwest Ontario, particularly areas~~ west of S Euclid Avenue, received the lowest scores within the city. ~~based on HUD's job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low wage workers in the region for each block group.~~ Eastern Ontario, and to a lesser degree southern Ontario, primarily received a score of greater than 80, the highest score on the job proximity index. This reflects the pattern of housing development during the 1980s and 1990s, which was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario. Residents in northwestern Ontario have to commute a longer distance to reach employment centers than residents in east and south Ontario. ~~suggests that while job opportunities exist in high and moderate resource areas, the low resource areas in northwest Ontario may offer fewer job opportunities and further commutes for low wage workers.~~ The mean commute time for Ontario residents in 2019 was 32.8 minutes, which exceeds the national average (26.9 minutes) and the San Bernardino County average (31.6 minutes), supporting that Ontario's low job proximity may be a result of long commute times. The TCAC map categorized Ontario's low resource areas

due in part to less positive economic outcomes for households within those neighborhoods, based on low access to jobs and wages offered at available jobs, as well as low median household incomes and home values. To increase job opportunity and improve opportunity for economic mobility, Ontario will partner with San Bernardino County to promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce (Program 27).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community with a high score has higher levels of pollution and other negative environmental indicators. While all of Ontario received scores above the 50th percentile, the highest scores are concentrated in the city's low-resource areas, including the R/ECAPs and areas of high segregation and poverty, showing residents of these areas are disproportionately burdened by multiple sources of pollution. Ontario's environmental conditions are similar—to the dense urban communities in the San Bernardino Valley, which are highest in the low-resource areas of San Bernardino, Rialto, Bloomington, and Colton and drastically decrease in the high-resource areas of Upland and Rancho Cucamonga. [Rancho Cucamonga and Upland not only feature increased access to parks and recreational areas within their city limits, but also border the Angeles National Forest, offering additional access to open space and wilderness area.](#) To address environmental justice concerns in Ontario, the City is concurrently updating the Safety Element and incorporating Environmental Justice policies and actions, which include an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the Policy Plan. [Environmental Justice goals are interwoven throughout the City's General Plan Elements.](#)

Each year, the California Department of Education publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Reporting of educational indicators was suspended in 2020 due to the COVID-19 pandemic; therefore, 2019 is the most recent data available. There are 33 schools in Ontario, including 23 elementary schools, 6 middle schools, and 4 high schools. In 2019, the state-wide performance for English Language Arts was 2.5 points below standard and 33.5 points below standard for Mathematics. These scores measure how far students are from meeting the lowest possible score for their grade level standard, on

average. A complete list of 2019 performance metrics is shown in Table 3-1. Of the elementary schools, only Edison Elementary was higher than the standard for both English Language and Mathematics; all other elementary schools fell below the standard in either Mathematics or English Language. Of the 23 elementary schools, 4 exceeded the California statewide average for both English Language and Mathematics. While none of Ontario's middle schools or high schools exceeded the statewide average for both English Language and Mathematics, all four high schools and Grace Yokley Middle School exceeded the statewide average for English Language. Colony High School and Ontario High School both exceeded the statewide average for college/career preparedness.

**Table 3-1
School Performance Metrics, 2019**

<i>School</i>	<i>English Language Arts Score</i>	<i>Mathematics Score</i>	<i>College/Career Preparedness Score</i>
California Statewide Average	2.5 points below standard	33.5 points below standard	44.1% prepared
Elementary Schools			
Edison Elementary	38.5 points above standard	19.3 points above standard	N/A
Liberty Elementary	4.3 points above standard	5.7 points below standard	N/A
Ranch View Elementary	20.3 points above standard	0.2 points below standard	N/A
Creek View Elementary	16.1 points below standard	34.5 points below standard	N/A
Mountain View Elementary	1.5 points below standard	23.3 points below standard	N/A
Vineyard Elementary	3.8 points below standard	33.2 points below standard	N/A
Richard Haynes Elementary	25.8 points below standard	38.6 points below standard	N/A
Levi H. Dickey Elementary	30.8 points below standard	48.2 points below standard	N/A
Vista Grande Elementary	11.2 points above standard	14.4 points below standard	N/A
Elderberry Elementary	4.5 points below standard	7.1 points below standard	N/A
El Camino Elementary	22.8 points below standard	43.3 points below standard	N/A
Sultana Elementary	6 points below standard	22.3 points below standard	N/A
Corona Elementary	21.6 points below standard	27.4 points below standard	N/A
The Ontario Center	19.3 points below standard	38.3 points below standard	N/A
Central Language Center	5.1 points below standard	42.8 points below standard	N/A
Hawthorne Elementary	24.4 points below standard	43.5 points below standard	N/A
Del Norte Elementary	26.8 points below standard	48.8 points below standard	N/A
Arroyo Elementary	28.8 points below standard	47.3 points below standard	N/A
Mission Elementary	23.4 points below standard	34.2 points below standard	N/A
Euclid Elementary	16.7 points below standard	34.3 points below standard	N/A
Berlyn Elementary	46.6 points below standard	66.8 points below standard	N/A

**Table 3-1
School Performance Metrics, 2019**

<i>School</i>	<i>English Language Arts Score</i>	<i>Mathematics Score</i>	<i>College/Career Preparedness Score</i>
Bon View Elementary	30 points below standard	50.9 points below standard	N/A
Mariposa Elementary	39.4 points below standard	55.2 points below standard	N/A
Middle Schools			
Grace Yokley Middle School	7.1 points above standard	46.1 points below standard	N/A
Woodcrest Junior High	4.4 points below standard	39.8 points below standard	N/A
Oaks Middle School	13.3 points below standard	53.1 points below standard	N/A
De Anza Middle School	46 points below standard	63.9 points below standard	N/A
Vina Danks Middle School	28.6 points below standard	83.8 points below standard	N/A
Ray Wiltsey Middle School	36.2 points below standard	76.7 points below standard	N/A
High Schools			
Colony High School	34.3 points above standard	37.6 points below standard	53.3% prepared
Ontario High School	1.8 points above standard	65.7 points below standard	48.9% prepared
Chaffey High School	1 point below standard	89.3 points below standard	37.5% prepared
Chaffey District Online High School	70.6 points above standard	80.1 points below standard	57.1% prepared
School Districts			
Chaffey Joint Union High District	38.4 points above standard	38.1 points below standard	53.1% prepared
Mountain View Elementary District	3.6 points above standard	33.8 points below standard	N/A
Ontario-Montclair District	16.9 points below standard	39.2 points below standard	N/A
Chino Valley Unified District	Not Available	Not Available	N/A
Cucamonga Elementary District	Not Available	Not Available	N/A

Source: California School Dashboard, 2019.

Schools are fairly well distributed throughout the city, with no areas with dramatically less access or proximity to schools. The highest and lowest ranked schools (per California Student Dashboard) are not clustered in any particular area or neighborhood of the city. Ontario's highest-performing schools (Edison Elementary, followed by Liberty Elementary) are located in moderate-resource areas with low rates of poverty, higher rates of home ownership, and higher median incomes, suggesting residents attending these schools may have more economic and housing stability than residents of low-resource areas. Ontario's lowest performing schools (Berlyn Elementary and Ray Wiltsey Middle School) are located in a low-resource area and a TCAC/HCD-identified area of high segregation and poverty, respectively. For both schools, English learners, socioeconomically disadvantaged students, and homeless students have the highest rate of chronic absenteeism (missing more than 10 percent of instructional days) and suspension rate, further indicating the role of housing security in student performance and engagement at school. While most schools in the district perform similarly, there is not a significant difference in access to schools based on proficiency outside of access to Edison Elementary. Overall, addressing housing security and availability of multilingual support services may improve educational opportunities for all students, and particularly students residing in low-resource areas, areas of high segregation and poverty, and R/ECAPs. This Housing Element includes a set of programs to increase housing opportunity for extremely low-income households, including Programs 23, 24, 32, and 33.

Ontario residents are served by OmniTrans, which provides bus routes connecting cities within San Bernardino Valley. There are six OmniTrans routes with transit stops within Ontario, most providing north-south service connecting Ontario to Upland, Montclair, and Rancho Cucamonga to the north and Chino and Eastvale to the south. Route 61, Route 82, and Route 290 provide east-west service through Ontario, connecting Pomona and Montclair to Fontana and San Bernardino via Ontario. Ontario bus routes typically arrive at stops at 60-minute intervals during morning and evening peak hours; however, Route 61 provides transit approximately every 20 to 30 minutes. Exception for express routes, OmniTrans bus routes operate seven days a week, typically with reduced schedules on weekends. Given that several routes are available to Ontario residents, transit is not considered a barrier to fair housing in the city; however, the City will meet biannually with [Orange-San Bernardino County Transportation Authority \(SBCTA\)](#) to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 27).

To meet the needs of persons with disabilities in Ontario, there are 6 licensed residential care facilities for the elderly and 27 licensed adult residential care facilities. Additionally, residents that qualify under the ADA can use OmniAccess, a curb-to-curb shared ride service that complements the OmniTrans fixed-route system. The OmniAccess service area is up to three-quarter mile on either side of an existing bus route. OmniAccess riders make reservations for trips or arrange a subscription service for recurring trips. OmniTrans offers a Travel Training Program, providing one-on-one or group assistance to seniors and individuals with disabilities to learn to use the bus system. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by seeking funding to assist with rehabilitations (Program 30).

Disproportionate Housing Need and Displacement Risk

As discussed previously in the Needs Assessment, overcrowding is an issue in the City of Ontario and significantly impacts renter households. According to California Health and Human Services (CHHS), the rate of overcrowding is higher in the northwest area of the city and highest in areas designated as R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty, where households are primarily renting (Figure 3-10). Overall, approximately 12 percent of households are experiencing overcrowding, which breaks out to 18 percent of renter-occupied households and 0.7 percent of owner-occupied households. Within the areas in Figure 3-10 showing the highest rate of overcrowding, approximately 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. Overcrowding typically implies that either appropriately sized housing is unaffordable or unavailable to current residents, and results in an increased risk of displacement for households living in unit types that do not meet their needs. The area of the city with the highest rate of overcrowding has older, smaller housing units compared to the newer development in southeast Ontario. [As discussed in the San Bernardino County 2020 Regional Analysis of Impediments, “availability of housing in a variety sizes is important to meet the needs of different demographic groups.” Patterns of overcrowding in Ontario are similarly seen across the San Bernardino Valley; rates of overcrowding are highest in census tracts designated as R/ECAPs. This suggests that communities of color and areas of increased poverty are the most susceptible to overcrowding. Ontario places among San Bernardino, Fontana, and Rialto as cities with higher rates of overcrowding. Rancho Cucamonga and Upland predominantly have census tracts with very low rates of](#)

overcrowding, coinciding with census tract with largely White populations. Of San Bernardino County households receiving public assistance for housing, housing choice voucher (HCV) programs has the most success in placing households in units with at least three bedrooms (1,045 units), followed by public housing developments (152 units). Project-based Section 8 program housing has allowed for households to occupy 107 units with at least three bedrooms, but is more successful in placing households in studio or one-bedroom units. This suggests that countywide, HCV programs could address issues of overcrowding by improving ability to obtain housing of a suitable size where rental price would have been a barrier. To address overcrowding as a result of doubling up, unaffordable housing options, or multi-generational households, among other reasons, the City commits to expanding HCV use (Program 23), will continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33) to encourage an increase in housing supply and reduce risk of displacement for residents of these neighborhoods.

As with overcrowding, overpayment (cost burden) is a widespread issue in Ontario, impacting over a third of owner-occupied housing (33 percent) and a majority of renter-occupied housing (58 percent of households). This trend reflects patterns of overpayment throughout the SCAG region, and in much of California. In San Bernardino County, renting households are more highly impacted by overpayment than homeownership households; however, cities with R/ECAPs (San Bernardino, Fontana, and Ontario) exhibit a higher rate of over payment among homeownership households, including within census tracts designated as R/ECAPs (Figure 3-11). By comparison, homeowners in Rancho Cucamonga and Upland experience overpayment at a far lower rate of incidence. Renters experiencing overpayment is far more widespread across the entire county, but again affects census tracts in Rancho Cucamonga and Upland to lesser degree than cities such as Ontario, San Bernardino, and Fontana that contain R/ECAPs. Similar to overcrowding, overpayment is more likely to affect households with higher rates of poverty. As seen in Figure 3-11 the highest concentration of cost-burdened owner-occupied households are located in the city's northwest areas, corresponding with the location of low-resource areas, R/ECAPs, and TCAC/HCD-identified areas of high segregation and poverty. Overpayment by renter-occupied households is experienced citywide, with a majority of the city's census tracts made up of at least 40 percent of renter-occupied households experiencing cost burden (Figure 3-12). In the low resource areas in northwest Ontario, including the R/ECAP south of Holt Boulevard and the area of high segregation and poverty bounded Holt Boulevard, N Grove Avenue, E G Street, and N Allyn Avenue, the percentage of renter households experiencing cost burden increases to between 60 and 80

percent. In south Ontario, the area bounded by Edison Avenue, Hammer Avenue, E Riverside Avenue, and S Archibald Avenue also increases to between 60 and 80 percent cost-burdened, indicating the new development in south Ontario is unaffordable to renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks from overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable home ownership within the city (Programs 6 and 24) and preserve at-risk affordable housing units to maintain affordability (Program 25).

[The San Bernardino County 2020 Regional Analysis found that across the county, Black and Hispanic households had the highest rates of experiencing any of the four housing problems, including living in substandard housing. Ontario is among the oldest cities in San Bernardino County, along with San Bernardino, Colton, and Redlands \(all established before 1900\). Ontario and San Bernardino likely have some of the oldest existing housing in the County and substandard housing due to age may disproportionately impact Hispanic households in San Bernardino as it does in Ontario.](#) Generally, Ontario's recent development has focused in southeast Ontario while the city's older housing is located in northwest Ontario. While some of northwest Ontario's neighborhoods have maintained housing stock in good condition, such as the College Park Historic District, the burden of rehabilitation disproportionately impacts Ontario's low-resource areas in northwest Ontario. As the housing stock ages, need for repair and rehabilitation may become more common. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing or increasing the risk of displacement for occupants of those units. [Figure 2-2 in the Housing Needs Assessment identifies the four neighborhoods in Ontario with the highest rates of rehabilitation needs and abandoned homes, as reported in the 2019 Neighborhood Preservation Strategy.](#) ~~In July 2019, t~~The City developed ~~the~~a Neighborhood Preservation Strategy Plan [in July 2019,](#) concentrating on four target neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth Grove neighborhoods. All of the target neighborhoods are identified as low-resource areas on the TCAC/HCD opportunity map and the Nocta and Mission-Mountain neighborhoods include areas designated as R/ECAPs. These neighborhoods were identified due to predominance of lower-income households, renter-occupied households, households experiencing a housing cost-burden at a higher rate than the city as whole, and calls for police services or other city services, such as debris removal from private property or public rights-of-way. The majority of housing stock in the four target neighborhoods exceeds 40 years of age and has a higher proportion of housing units greater than 80 years old (12.5 percent) than the city (5.6

percent) as a whole. [Across the four neighborhoods identified in Figure 2-2, there are approximately 324 homes in need of rehabilitation and approximately 168 abandoned homes.](#) A key strategy identified in the Neighborhood Preservation Strategy Plan is increasing opportunities for homeownership with the intention to increase housing stability, educational achievement, property maintenance, and reduce crime in these neighborhoods. This Housing Element includes programs that will increase opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and Program 24). To address substandard or older housing, the City will continue to use its code enforcement program to bring substandard units into compliance with city codes and improve overall housing conditions in Ontario (Program 1). Additionally, the City will continue to provide rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program 3). [Programs 16, 17 and 25 encourage the acquisition of housing.](#)

[As discussed in the Special Needs Group section of the Housing Needs Assessment, there are approximately 102 homeless persons residing in Ontario, including 74 persons unsheltered, and 28 homeless individuals living in emergency shelters or transitional housing, according to the San Bernardino County Point-In-Time report. Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. As identified in the San Bernardino Point-In-Time count, the population experiencing homelessness in Ontario and six other cities \(San Bernardino, Fontana, Redlands, Rialto, and Victorville\) account for more than two-thirds of the County's total population experiencing homelessness. San Bernardino has the largest total population experiencing homelessness in the county \(890 persons\) by a large margin, followed by Victorville \(133 persons\). San Bernardino, as the largest city in the county and the San Bernardino Valley, acts as a hub of resources for the San Bernardino Valley, which may result in a larger population experiencing homelessness as compared to the region due to persons experiencing homelessness in the San Bernardino Valley migrating to San Bernardino to access resources. Victorville, as the largest city in the rural High Desert, serves a similar role in that area of the county. Therefore, the migration to Victorville may account for the disproportionately large population experiencing homelessness, considering Ontario, Fontana, and Rancho Cucamonga have a larger general population than Victorville. San Bernardino also has the most census tracts designated as R/ECAPs, and as discussed, shows similar patterns to Ontario for prevalence of poverty and housing problems \(over payment, overcrowding, and substandard housing\) in R/ECAP census tracts, which can result in a population highly vulnerable to homelessness.](#)

Rancho Cucamonga, while having a similar general population size to Ontario, Fontana, and Victorville, has approximately 58 persons experiencing homelessness, just slightly over half the population experiencing homelessness in Ontario (102 persons). Unlike Ontario, Fontana, San Bernardino, and Victorville, Rancho Cucamonga does not have any R/ECAPs within its city limits and as discussed, largely features high median incomes, access to opportunity, and low rates of overcrowding and substandard housing. –The overall reduced risk to displacement in Rancho Cucamonga supports a smaller population experiencing homelessness.

Ontario offers substantial services and housing for its population experiencing homelessness, and participates in regional solutions for homelessness, as discussed in the Housing Needs Assessment. The City can accommodate its population experiencing homelessness with room to support the region’s population experiencing homelessness in its current supply of emergency, transitional, and supportive housing: as shown in Table 2-27, the total beds available (at least 155) can accommodate the city’s homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count. The City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32).

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the County may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. As shown in Table 3-2, citywide median rent increase from 2000 to 2019 was approximately 122 percent, outpacing the countywide median rent increase (approximately 110 percent), based on data from ACS and HUD. The difference in these trends indicates growing unaffordability of housing in Ontario and San Bernardino County as a whole, despite the low cost of housing itself compared to the region, state, and nation, and may prevent low-income households from remaining in their homes over time. The San Bernardino County 2020 Regional Analysis of Impediments similarly found that as of 2019, Rancho Cucamonga and Upland had the highest average rent prices (\$2,480 and \$2,460, respectively), while the eastern and southern areas of Ontario experienced the highest increases in rent in the City (157 and 139 percent median rent increase, respectively), and housing affordability in Ontario was more similar to Hesperia (\$1,550), Apple Valley (\$1,400), and Victorville (\$1,450). Within Ontario, northwestern Ontario had a slightly lower median rent increase than the County as a whole (108 percent

increase). The census tracts designated as R/ECAPs, which fall within northwestern Ontario, show very low increase in average rent compared to the City on the whole. While still showing an overall increase, the difference in median rent between northwestern Ontario and eastern and southern Ontario since 2000 may be a result from focused investment in these areas. As discussed, much of the housing growth in the 1980s and beyond was focused on master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

Table 3-2
Change in Average Rent, 2000-2019

<u>Area</u>	<u>2000¹</u>	<u>2005²</u>	<u>2010</u>	<u>2015</u>	<u>2019</u>	<u>Percent Change 2000-2019</u>
San Bernardino County Median	568	752	922	922	1,190	109.5%
Citywide Median	644	752	1,113	1,195	1,430	122.05%
Northwestern Area ³	644	752	1,092	1,160	1,338	107.78%
Eastern Area ³	644	752	1,290	1,301	1,657	157.3%
Southern Area ³	644	752	1,201	1,295	1,537	138.66%
<u>R/ECAPs</u>						
Census Tract 16	644	752	859	875	968	50.3%
Census Tract 15.03	644	752	956	1,037	1,113	72.8%

Source: ACS 2000, 2010, 2015, 2019; HUD Fair Market Rent 2005

¹ Median rent for 2000 is based on the citywide contract median rent; median rent per census tract was not available.

² Rent for 2005 is based on the HUD Countywide Fair Market Rent estimates; median rent from ACS was not available for 2005.

³ Average rent determined by taking the average of the median contract rent of each census tracts falling within the Northwestern, Eastern, and Southern areas, as shown in Figure 3-1, with the following exceptions due to data limitations:

- 1) Median rent for 2000 is based on the citywide contract median rent; median rent per census tract was not available.
- 2) Rent for 2005 is based on the HUD Countywide Fair Market Rent estimates; median rent from ACS was not available for 2005.

While northwestern Ontario shows relatively lower increase in average rent since 2000, the area still has the highest rates of overpayment among renters, overcrowding, and neighborhoods with substandard housing. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. The City commits to actively combat displacement and protect vulnerable households by expanding HCV use (Program 23), continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33).

Lending Discrimination

The City of Ontario's AFH identified lending discrimination as a potential contributing factor to fair housing issues in Ontario. Based on Home Mortgage Disclosure Act (HMDA) Data, "White residents are most likely to have their loan applications results in originated loans, Blacks are least likely, and Hispanics fall between the two groups. Hispanic borrowers are most likely to receive a high-priced loan followed by Black borrowers, while White and Asian borrowers are least likely to be given a high-cost loan. Data is similar for the region." As new housing in southeast Ontario becomes available, past lending practices in Ontario imply White households will have the highest accessibility to the new development and, therefore, high resource areas. The analysis of HMDA data in Ontario found Black households and Hispanic households have less success originating loans that are low or moderate in cost, which can deny access to high resource areas. Additionally, home ownership is a primary means of building equity and intergenerational wealth. White households that have easier access to home ownership can benefit from the economic mobility home ownership provides, while Black and Hispanic households have limited access to economic mobility through home ownership. The City will expand opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and 24).

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of city policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

Ontario refers fair housing complaints to IFHMB. IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. In addition, the Fair Housing Council provides

fair housing education, landlord/tenant counseling, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, and Spanish and are provided free of charge to clients. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints.

During the outreach process for the Ontario 2020 AFH, fair housing surveys were conducted in person both in English and Spanish at the community meetings and community fair held in February 2020. The majority of respondents were members of protected classes. Of the 73 respondents, 21 (29 percent) found housing discrimination to be an issue in Ontario, and 14 (19 percent) directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that 32 cases were filed by residents of Ontario between January 1, 2013, and March 23, 2021 (see Table 3-32). The most common alleged basis of discrimination was Disability (inclusive of Disability and Rehabilitation) with over one-third of cases identifying this protected class. While a majority of cases were found to have no cause determination (53.1 percent), six cases were closed due to successful conciliation/settlement. The Fair Housing Foundation and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a complete spatial analysis of fair housing issues within the city. Program 30 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Table 3-32
Discrimination Cases, 2013-2021

Bases	Number of Cases	Percentage of Total Cases	Closure Reason	Number	Percentage
Disability and Disability & Rehabilitation	12	37.5%	Conciliation/settlement successful	4	33.3%
			Dismissed for lack of jurisdiction	1	8.3%
			No cause determination	7	58.4%
Familial Status and Familial Status & Rehabilitation	5	15.6%	Conciliation/settlement successful	1	20%
			No cause determination	1	20%
			Complaint withdrawn by complainant after resolution	3	60%
National Origin	7	21.9%	No cause determination	3	42.9%
			Complaint withdrawn by complainant after resolution	1	14.3%
			DOJ Settlement	2	28.5%
			Unable to locate complainant	1	14.3%
Race, Race & Color, and Race & Retaliation	7	21.9%	Conciliation/settlement successful	1	14.3%
			No cause determination	5	71.4%
			Unable to locate complainant	1	14.3%
Sex & Race	1	3.1%	No cause determination	1	100%
Total	32	100%	Conciliation/settlement successful	6	18.8%
			Dismissed for lack of jurisdiction	1	3.1%
			No cause determination	17	53.1%
			Complaint withdrawn by complainant after resolution	4	12.5%
			DOJ Settlement	2	6.2%
			Unable to locate complainant	2	6.2%

Source: HUD, 2021.

Site Inventory Analysis

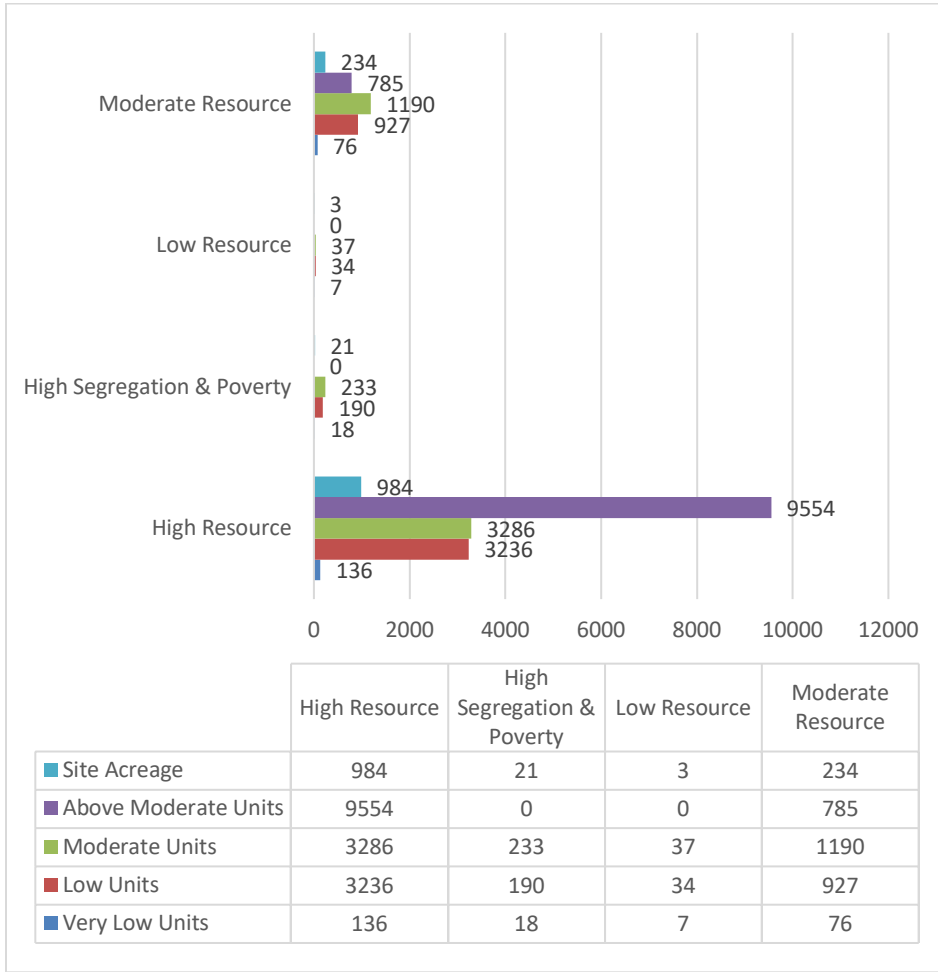
The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. The California Tax Credit Allocation Committee (TCAC) and HCD prepared opportunity maps that identify resource areas. Areas of high or highest resource may have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy). Using the statewide opportunity area map and indicators of concentrated poverty, displacement risk, and access to opportunity as overlays to the City's sites inventory (Figure 3-13), the City was able to identify if the sites identified in the inventory to accommodate the lower income RHNA disproportionately concentrate these units or increase patterns of segregation. Figure 3-13 shows the distribution of Ontario's sites in each of the TCAC/HCD resource areas. Figures 3-14 through 3-22 show the distribution of projected units by income category of the following indicators to understand how the situation of units will affirmatively further fair housing: median income, R/ECAPs, jobs proximity, educational score, environmental conditions, overcrowding, and overpayment. The discussion is aided by charts that show the number of projected units by income category, site acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Impacts on Patterns of Integration & Segregation

INCOME

As shown in Figure 3-13, the City primarily identified candidate sites to accommodate low- and very low-income households in south Ontario bounded by Eucalyptus Avenue to the south and E Riverside Drive to the north, within the Ontario Ranch master plan area and a TCAC-designated high-resource area. Candidate sites for moderate and above moderate sites are also primarily located in Ontario Ranch. As shown in Table 5-4 16 8,746 low- and very low-income units (79 percent of the total very low- and low-income units), 3,286 moderate-income units (69 percent of moderate-income units), and 9,555 percent of above moderate-income units (92 percent of above moderate-income units) have been identified within Ontario Ranch. Chart 3-1 shows the general distribution of units into resource areas. As Ontario Ranch is designated high resource (along with other areas of the city), the high resource designation is shown as receiving the most projected units.

Chart 3-1
Unit Count and Site Acreage by TCAC Resource Designation



As shown in Figure 3-14, this distribution of sites, allowing integration of all income levels in the Ontario Ranch future development, which directly addresses the need expressed by the community and stakeholders that new development in Ontario Ranch should not be limited to affluent households but include a balance of affordable housing. Development within Ontario Ranch will be determined through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The candidate sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks. As discussed, Ontario’s lower-income households are primarily concentrated in northwest Ontario, which is the location of the city’s TCAC/HCD-identified areas of

high segregation and poverty and R/ECAPs and correlate with factors that limit economic mobility and perpetuate poverty. As a key area for growth and investment for the city, locating the majority of candidate sites intended for low- and very low-income in Ontario Ranch disrupts patterns of concentrated poverty in Ontario. Moreover, populations currently concentrated in northwest Ontario, including single-parent households, lower-income Hispanic households, and Black/African American households, will have access to positive education and economic outcomes from expanding affordable housing opportunities to south Ontario. The City will implement Program 11 to ensure that in addition to affordable housing opportunities to high-resource areas, such as Ontario Ranch, the City will reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

The City will additionally locate low- and very low-income sites along Holt Boulevard. Holt Boulevard serves as a boundary for the city's R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty and is designated as a low-resource area on the TCAC map. As shown in Table 5-416, a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) are in Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Locating additional affordable housing along Holt Boulevard, particularly within R/ECAPs and areas of high segregation and poverty, supports placed-based solutions to alleviating fair housing issues and disproportionate housing need issues. As shown in Figure 3-10 and Figure 3-11, northwest Ontario and particularly areas of high segregation and poverty and R/ECAPs have the highest rates of overcrowding and overpayment in the city. Expanding affordable housing options will reduce competition for existing units. The Downtown District Plan (Plan), which encompasses portions of Holt Boulevard and seven of the low- and very low-income candidate sites, creates an opportunity for reinvestment in northwest Ontario. Downtown will also accommodate moderate housing units, with a total of 20 units located in the Downtown area. The Plan includes goals to expand housing choice and "ensure access to diverse range of quality housing options, encourage density, and variety of affordable price points." Along Holt Boulevard specifically, the plan identifies opportunities to create market-rate and affordable housing, develop vertical and horizontal mixed-use, and provide residential access to downtown amenities, shopping, public services, open space, and transportation. The City will ensure existing residents are protected from displacement risk through implementing Program 6. Through focused community reinvestment along Holt Boulevard, the City will reduce fair housing issues and expand economic opportunities for new and future residents in northwest Ontario.

R/ECAPS

Figure 3-15 shows the distribution of sites by income level in census tracts designated as R/ECAPs compared to the rest of the city. There are five sites that fall within Ontario's two designated R/ECAPs, which can provide a total of 19 low-income units, 3 very low-income units (amounting to less than 1 percent of the total low and very low-income units) and 23 moderate income units (again, amounting to less than 1 percent of the total moderate units) (Chart 3-2). There are no above moderate-income units proposed in R/ECAPs. Chart 3-3 identifies the racial/ethnic composition of the R/ECAPs where the sites are located, showing these areas overwhelmingly Hispanic with a small White population. On average, sites in census tracts that are not designated as R/ECAPs have a majority Hispanic population (51 percent). In R/ECAP designated census tracts, this majority jumps to 91 percent. As discussed, the City's R/ECAPs indicate areas of predominantly non-white populations and high rates of poverty. The assessment of fair housing repeatedly identifies that R/ECAPs correlate with factors that limit economic mobility and perpetuate poverty, keeping residents at an overall disadvantage. In particular, census tracts designated as R/ECAPs show higher rates of overpayment (for both renting and homeowner households) and overcrowding as compared to the rest of the city, indicating residents may be more vulnerable to displacement risk. This also identifies a demand for more affordable housing, which is served by providing very low-, low-, and moderate-income housing within the R/ECAPs. Further, integration of moderate-income units in R/ECAPs will promote mixed-income communities. Existing residents will have additional affordable housing opportunities by introducing a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) in the Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Additionally, the City has included Program 23, committing to expanding HCV use, Program 33 to expand housing opportunities for extremely low income households, and Program 24 and Program 27 to provide resources for homeownership and fair housing implementation in multiple languages to reduce language barriers.

Chart 3-2
Unit Count and Site Acreage by R/ECAP

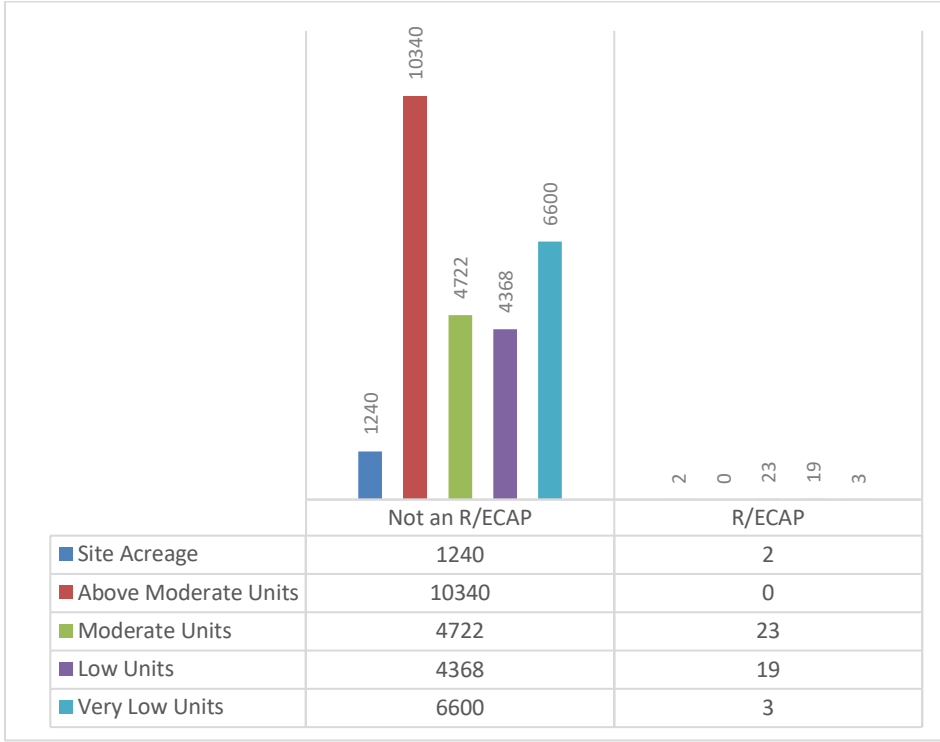
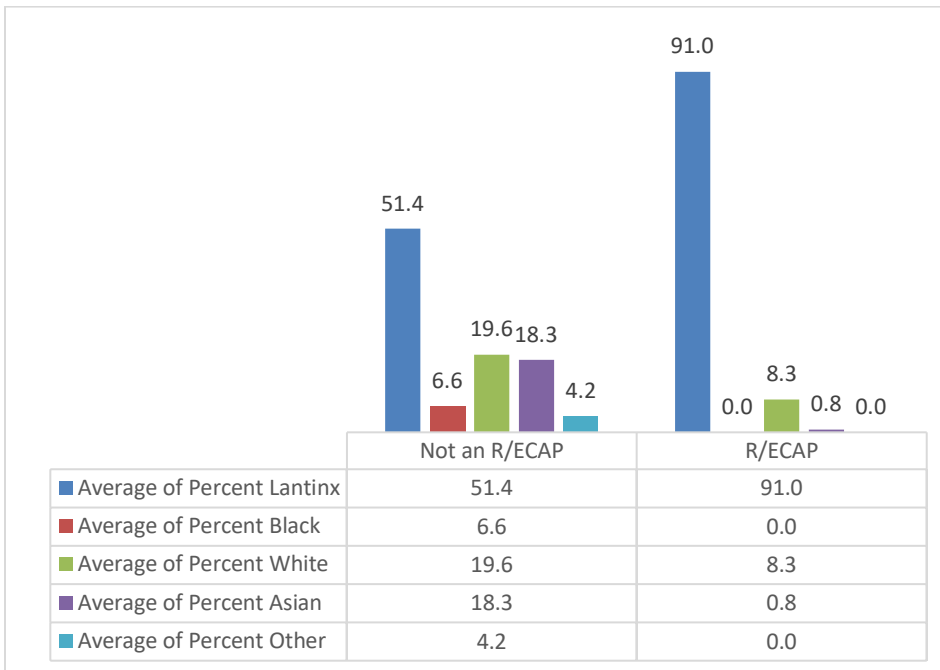


Chart 3-3
Average Racial/Ethnic Distribution by R/ECAP

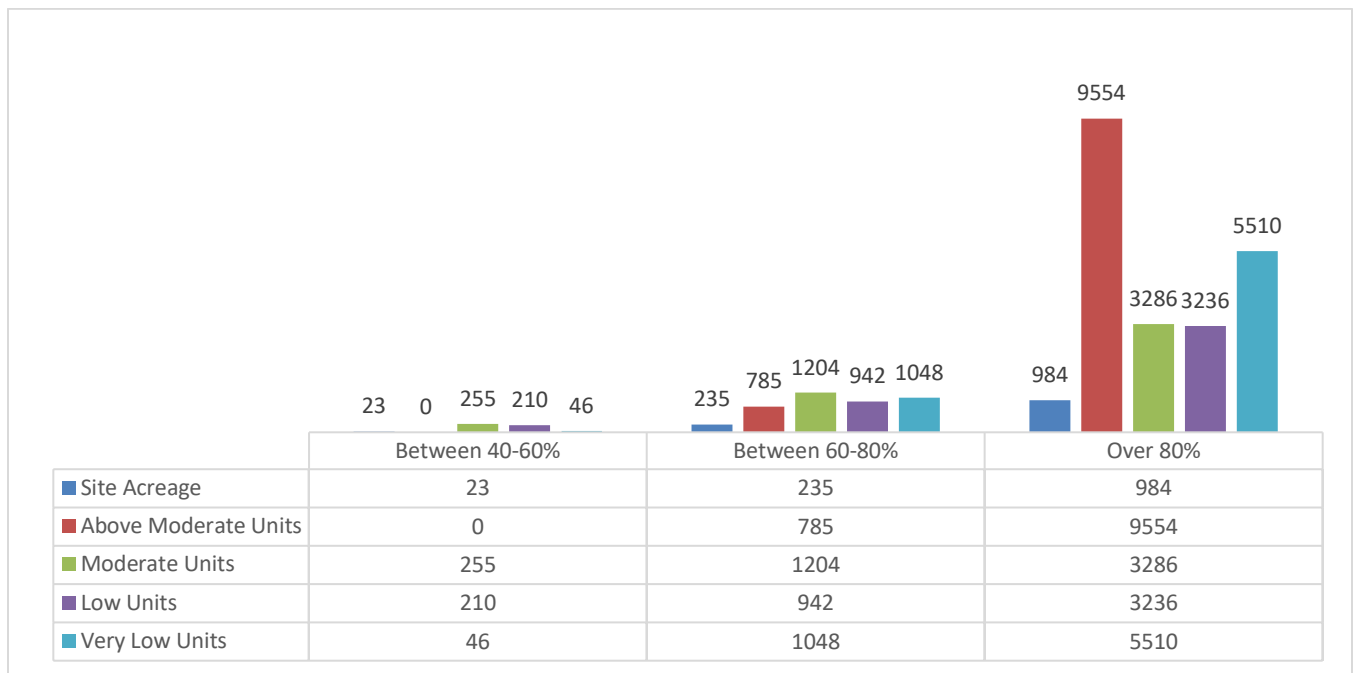


FAMILIAL STATUS

To understand the potential impact on familial status, Figure 3-16 shows the distribution of sites by income level by areas with percent children in families with married parents. Chart 3-4 further demonstrates that on 23 acres, or approximately 2 percent of the total site inventory acreage, up to 60 percent of households with children live in a family type other than married parents, which could include a single parent or guardian. As discussed, single-parent households with children typically requires more affordable, multi-bedroom units due to family sized coupled with a single-source income. In order to reduce displacement risk for these households, units affordable to low- and very low-income households comprise just over 50 percent of the units proposed in areas with highest concentration of non-married parent households, thereby increasing the affordable housing supply in the area. This accounts for approximately 2 percent of the lower income units; the majority of lower income units are planned within Ontario Ranch. Providing lower income housing in Ontario Ranch will assist in reducing the current concentration of non-married parent households with children in northwestern Ontario (Figure 3-16), encouraging access to mixed income communities. Further, the Ontario Ranch development will include new schools, parks, and recreational areas, supporting increased access to opportunity important to families that will not be limited to affluent, married-parent families.

Chart 3-4

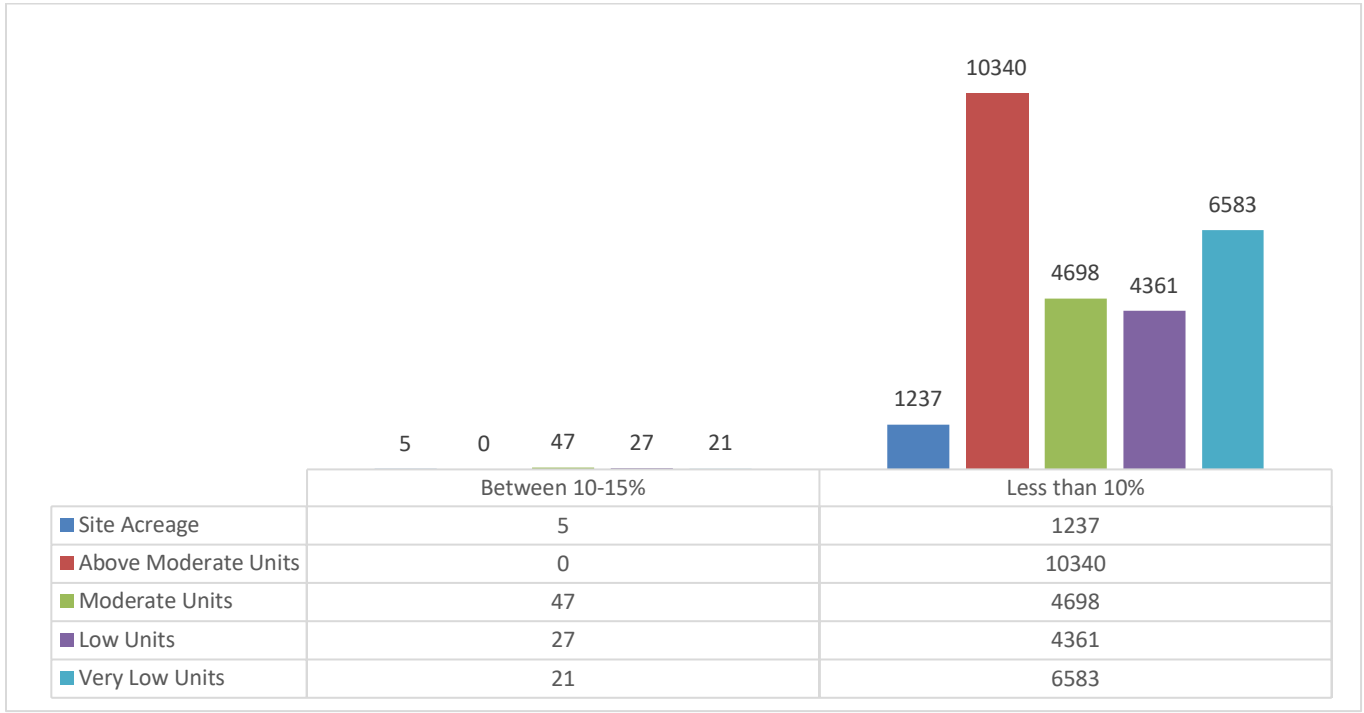
Unit Count and Site Acreage by Familial Status (Percent Children in Married Couple Household)



POPULATION WITH DISABILITY

There are a total of six census tracts within Ontario where the population with a disability exceeds 10 percent, with the highest concentration of persons with a disability not exceeding 13 percent. While Ontario's population with a disability is low, particularly when compared to cities such as San Bernardino, Upland, or the rural High Desert, all but one of the census tracts that do contain a higher concentration of persons with disabilities are located in northwestern Ontario, coinciding with area of lower median income and less access to opportunity (see Figure 3-17). Chart 3-5 shows the distribution of units by affordability and overall site acreage based on the percent of population with a disability. As the City overall has a small population of persons with a disability, Chart 3-5 shows a large proportion of units projected in census tracts with a disability rate not exceeding 10 percent. This includes the units proposed in Ontario Ranch, which offers units at all affordability levels to provide housing mobility opportunities. There are 48 lower income units (less than 1 percent of the total projected lower units) proposed in areas where the population of persons with disabilities exceeds 10 percent. As discussed, the Ontario 2020 AFH identified that there is a significant need for affordable housing exclusively for persons with disabilities, which may contribute to the City's low population of persons with disabilities as compared to other San Bernardino County cities of similar general population size. In addition to the projected housing units in areas of higher concentration and the housing mobility opportunities in Ontario Ranch, the City commits to specifically expand available housing for persons with disabilities through prioritizing funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility (Program 30 and 32).

Chart 3-5
Unit Count and Site Acreage by Population with Disability



Potential Impact on Access to Opportunity

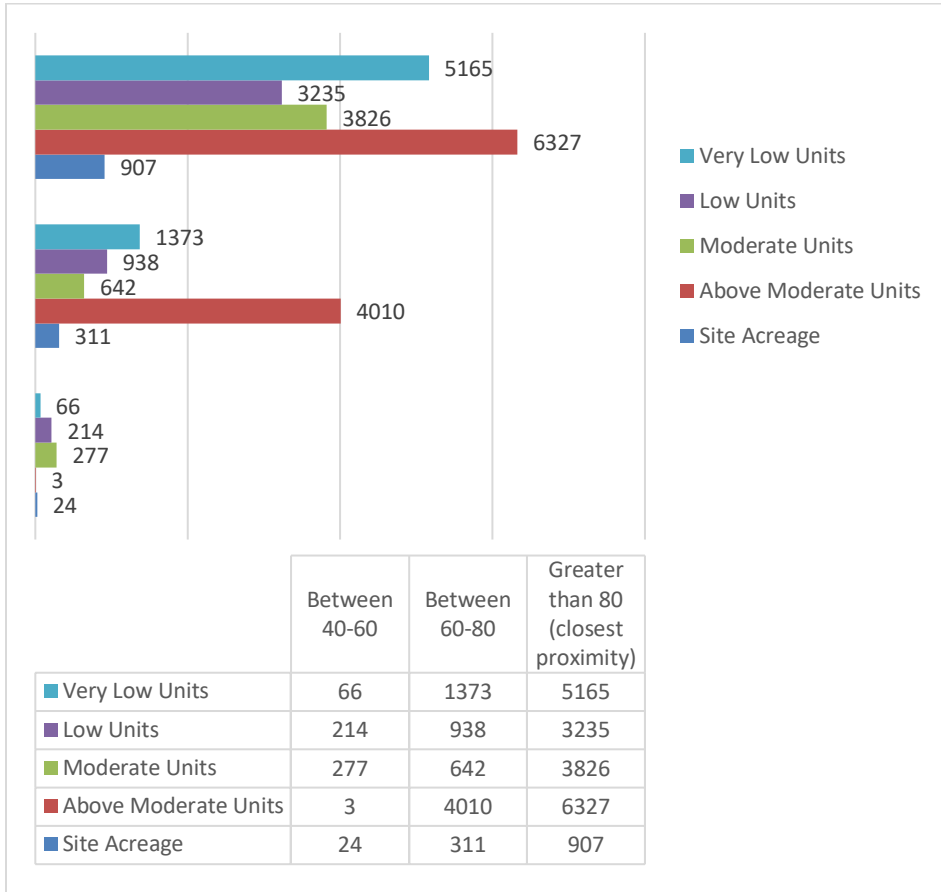
As a larger metropolitan center in both San Bernardino County and the greater San Bernardino-Riverside-Ontario region, Ontario provides access to quality jobs at all skill levels, well-distributed higher performing schools, and reliable public transit with frequent service within the city and in the greater San Bernardino Valley. As shown in Chart 3-1 and Figure 3-13, projected units at all affordability levels are predominantly located in high resource areas (i.e., Ontario Ranch), where new residential units will be in close proximity to jobs in eastern Ontario and have access to newly built schools, parks, and recreational areas. As discussed, Ontario Ranch will be developed through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The projected sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks, thereby increasing access to job centers, environmentally-healthy uses, and essential commercial services, such as pharmacies and grocery stores.

As discussed, units are projected in Ontario’s low resource areas in northwestern Ontario (see Chart 3-1 and Figure 3-13). The City identified sites with opportunities to increase the supply of affordable housing in northwestern Ontario, addressing issues of overpayment and overcrowding as a result of higher rates of poverty. The identified sites reflect renewed interest in northwestern Ontario, supported by the implementation of the Downtown, Mountain and Euclid Corridor, and Holt Boulevard plans (Program 8, 9, and 10) to catalyze place-based revitalization. Ontario intends to take a measured approach to revitalization in northwestern Ontario to ensure that revitalization efforts do not result in gentrification-based displacement. To this end, the City is committed to neighborhood engagement strategies (Program 6), promoting homeownership (Program 24), and expanding affordable housing for extremely low income households (Program 32) to improve housing stability.

JOB PROXIMITY

As shown in Figure 3-18 and Chart 3-6, the sites identified to meet Ontario’s RHNA are located in areas that are either considered highly proximate to employment or in relatively close proximity to employment. As discussed in the assessment of fair housing, areas that show a lower job proximity index value within Ontario still score higher than many areas in San Bernardino County (the lowest score within Ontario is 51). Approximately 3 percent of the total units will be located in areas that received a job index score between 40-60. The City has committed to continuing to improve job opportunities in these areas, disseminating job options from eastern Ontario to a more equal distribution citywide by providing employment services to low-wage workers (Program 27). Locating housing in this area will serve resident interest in increasing the supply of affordable units to reduce displacement risk due to higher rates of poverty. Most of the existing large employers are located in eastern Ontario. Approximately 76 percent of lower income units will be located in areas with closest proximity to Ontario’s employment centers, and the remaining 21 percent of lower income units will still be within very reasonable distance (receiving a score between 60 and 80), thus providing housing mobility opportunities for all income categories in high resource areas that may facilitate further economic opportunities.

Chart 3-6
Unit Count and Site Acreage by Job Proximity

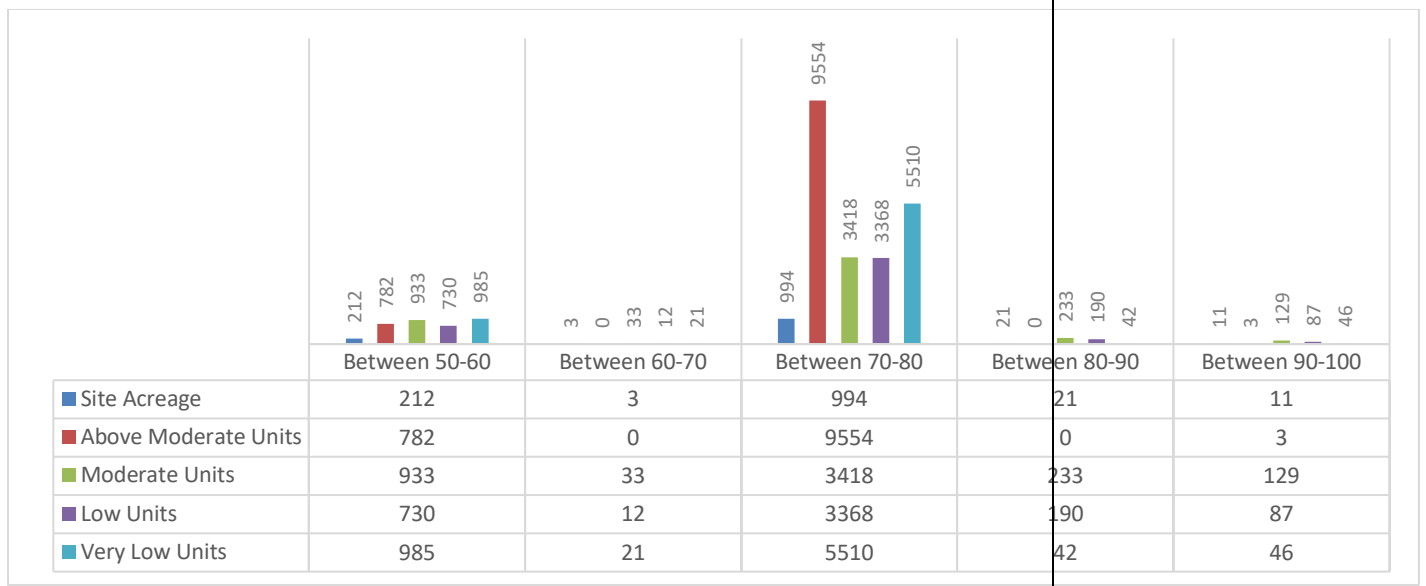


ENVIRONMENTAL HEALTH

As Ontario is situated within a urbanized valley, the overall predicted environmental health of residents citywide scores poorly. As northwest Ontario has compounding factors of higher rates of poverty and lower access to parks, recreational area, and open space, those census tracts received scored marginally worse than areas of the city with higher median income (southern and eastern Ontario); however, no area within the city scored positively. The sites identified to meet the City’s RHNA are anticipated to combat the existing patterns of lower-income areas coinciding with poor environmental conditions. First, approximately 17 percent of the site acreage are within areas with more positive environmental scores (Chart 3-7 and Figure 3-19). Ontario Ranch will offer the most reprieve from poor environmental conditions and accommodates 80 percent of site acreage, supporting the majority of lower income and moderate units as well as above moderate. As discussed, the Ontario Ranch area will be developed through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-

use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. Lower income households, which are currently concentrated in northwestern Ontario, will have access to nearby parks and open space that is less available in the northwest area. Further, the mixed-use design will locate commercial uses, employment areas, schools, and other resources within close proximity to residential units, reducing pollution from traffic as a result of increased and/or longer vehicle trips to daily conveniences/necessities. Given the poor environmental conditions in Ontario, identifying sites in a variety of conditions will ensure that there are housing opportunities regardless of socioeconomic status in a range of places to reduce congestion that may worsen negative conditions resulting from traffic or associated impacts. The distribution of sites will aid in improving environmental conditions for all areas in the City, including where units are projected.

Chart 3-7
Unit Count and Site Acreage by CalEnviroScreen 4.0 Score

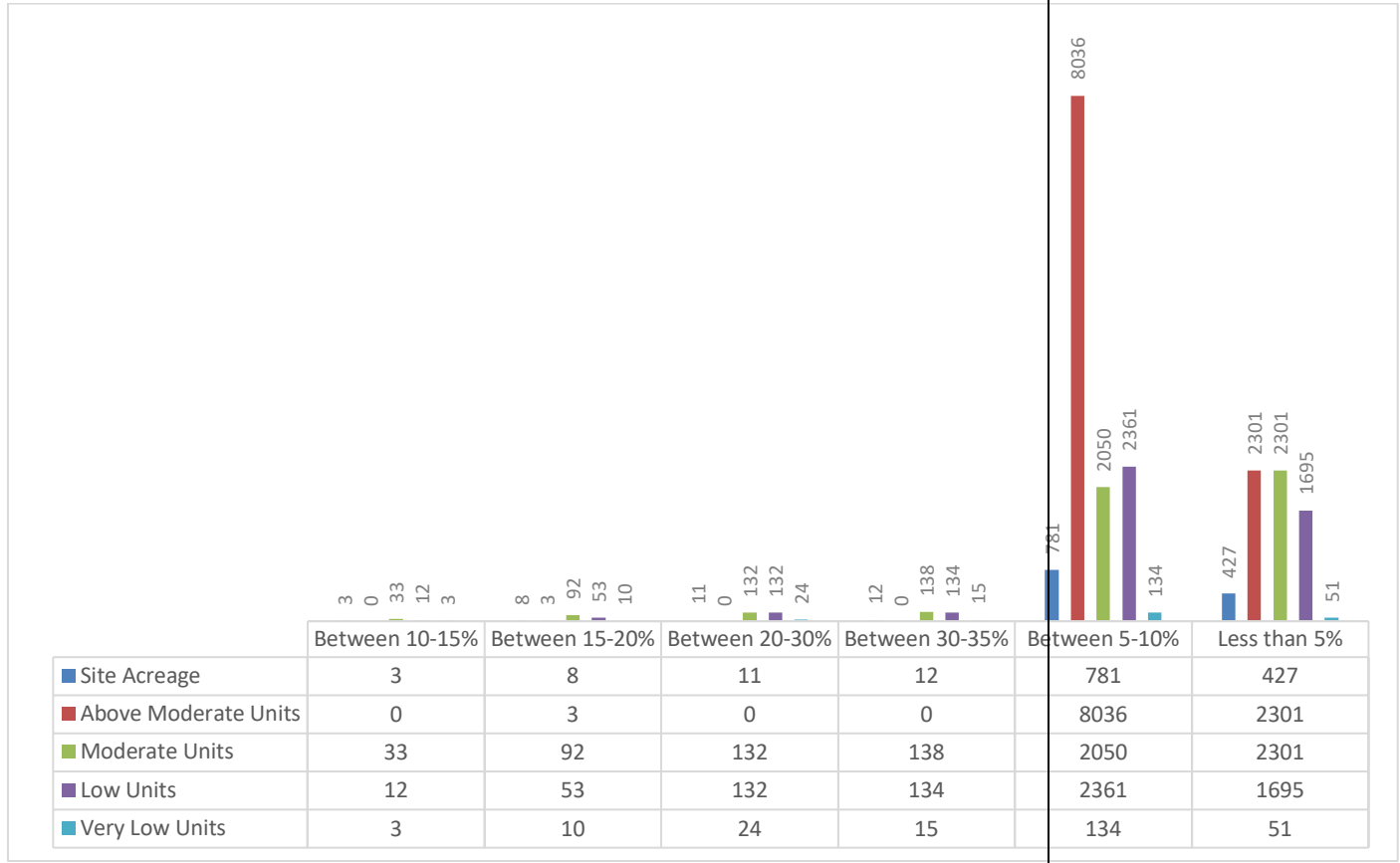


Potential Impact on Disproportionate Housing Need and Displacement Risk

As identified in this assessment, overpayment is a significant issue citywide, impacting high, moderate, and low resource areas. Overpayment rates among both renting households and are highest in northwest Ontario, including within the City's R/ECPAPs. Overpayment among renting households citywide does decrease below 50 percent citywide and overpayment among homeownership households does not decrease below 30 percent citywide. The City is actively combatting this issue by identifying sites for affordable housing citywide to increase the supply of housing, thus addressing existing demand. The Housing Element sites were selected in an effort to increase the supply of affordable housing units in high resource areas, disrupting the current concentration of lower-income households in northwest Ontario. The City has committed to housing mobility strategies to support lower income households in accessing opportunities in high resources, including addressing linguistic barriers (Program 24 and 27). The housing opportunities presented by these sites will aid in preventing future displacement of low-income residents from their homes and communities while also providing additional units for households that may currently be living in overcrowded situations to afford housing. Additionally, the moderate- and above moderate-income sites will ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

Overcrowding most significantly impacts residents in northwestern Ontario (see Figure 3-20), where 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. As shown in Chart 3-8, approximately 7 percent of projected lower income units are slated for census tracts experiencing highest rates of overcrowding. The majority of lower income units (92 percent) will be located in Ontario Ranch, with close access to schools, parks, commercial areas, and employment areas, offering lower income households improved access to opportunity. While a limited number of units are slated in areas experiencing the highest rates of overcrowding, the overall increased supply of affordable housing will support households at-risk of displacement by reducing competition for limited number of units. The City commits to further serving households experiencing overcrowding through Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families, Program 27 (~~Fair housing~~ ADUs) to expand ADU development through incentive programs, and Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs to qualifying lower income households.

Chart 3-8
Unit Count and Site Acreage by Overcrowding



As shown in Figure 3-21 and 3-22, all projected units, regardless of expected income, are on sites located in areas where at least 30 percent of homeowners are cost burdened and 50 percent of renter households are cost burdened. As stated previously, rates of overpayment are most significant in northwestern Ontario, where supplying lower income units is critical to alleviating risk of displacement due to overpayment. A total of 142 project lower income units are identified in areas of where at least 60 percent of owners experience overpayment and at least 65 percent of renters experience overpayment, which accounts for approximately 3 percent of the total lower income units. While this represents a small fraction of the total lower income units, importantly only moderate- and lower-income units are slated in areas of highest overpayment. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment. The focused effort to provide affordable units in northwestern Ontario, coupled with the new housing opportunities for all incomes in Ontario Ranch, provide existing, cost burdened households housing choice that has not been previously available outside of

northwest Ontario. While increasing the overall supply of affordable housing reduces the risk of displacement due to overpayment, the distribution of lower income sites has the additional benefit of providing access to high resource areas and creating mixed-income communities in southern Ontario.

Chart 3-9
Unit Count and Site Acreage by Overpayment (Homeowners)

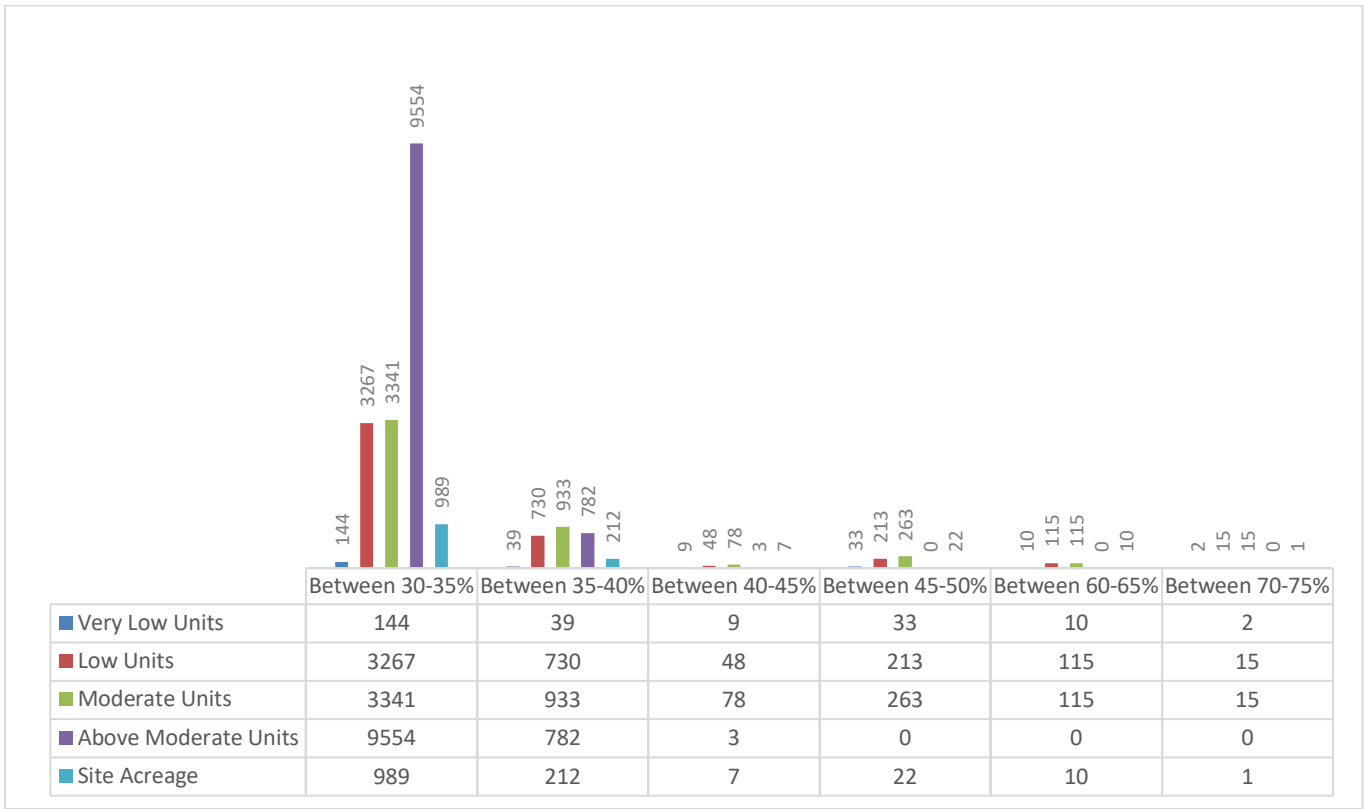
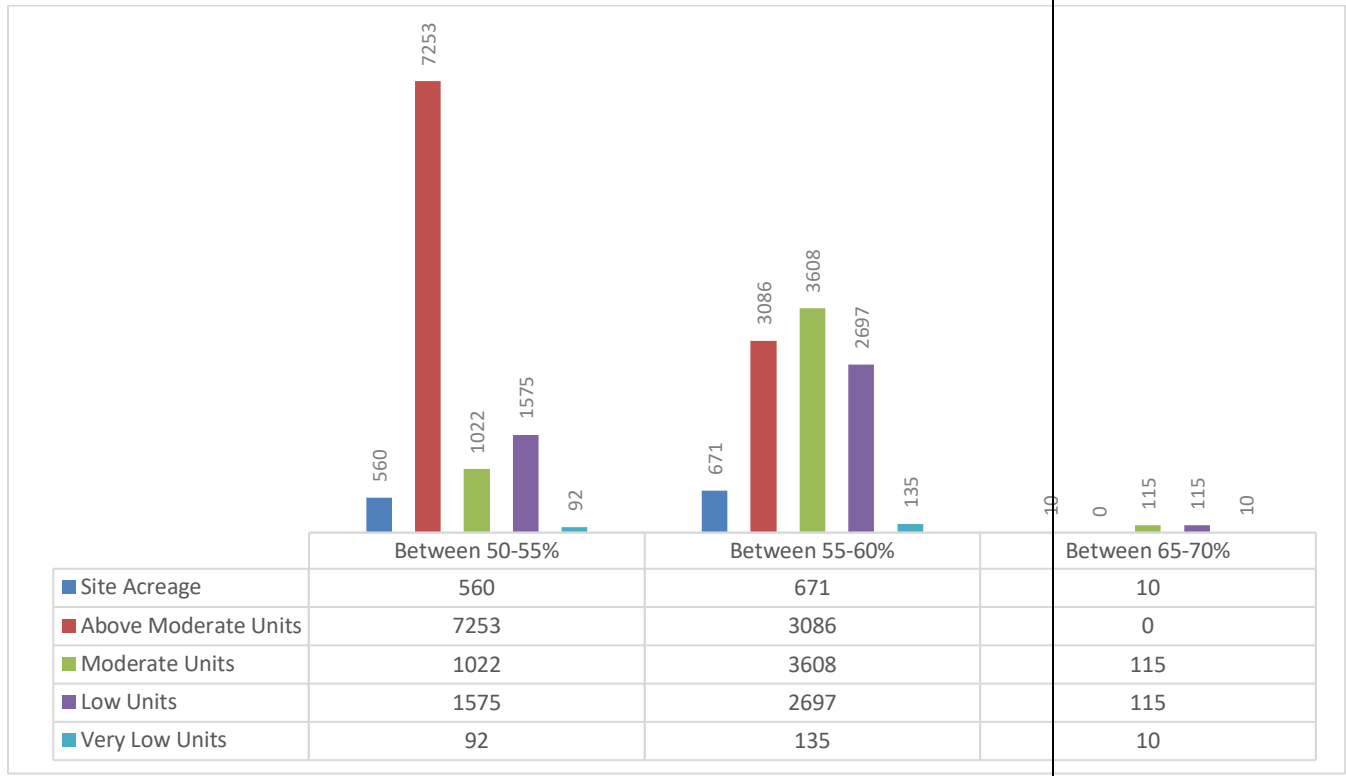


Chart 3-10
Unit Count and Site Acreage by Overpayment (Renters)



Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in Imperial County, as shown in Table 3-4. While there are several strategies identified to address the fair housing issues, the most pressing barriers are the concentration of lower-income households in northwest Ontario, lack of affordable housing in high resource areas, and displacement risk, that may prevent lower-income households from securing safe and stable housing. The County has identified the factors that contribute to these issues as priorities in combatting fair housing issues and facilitating new housing choices in high resource areas and place-based revitalization in northwestern Ontario. Prioritized contributing factors are **bolded** in the table.

Programs to address Housing Choice and Affordability in High Resource Areas:

- Program 7 explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.
- Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.
- Program 23 (Public Housing) commits to expanding HCV use in high and moderate resource areas.
- Program 27 (Fair Housing) commits the City to conducting fair housing training for landlords and tenants on California's Source of Income Discrimination protections, to reduce the number of voucher holders turned away, particularly in high resource areas.
~~explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.~~

Programs to address Place-based Revitalization Strategies:

- Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
- Program 8 (Downtown Plan), which implements the Downtown Plan
- Program 27 (Fair Housing) commits the City to coordinate with San Bernardino County to expand the CalWorks program, providing trainings, job fairs, and/or other key resources to northwest Ontario.

Programs to address Anti-Displacement Strategies.

- Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.
- Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families.

- [Program 23 \(Public Housing\) commits to expanding HCV use.](#)
- [Program 32 \(Extremely Low Income Households\) commits to expanding housing opportunities for ELI households.](#)
- [Program 24 \(Homeownership\) will expand homeownership opportunities, including in low resources areas.](#)
- [Program 27 \(Fair Housing\) commits the city to partner with the local fair housing provider to improve access to fair housing resources \(including legal aid\) and education for tenants and landlords.](#)

[Programs to address Housing Mobility to High Resource Areas:](#)

- [Program 24 \(Homeownership\) and Program 27 \(Fair Housing Implementation\) will provide resources in multiple languages to reduce language barriers](#)
- [Program 23 \(Public Housing\) commits to expanding HCV use in high and moderate resource areas.](#)
- [Program 30 \(Housing for People with Disabilities\) commits the City to assist with the development of affordable housing for persons with disabilities.](#)
- [Program 27 \(Fair Housing\) commits the City to meet with transit authorities biannually to discuss unmet transit needs.](#)

~~Through discussions with stakeholders, fair housing advocates, and the Assessment of Fair Housing, the City identified factors that contribute to fair housing issues in Ontario, as shown in Table 3-3.~~

**Table 3-3
Contributing Factors to Fair Housing**

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
<p>Presence of R/ECAPs and Areas of High Segregation and Poverty</p>	<p>Lack of meaningful language access for individuals with limited English proficiency</p> <p>Lack of affordable housing in moderate and high-resource areas of the city</p> <p>Lack of investment/community revitalization strategies in low-resource areas of the city</p> <p>Availability of rentals that accept HCV in moderate and high resource areas of the city</p> <p>Displacement of residents in moderate and/or high resource areas of the city due to economic pressure</p>	<p>Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.</p> <p>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</p> <p>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.</p> <p>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.</p>
<p><u>Concentration of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs</u></p>	<p><u>Lack of meaningful language access for individuals with limited English proficiency</u></p> <p><u>Lack of affordable housing in moderate and high-resource areas of the city</u></p> <p><u>Availability of rentals that accept HCV in moderate and high resource areas of the city</u></p>	<p><u>Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.</u></p> <p><u>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</u></p> <p><u>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.</u></p> <p><u>Program 23 (Public Housing) commits to expanding HCV use in high and moderate resource areas.</u></p>
<p>Concentration of single-parent households</p>	<p>Concentration of affordable housing in low resource areas of the city</p> <p>Lack of affordable housing in moderate and high-resource areas of the city</p> <p>Lack of access to opportunity due to high housing cost</p>	<p>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</p> <p>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.</p>
<p>Discriminatory actions against persons with disabilities</p>	<p>Instances of private discrimination</p> <p>Lack of accessible affordable housing appropriate for persons with disabilities</p> <p>Cost of home repairs</p>	<p>Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.</p> <p>Program 30 (Housing for People with Disabilities) commits the City to assist with the development of affordable housing for persons with disabilities across the city.</p>

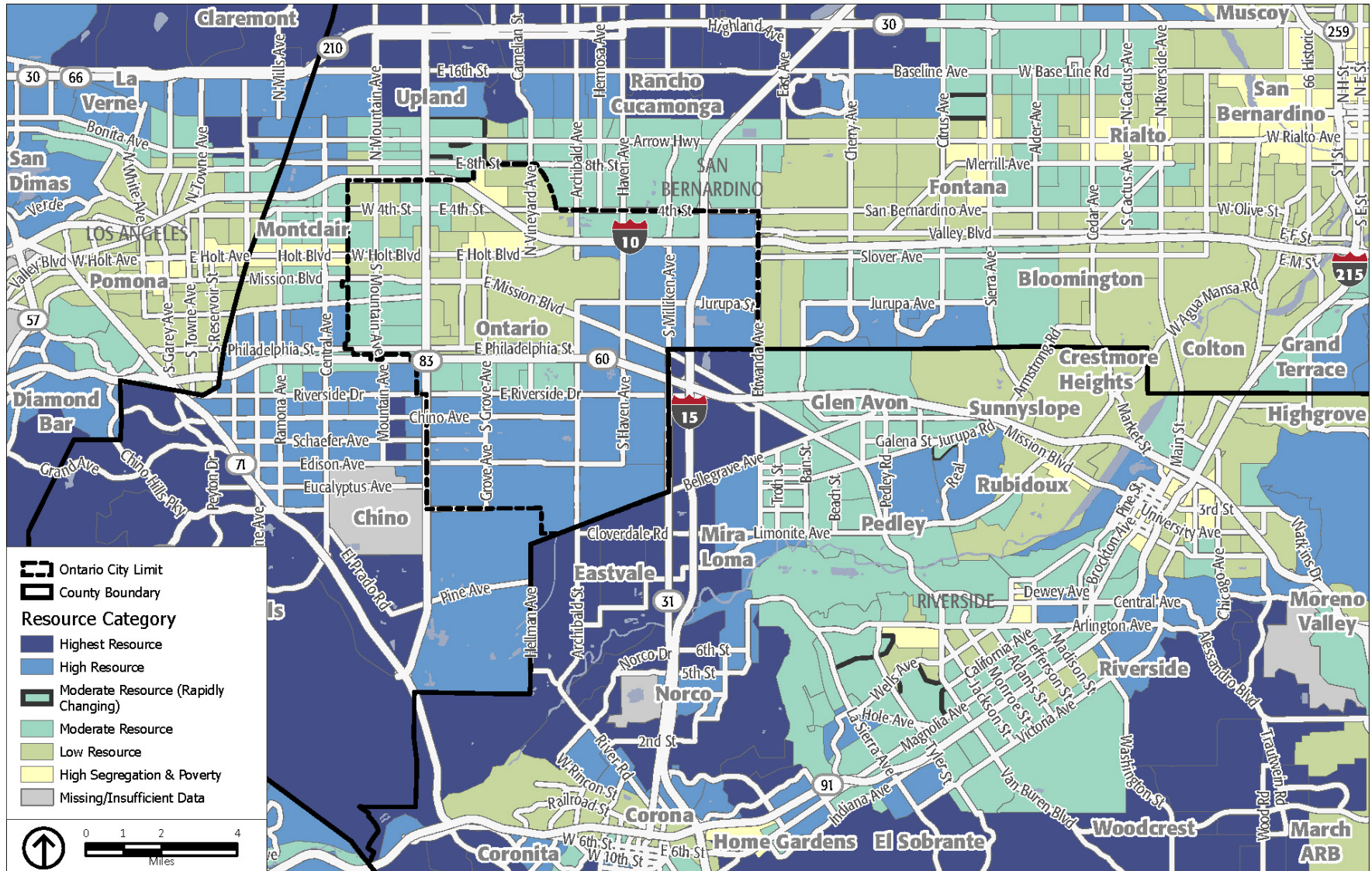
**Table 3-3
Contributing Factors to Fair Housing**

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement risk from overcrowding	<p>Availability of affordable housing units in a range of sizes</p> <p>Availability of affordable housing in the form of ADUs and JADUs</p>	<p>Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families.</p> <p>Program 20 (Development Code Amendments) implements code updates to comply with recent state law for ADUs, supporting the development of ADUs citywide.</p> <p>Program 27 (ADUs Fair Housing) explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program.</p>
Displacement risk due to housing condition	<p>Age of housing stock in north-west area of the city</p> <p>Cost of home repairs</p> <p>Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options</p>	<p>Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.</p> <p>Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.</p>
Displacement due to overpayment	<p>Lack of affordable housing in moderate and high-resource areas of the city</p> <p>Displacement of residents in moderate and/or high resource areas of the city due to economic pressure</p> <p>Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents</p>	<p>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</p> <p>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.</p>
Location of environmental health hazards	Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents	Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.
Access to proficient schools and low student performance	<p>Lack of access to opportunity due to high housing cost</p> <p>Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents</p> <p>Availability of rentals that accept HCV in moderate and high resource areas of the city</p>	<p>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</p> <p>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.</p> <p>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.</p>

**Table 3-3
Contributing Factors to Fair Housing**

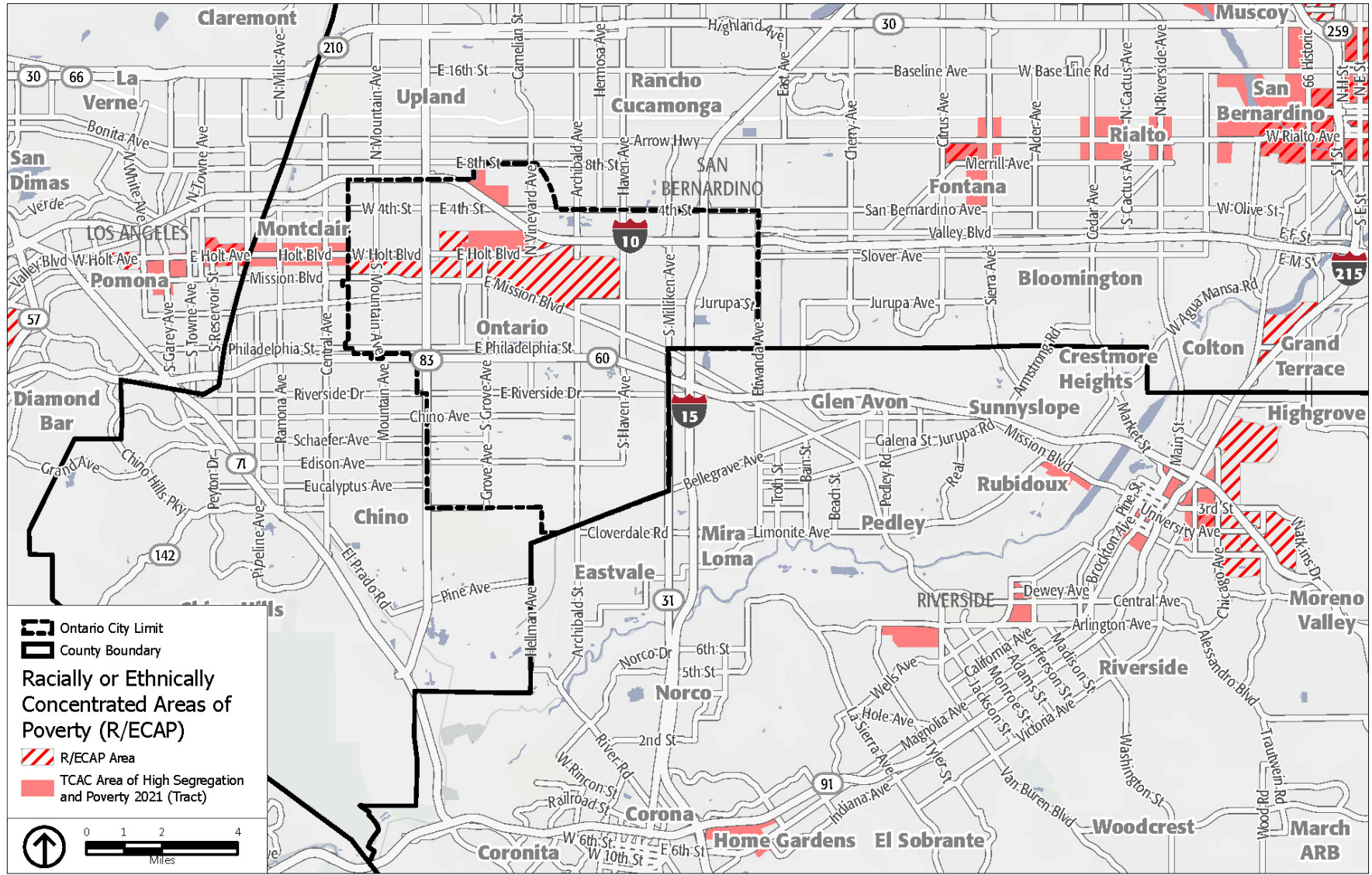
AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Location of employers	<p>Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents</p> <p>Lack of affordable housing in moderate and high-resource areas of the city</p>	<p>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.</p> <p>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.</p> <p>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.</p>

Figure-3-2 TCAC/HCD Opportunity Map



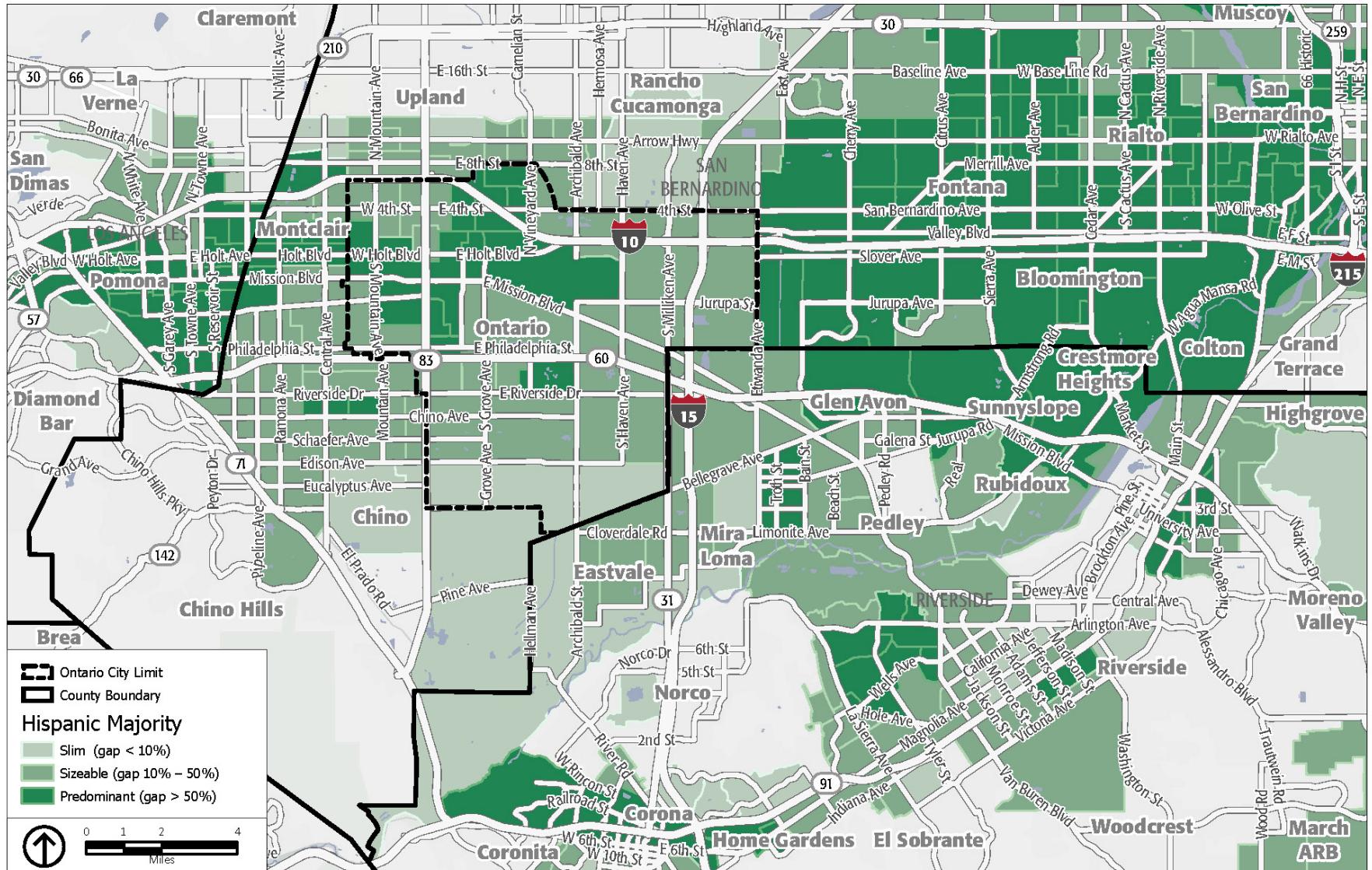
Source: TCAC/HCD, 2021.

Figure 3-3 Racially or Ethnically Concentrated Areas of Poverty



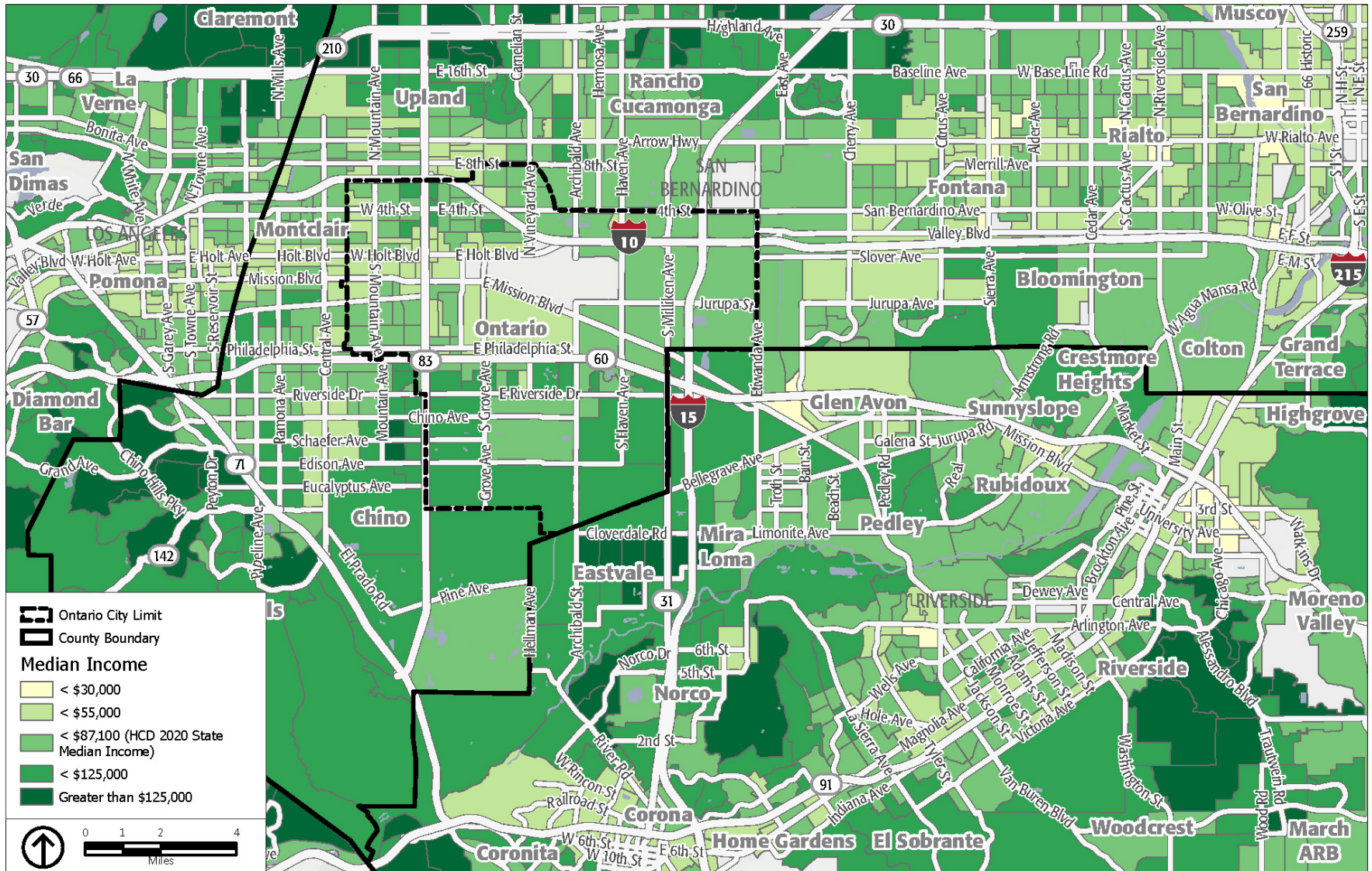
Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-4 Predominant Population - Hispanic Majority



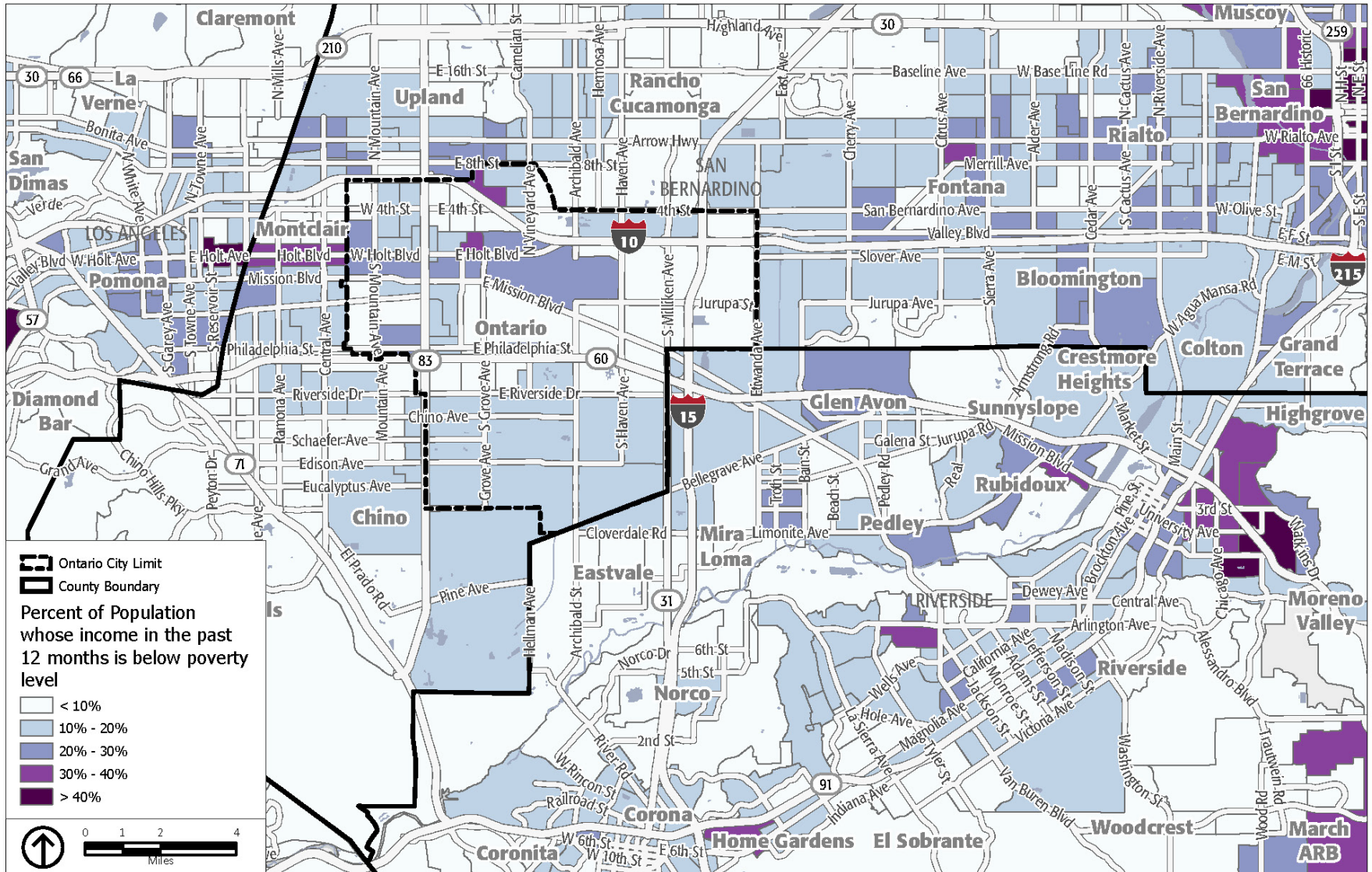
Source: US Census (2010), by block group.

Figure 3-6 Median Income



Source: ACS (2015-2019), by block group.

Figure 3-7 Poverty Status



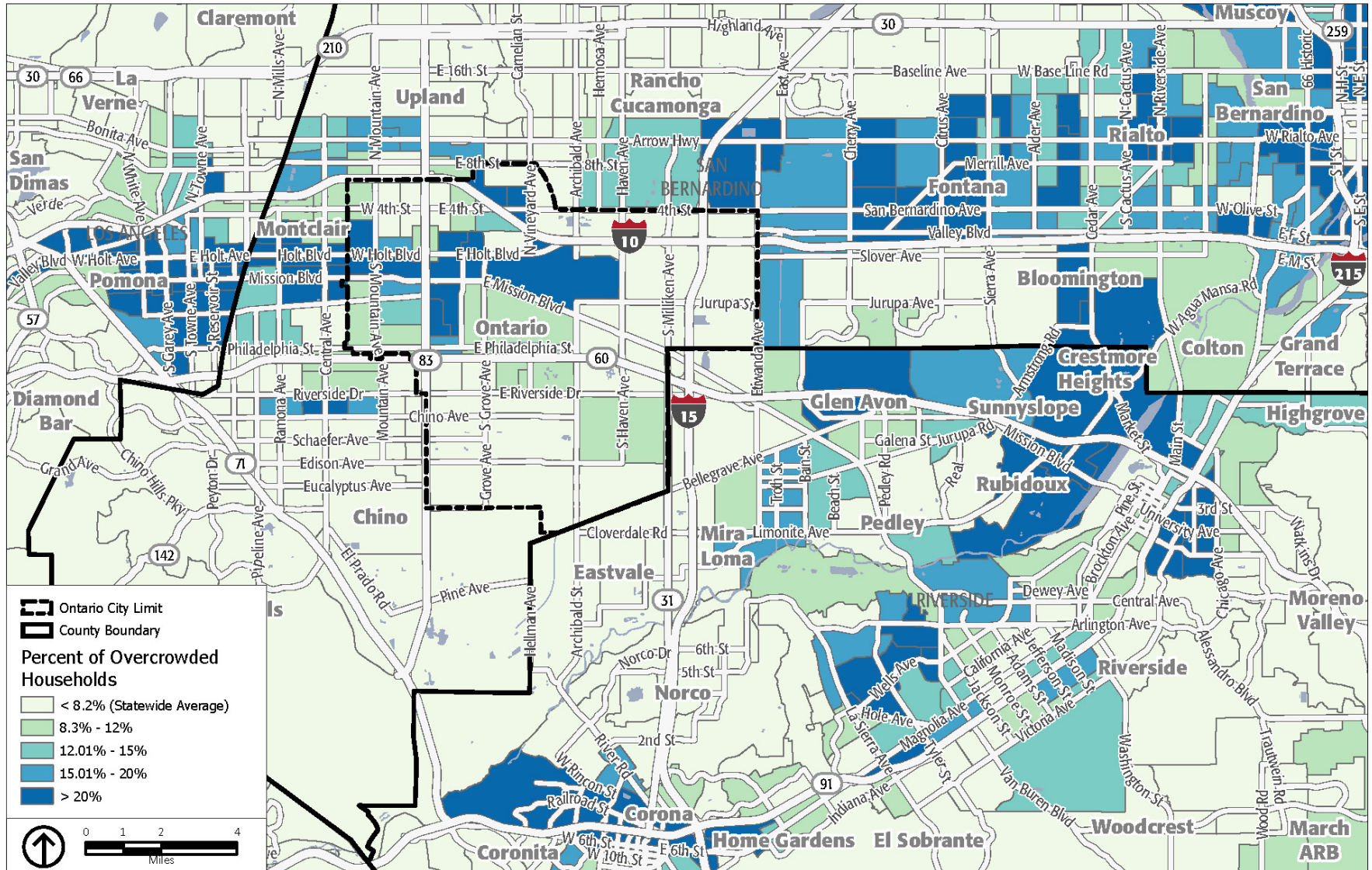
Source: ACS (2015-2019), by tract.

Figure 3-8 Children in Married Couple Households



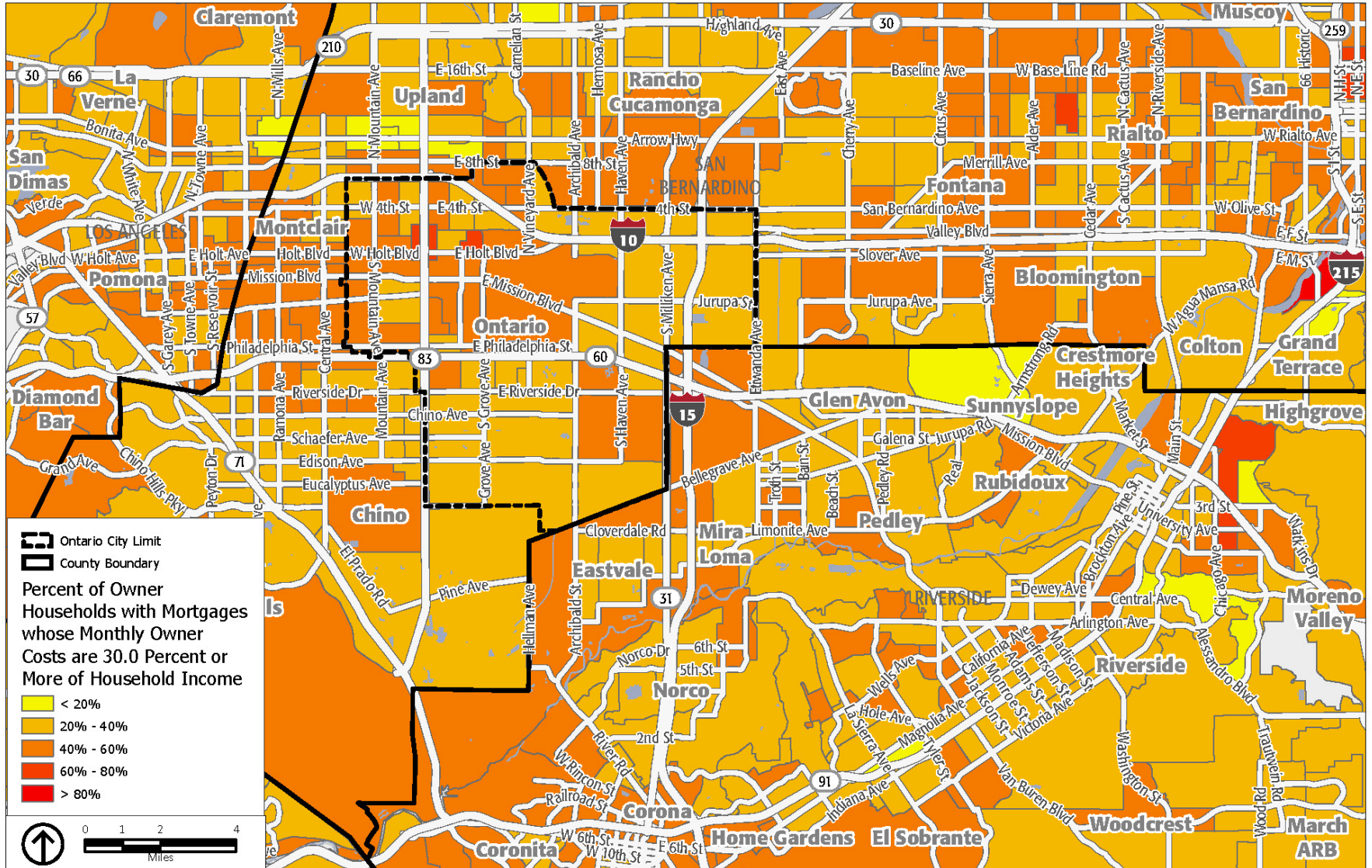
Source: ACS (2015-2019), by tract.

Figure 3-10 Overcrowded Households



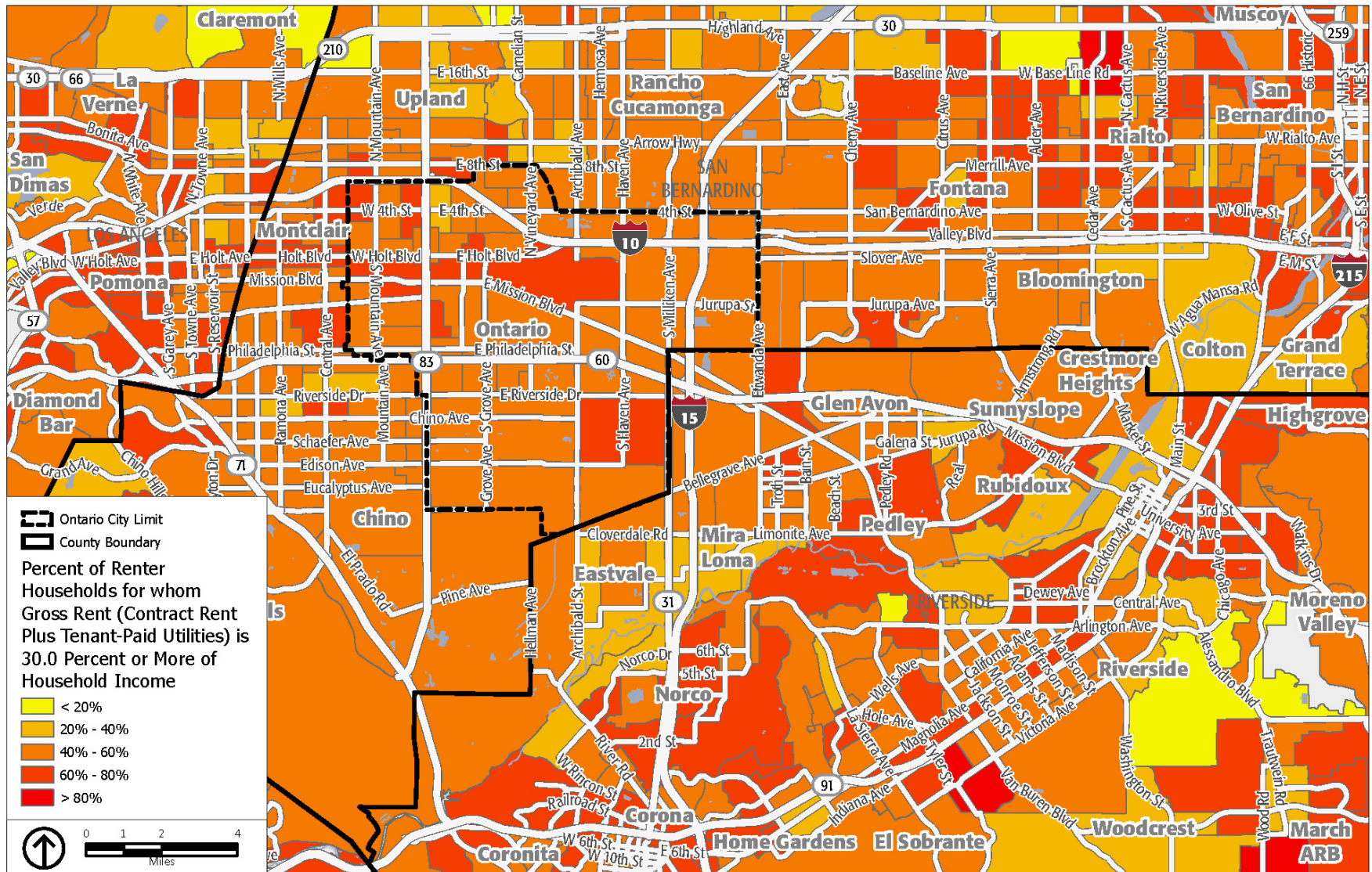
Source: CHHS (2006-2010), by tract.

Figure 3-11 Overpayment by Owners



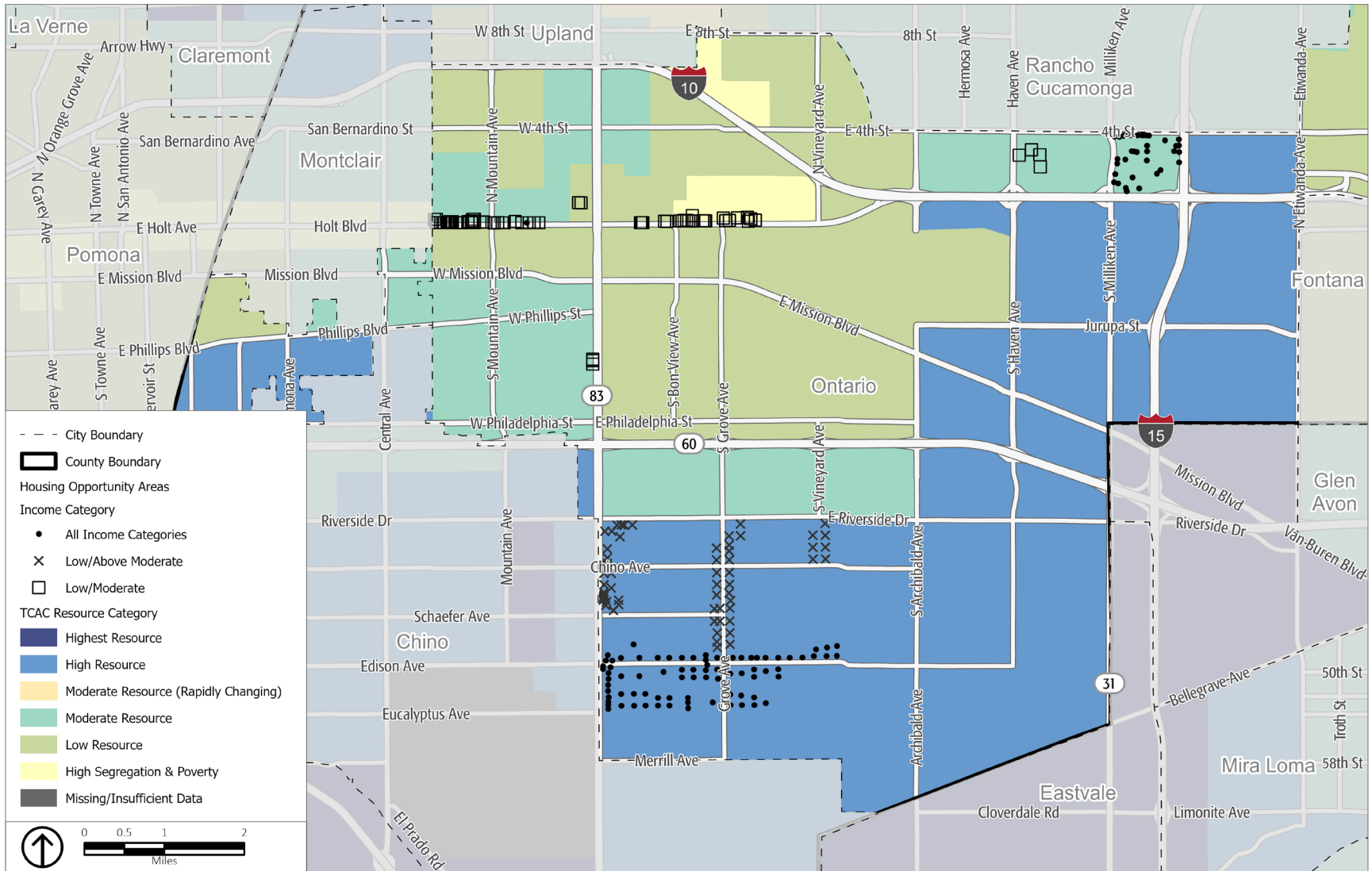
Source: ACS (2015-2019), by tract.

Figure 3-12 Overpayment by Renters



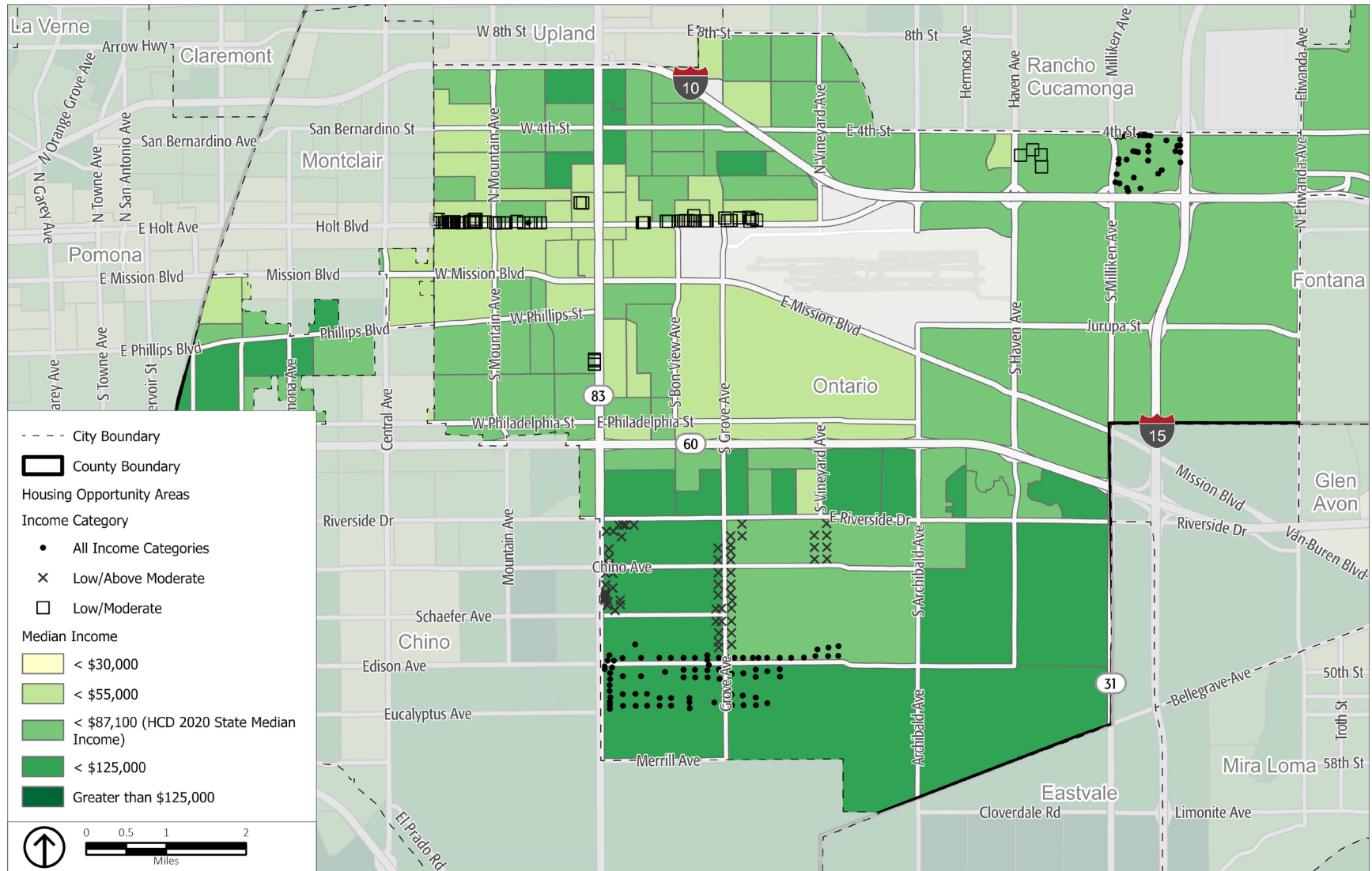
Source: ACS (2015-2019), by tract.

Figure 3-13 Sites Inventory and Resource Areas



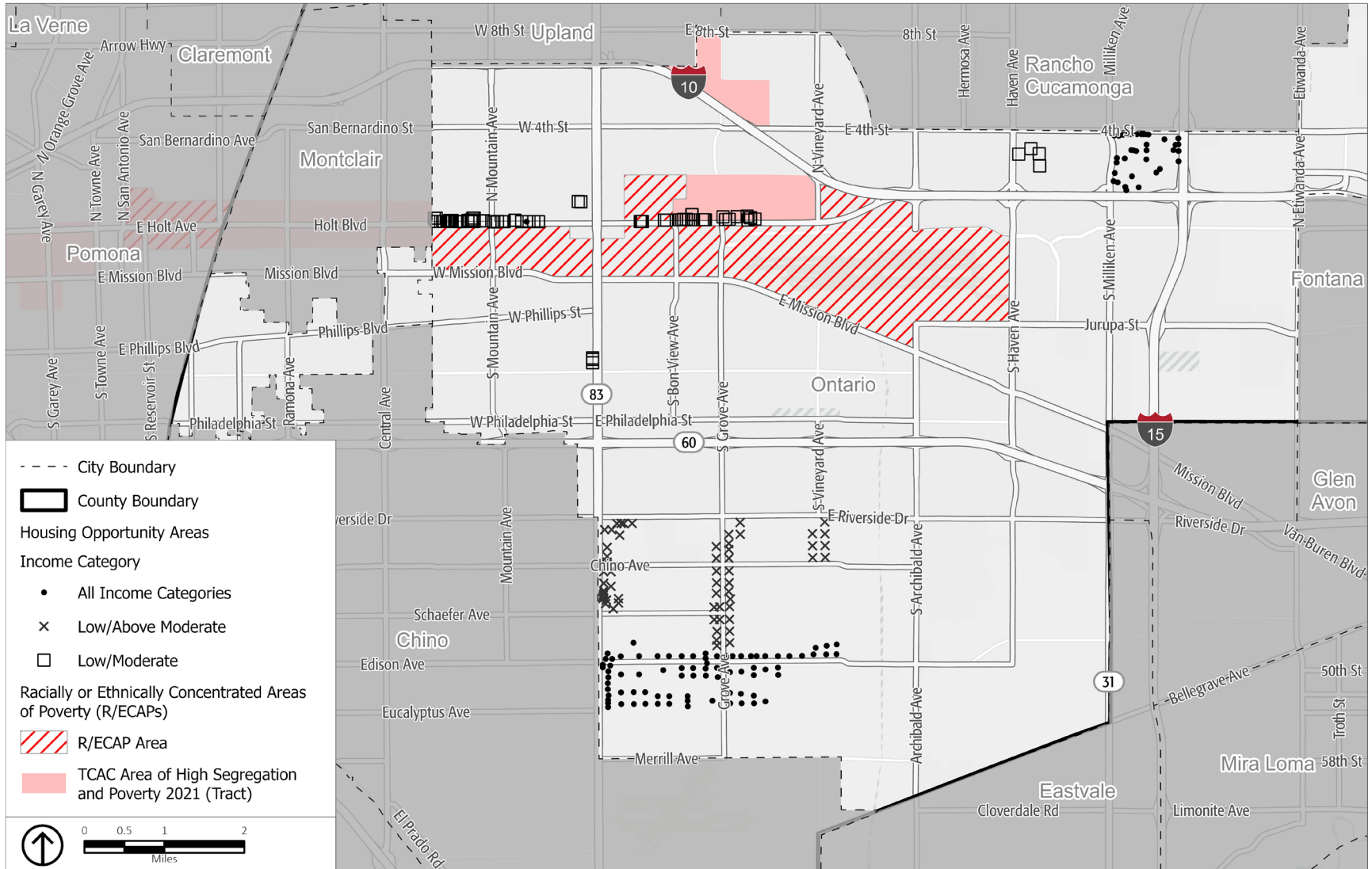
Source: TCAC/HCD, 2021.

Figure 3-14 Sites Inventory and Median Income



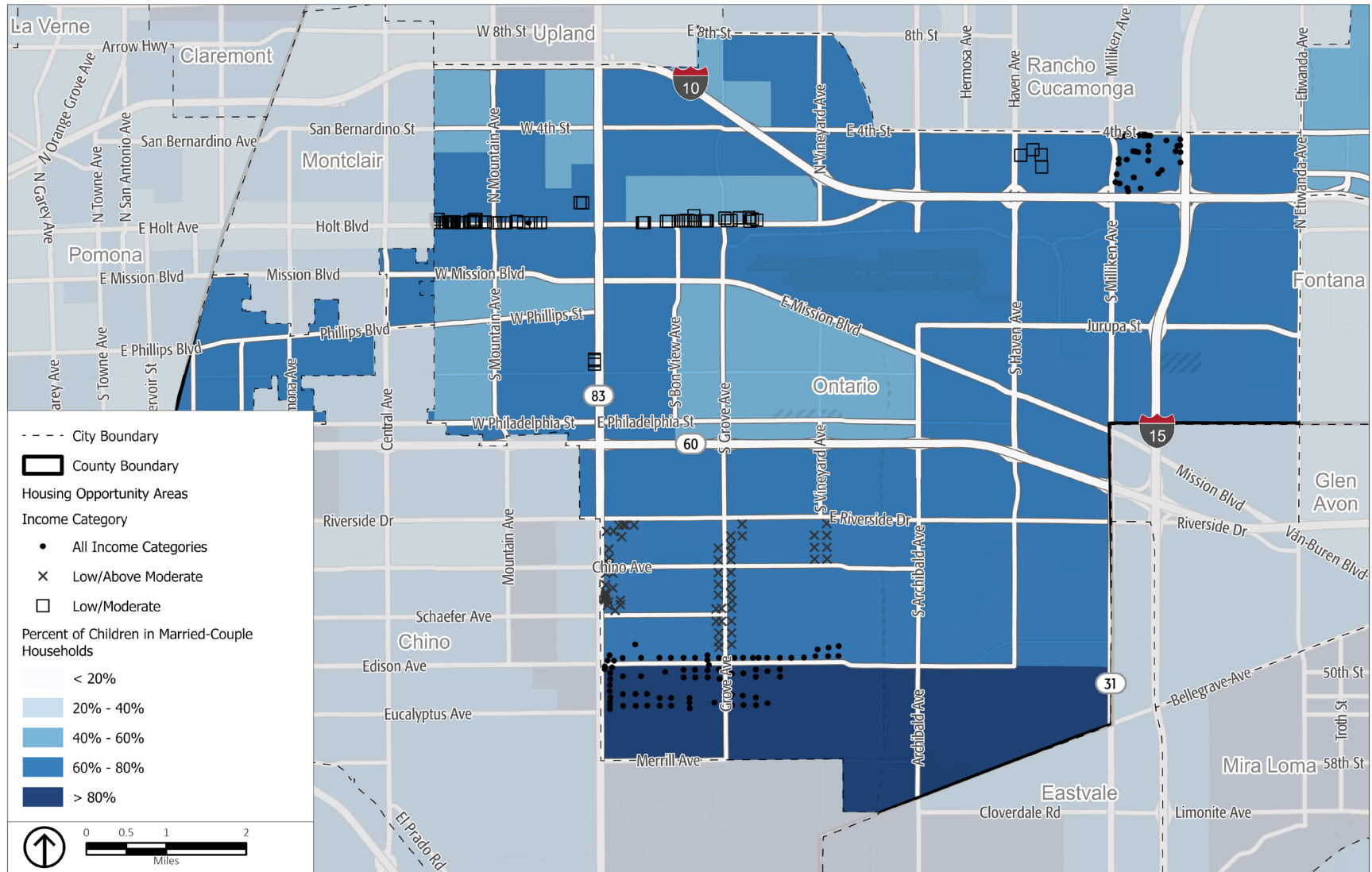
Source: ACS (2015-2019), by block group.

Figure 3-15 Sites Inventory and R/ECAPs



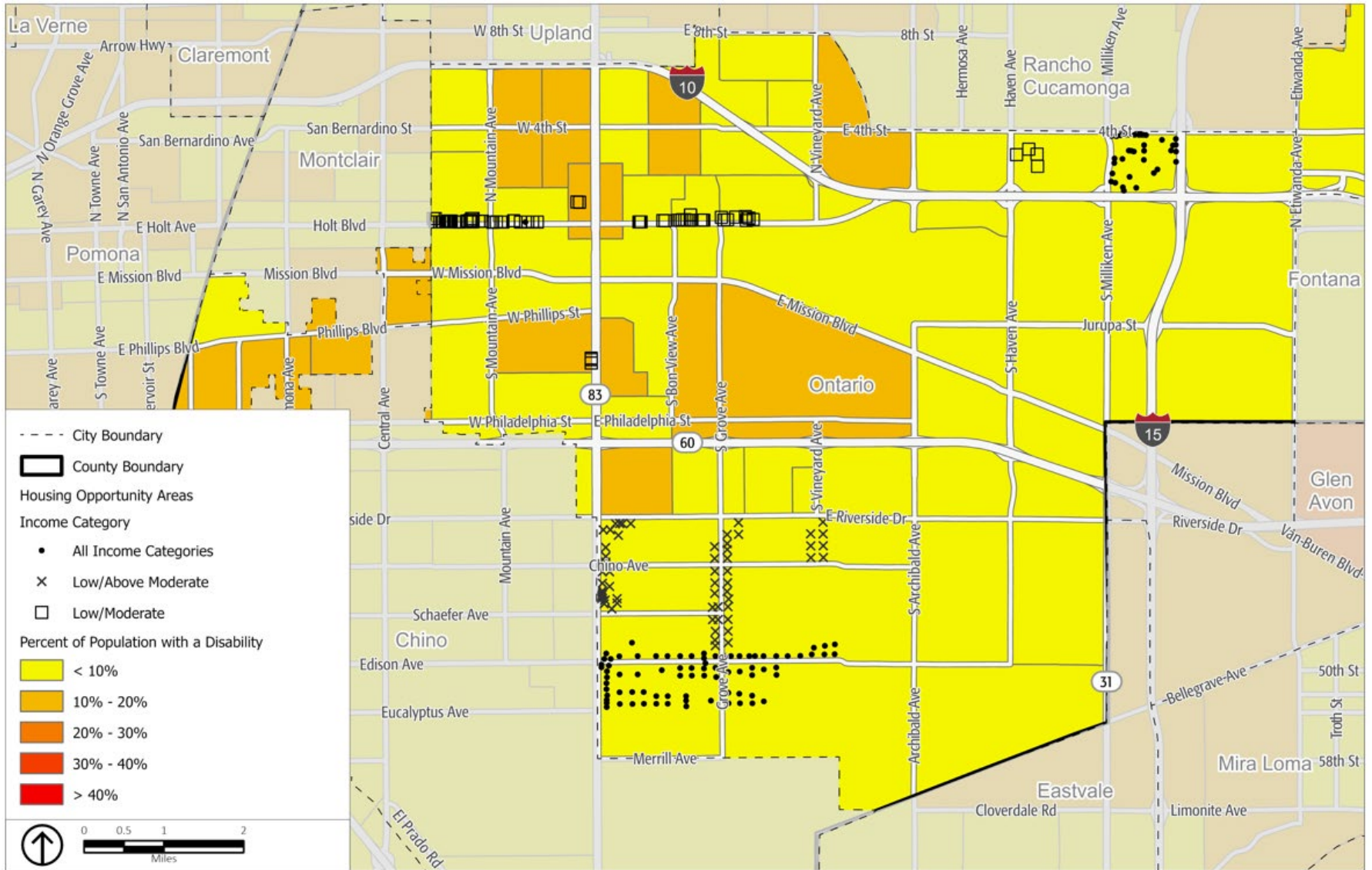
Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-16 Sites Inventory and Familial Status



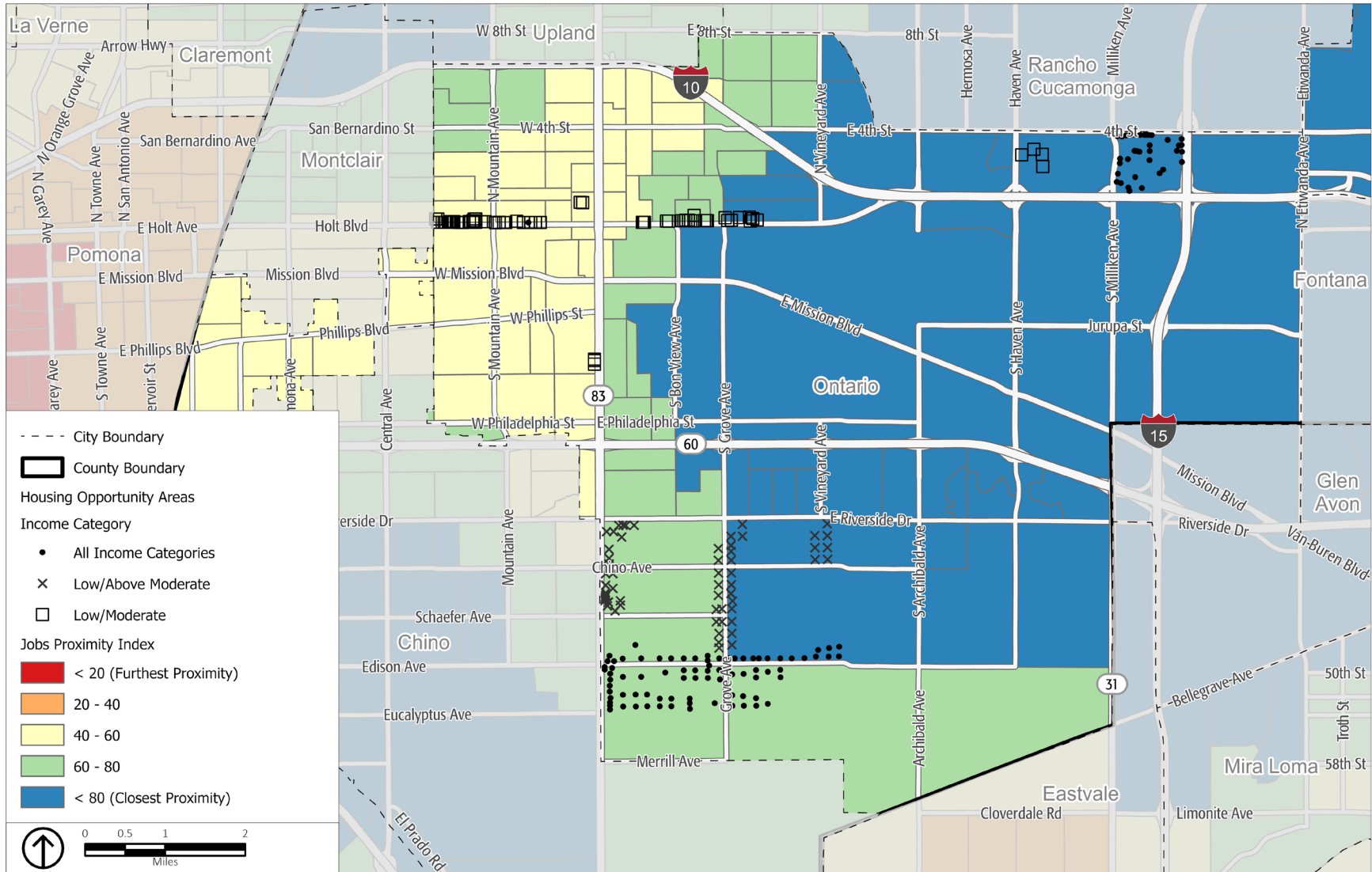
Source: ACS (2015-2019), by tract.

Figure 3-17 Sites Inventory and Population with Disability



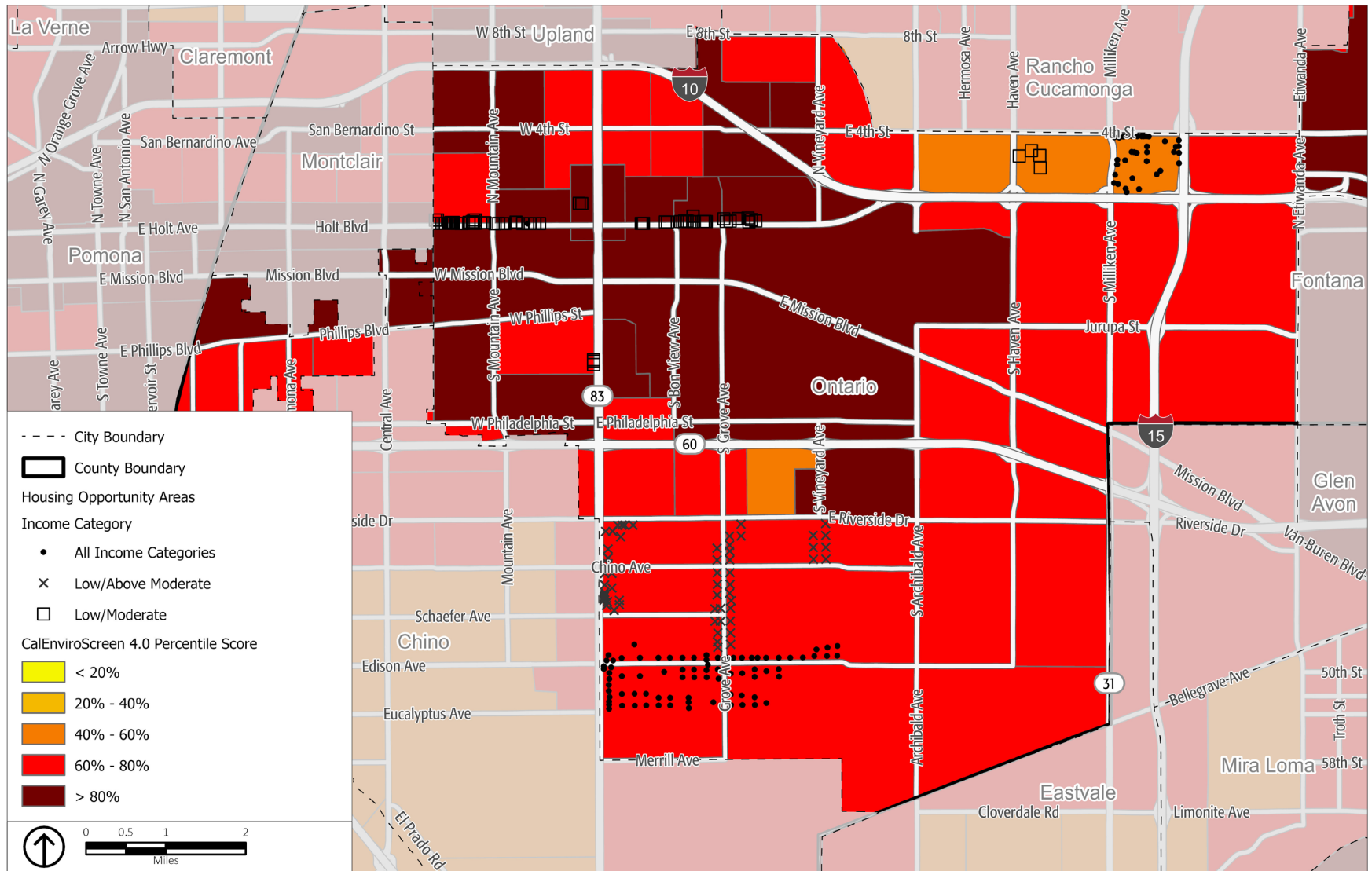
Source: ACS (2015-2019), by tract.

Figure 3-18 Sites Inventory and Proximity to Jobs



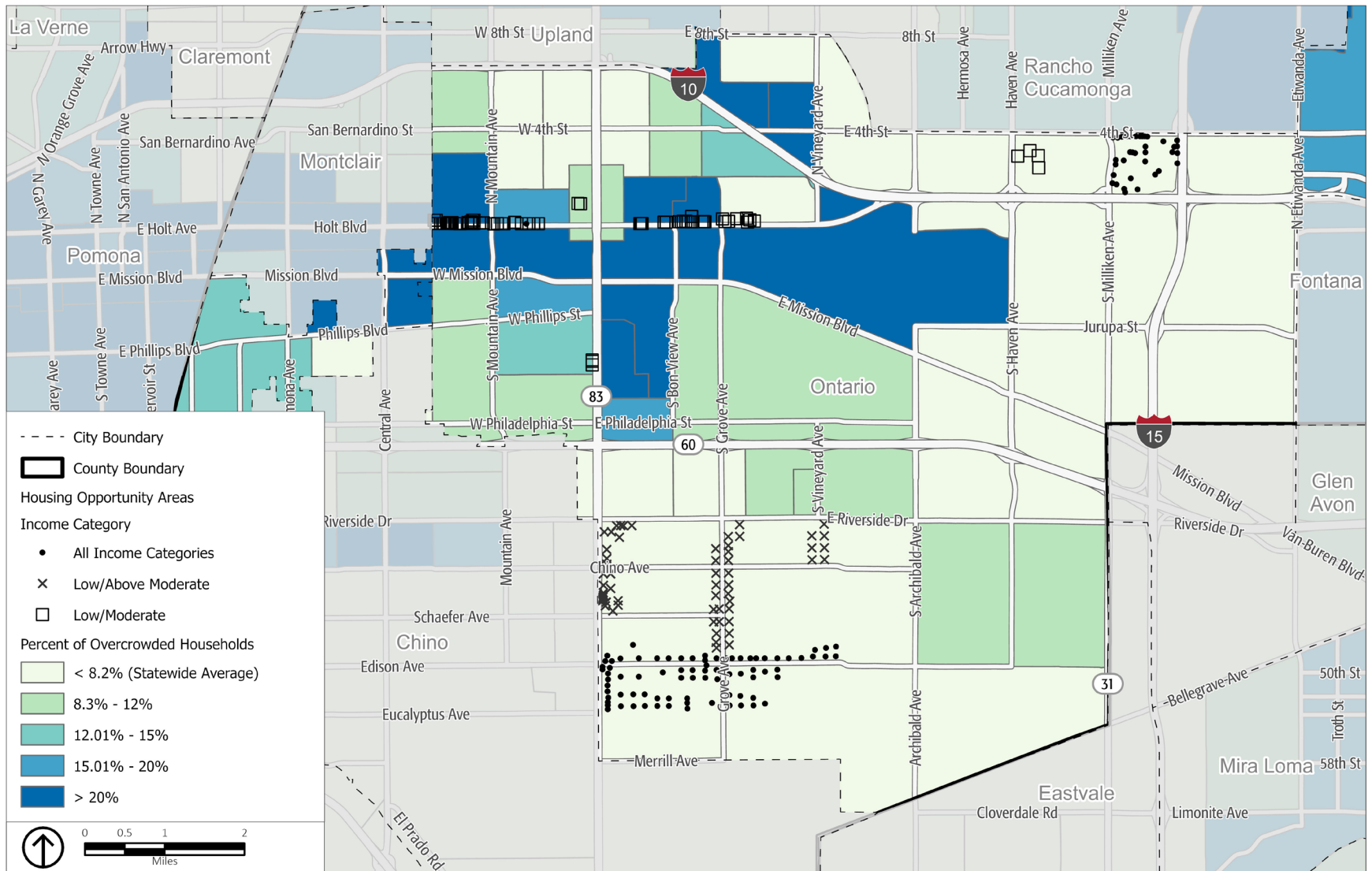
Source: HUD (2014-2017), by block group.

Figure 3-19 Sites Inventory and CalEnviroScreen (CES 4.0)



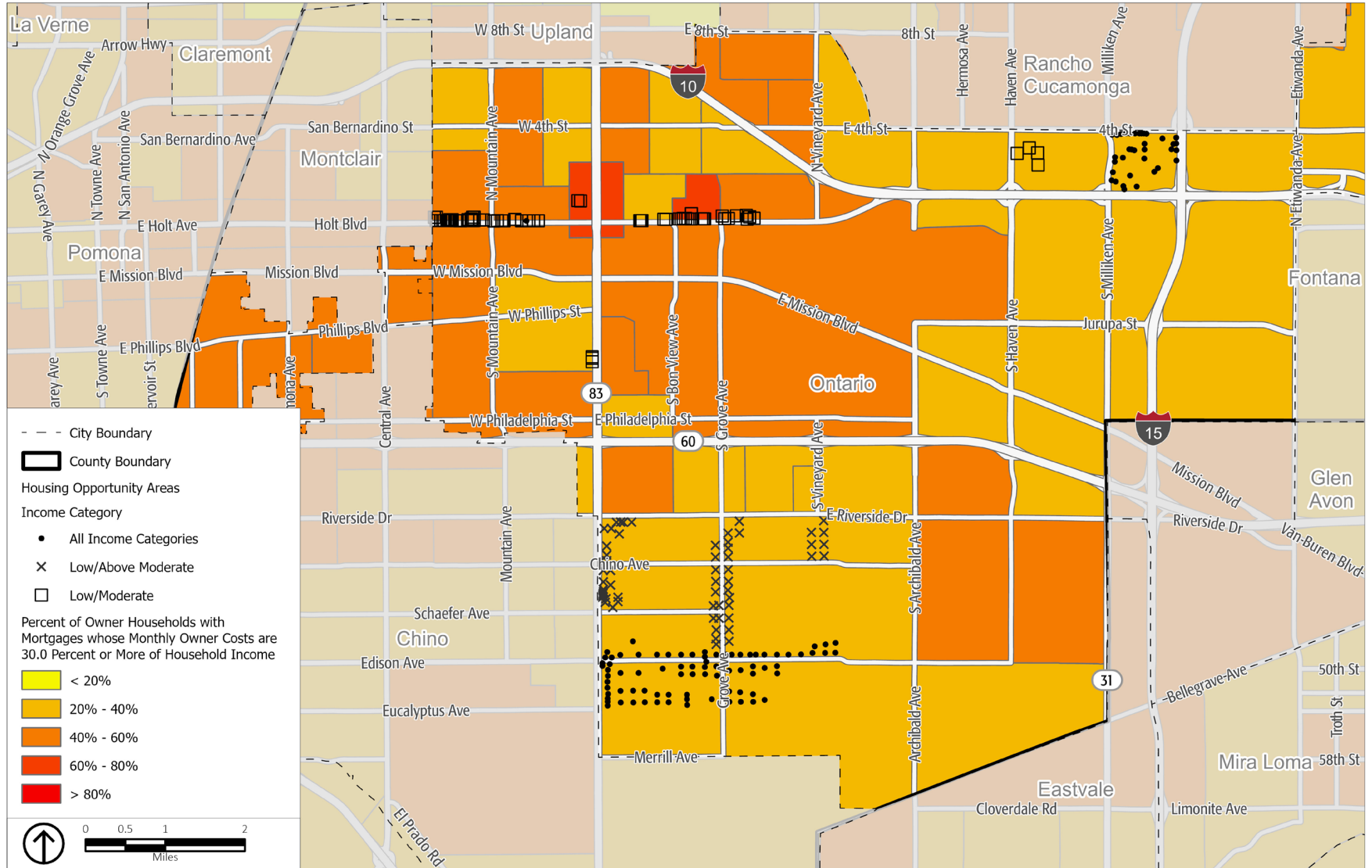
Source: CalEnviroScreen 4.0 (2021), by tract.

Figure 3-20 Sites Inventory and Overcrowding



Source: CHHS (2006-2010), by tract.

Figure 3-21 Sites Inventory and Overpayment (Owner-Occupied Housing)



Source: ACS (2015-2019), by tract.

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4. 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.

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 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 Policy Plan, Development Code, 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.

4.1 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. Because the sphere of influence area surrounding the city is entirely incorporated, there has not been an opportunity during the last planning period to annex new vacant land into the city limits, nor will there be during the current planning period.

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 Zillow.com, Redfin.com, and LandandFarm.com indicate vacant land in northwest Ontario (north of Riverside Drive and west of Ontario Airport) ranges from \$24 to \$83 per square foot. In south Ontario (south of Riverside Drive), the only available land at the time of the search (September 2021), was about \$8 per square foot. Table 4-1 illustrates the cost of vacant land that could support residential use in Ontario.

Table 4-1
Typical Vacant Land Costs in Ontario

<i>Location</i>	<i>Residential</i>	<i>Commercial (Mixed-Use)</i>
Northwest Ontario	\$24 to \$83/square foot (sf)	\$16 to \$38/sf
South Ontario	\$8/sf	N/A

Source: Zillow.com; redfin.com; landandfarm.com, September 2021.

Construction Costs

Construction costs are the largest component of housing. Construction costs include labor and materials. Backbone infrastructure costs in Ontario Ranch 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. Currently, growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the channel, future development is expected to occur starting in the south and moving north. Development around the airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the mall area will not include a reduction in commercial uses, but instead will focus on redevelopment of outbuildings and parking.

R. S. Means Construction Cost data (2021) 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 Southern California Association of Governments (SCAG) region could be around \$203 per square foot for a 2,000-square-foot, two-story, single-family dwelling. Projects with lower construction costs can be expected to contain limited site work, while the higher-cost projects could be inclusive of site work.

Based on recent residential projects built in Ontario, the construction cost was approximately \$123,000 per apartment unit and approximately \$405,500 for single-family 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. As shown in Table 4-2, conventional mortgage loans for homes range between 2 and 4 percent for a standard fixed-rate loan with a 30-year term. In recent years, interest rates have decreased, reaching historic lows, but are starting to increase. Increases in interest rates can have a dramatic impact on housing affordability. For example, for a home loan for

\$200,000 and a 20-percent down payment (\$40,000), the difference in the monthly payment between a 3.5-percent interest rate (\$718) and a 4.5-percent interest rate (\$811) is nearly \$100. The difference paid over the life of the loan (assuming a 30-year, fixed-rate loan) exceeds \$33,000.

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.

Table 4-2
Interest Rates

	<i>Interest</i>	<i>Annual Percentage Rate</i>
30-year fixed	2.875%	2.996%
15-year fixed	2.250%	2.398%
5-year Adjustable Rate Mortgage	2.000%	2.537%
Federal Housing Administration Rates		
30-year fixed	3.125%	4.184%
Veterans Loans		
30-year fixed	2.250%	2.484%

Source: <http://www.wellsfargo.com>, 2021; <http://www.usbank.com>

Program Response

Although state housing element law does not require the City 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. A commercial linkage or affordable housing in-lieu fee may further support the development of affordable housing and mitigate displacement of lower-income households. Programs 6, 8, 9, 10, 11, 24, and 27 will 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 (CoC) 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 28).

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 Impact Fees and Taxes

The City charges a range of development impact 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 and fund the construction of future infrastructure necessary to sustain the growth of the city. The types of fees and their amounts are regulated by the California Government Code.

- **Planning and Building Fees.** The City charges 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.
- **Ontario Ranch Fees.** Developers pay fees to construct improvements in accordance with City master plans, specific plans, subdivision requirements, and development agreements.

Table 4-3 itemizes fees charged for prototypical projects in Ontario. Development Impact Fees are available on the City’s website. Generally, fees range from approximately \$26,000 to \$42,200 in the general city. Fees in Ontario Ranch range from approximately \$20,000 to \$52,000 per unit due to the lack of infrastructure in that area.

Table 4-3
Residential Development Fees

Fee Category ¹	General City			Ontario Ranch		
	Detached Dwellings	Attached Dwellings	High-Density Dwellings	Detached Dwellings	Attached Dwellings	High-Density Dwellings
City Building Permits ²	9,614.74	11,309.16	8,606.65	11,290.02	10,049.65	8,748.91
Public Safety (Police/Fire)	\$722	\$627	\$627	\$1,151	\$989	\$989
Streets (Regional/ Local)	\$2,439	\$1,629	\$1,008	\$4,847	\$3,237	\$2,002
Storm Drainage (Regional/Local)	\$3,404	\$1,094	\$508	\$5,335	\$1,211	\$988
Water Distribution (Regional/Local)	\$7,473	\$5,109	\$3,447	\$8,997	\$4,939	\$2,621
Parks, Library, and Aquatics	\$14,506	\$12,858	\$10,174	\$14,506	\$12,858	\$10,174
Sewer (Regional/Local)	\$1,384	\$1,211	\$1,038	\$902	\$684	\$413
Solid Waste	\$699	\$509	\$255	\$699	\$509	\$255
General Facilities	\$610	\$127	\$93	\$610	\$127	\$93
Public Meetings	\$1,386	\$1,228	\$972	\$1,386	\$1,228	\$972
Fiber Optics (Regional/Local)	--	--	--	\$1,943	\$1,943	\$1,943
School District (per sq. ft.)						
Chaffey Joint Union High School District	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08	\$4.08
Chino Valley Unified School District	\$4.08	\$4.08	\$4.08	--	--	--
Cucamonga School District	\$2.82	\$2.82	\$2.82	--	--	--
Mountain View School District	\$2.82	\$2.82	\$2.82	--	--	--
Ontario-Montclair School District	\$4.95	\$4.95	\$4.95	\$4.95	\$4.95	\$4.95
Total Fees per Unit						
Building	\$9,614.74	\$11,309.16	\$8,606.65	\$11,290.02	\$10,049.65	\$8,748.91
Impact	\$32,623	\$24,392	\$18,122	\$40,376	\$27,725	\$20,450
Total	\$42,237.74	\$35,701.16	\$26,728.65	\$51,666.02	\$37,774.65	\$29,198.91

Source: City of Ontario, 2021.

1. Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single-family residence, single-family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit – Apartments, townhomes, condominiums, or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low-Medium-Density Residential (LMDR) and Medium-Density Residential (MDR) or Mixed-Use (MU).

High-Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High-Density Residential (HDR) or Mixed-Use (MU).

2. Building Permit Fees are based on total project valuation and will vary depending on project type, including detached dwelling, attached dwelling, or high-density dwellings.

Affordable Housing Reductions

Although development impact fees add to the cost of residential construction, they are not considered a constraint to the production of affordable housing. In compliance with California Government Code Section 66005, a local government is required to ensure that fees do not exceed the estimated reasonable cost of providing the service. California 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 Policy 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 4-4. 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 Ontario Ranch 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 and/or actual eligible construction costs identified in the Development Impact Fee Nexus Report and Master Facilities Plan that will serve their project.

**Table 4-4
Residential Development Fee Credits**

Project	General City	
	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 these 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.

4.2 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 Policy Plan by providing specific direction and development standards within each of the general land use categories through zoning. Previously, the City had separate categories for its Ontario Ranch area. Recent projects in the city have reached the City’s target densities, and projects tend toward the higher ends of permitted densities. Other areas of the city have been rezoned to a more intensive land use but are largely built out.

As part of the 2050 Policy Plan update, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific Mixed-Use designations to create focal points for community activity and identity and facilitate the use of transit. These designations facilitate the development of high-density residential projects, principally with the Ontario Center Mixed-Use designation allowing up to 125.0 dwelling units per acre (du/ac). Some parts of the city permit blended densities. The new Policy Plan land use designations apply to Ontario Ranch.

Table 4-5 presents the 2050 Policy Plan land use designations, corresponding zoning districts, and the permitted densities for residential development.

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

<i>2050 Policy Plan</i>	
<i>Policy Plan Land Use and Allowable Density</i>	<i>Zoning District and Allowable Density</i>
Rural 0.0–2.0 du/ac	AR-2 and RE-2 Districts 0.0–2.0 du/ac
Low Density 2.1–5.0 du/ac	RE-4 and District 2.1–4.0 du/ac LDR-5 District 2.1 – 5.0 du/ac
Low Medium Density 5.1–11.0 du/ac	MHP District 5.1 – 8.0 du/ac MDR-11 District 5.1–11.0 du/ac
Medium Density 11.1–25.0 du/ac	MDR-18 District 11.1–18.0 du/ac MDR-25 District ¹ 18.1 – 25.0 du/ac

Table 4-5
Primary Policy Plan Land Uses Allowing Housing

<i>2050 Policy Plan</i>	
<i>Policy Plan Land Use and Allowable Density</i>	<i>Zoning District and Allowable Density</i>
High Density 25.1 – 45.0 du/ac	HDR-45 25.1 – 45.0 du/ac
Downtown Mixed-Use Area 25.0 – 75.0 du/ac	MU-1 District and LUA-1, LUA-2N, LUA-3, LUA-4 Sub-Districts 25.0 – 75.0 du/ac
East Holt Mixed-Use Area 14.0 – 40.0 du/ac	MU-2 District ¹ 14.0 – 40.0 du/ac
Meredith Mixed-Use Area 14.0 – 125.0 du/ac	Existing Specific Plan 14.0 – 25.0 du/ac
Multimodal Mixed-Use Area 20.0 – 80.0 du/ac	Existing Specific Plan 20.0 – 80.0 du/ac
Inland Empire Corridor Mixed-Use Area 14.0 – 30.0 du/ac	Existing Specific Plan 14.0 – 30.0 du/ac
Guasti Mixed-Use Area 25.0 – 65.0 du/ac	Existing Specific Plan 25.0 – 65.0 du/ac
Ontario Center Mixed-Use Area 20.0 – 125.0 du/ac	Existing Specific Plan ¹ 20.0 – 125.0 du/ac
Ontario Mills Mixed-Use Area 25.0 – 85.0 du/ac	Existing Specific Plan ¹ 25.0 – 85.0 du/ac
NMC East Mixed-Use Area 14.0 – 50.0 du/ac	Existing Specific Plan 14.0 – 50.0 du/ac
NMC West Mixed-Use Area 14.0 – 65.0 du/ac	Specific Plan Required ¹ 14.0 – 65.0 du/ac
Euclid/Francis Mixed-Use Area 14.0 – 25.0 du/ac	MU-11 District 14.0 – 25.0 du/ac

Source: City of Ontario, 2021.

1. City is proposing changes to increase the minimum and/or maximum density for sites for lower-income units subject to requirements of Section 65583.2(h) in the MDR-25 land-use designation, Mixed-Use Districts, and Ontario Mills Specific Plan, Ontario Center Specific Plan (and Piedmonte Overlay), and Armstrong Ranch Specific Plan. See Program 13 for details.

To provide for greater land use controls and guidance, Ontario has 49 different Specific Plans, 18 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 Ontario Ranch as well. Table 4-6 displays the Specific Plan areas that are primarily residential.

Table 4-6
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	Residential portion built out
3	Meredith Center (1981)	258-acre multiple-use commercial, office, hotel, and residential development	Partially developed
4	Guasti Plaza Specific Plan (2011)	78.4-acre historic preservation of Guasti Winery and office, hotel, and commercial development with a possible residential component. Residential uses are allowed at a density of 25-60 du/ac on 7.76 acres within the plan.	Approved
5	Mountain Village	Pedestrian-oriented commercial/retail/residential district; entertainment destination with “round-the-clock” district	Built out
6	Borba Village	32-acre residential, neighborhood commercial, and open space linked by a pedestrian corridor	Built out
7	Creekside (1994)	410-acre planned residential community with 9 activity centers, with lake and school site	Built out
8	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	Built out
No.	Ontario Ranch	Description	Development Status
9	Countryside (2006)	178-acre master-planned residential with 819 single-family homes	Partially developed
10	Edenglen (2005)	160-acre master-planned community with 277 single-family and 307 multiple-family residences	Residential portion built out
11	Rich-Haven	510.6-acre traditional neighborhood design, residential, and regional commercial/mixed-use with 2,732 single-family and 1,524 multifamily units	Partially developed
12	Esperanza	223-acre residential planned community with 914 single-family and 496 multiple-family homes	Partially developed
13	Sub-Area 29	532-acre planned residential, commercial, and recreational uses with 2,418 single-family units	Partially developed
14	The Avenue	560-acre specific plan with 2,875 single-family and multiple-family residences with parks	Partially developed
15	West Haven Specific Plan	200-acre residential development with 753 single-family residences	Partially developed
16	Parkside	250-acre planned community with 437 single-family and 1,510 multiple-family homes and 50 acres of parks	Partially developed
17	Armstrong Ranch	176-acre specific plan with 891 single-family units	Approved
18	Grand Park	106-acre specific plan with 1,327 housing units, including 587 units of high-density housing	Partially developed

4.3 Environmental Factors

Water and wastewater services are provided by the Ontario Municipal Utilities Company (OMUC), which is a department of the City. Environmental and infrastructure issues affect the amount, location, and timing of new residential development. [The City prioritizes water and sewer hook ups for all new residential developments, including affordable housing.](#) 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. The City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing (Program 34).

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~~ [Housing Opportunity Areas](#) ~~area~~ are presented below.

- ~~• **Campus Site.** The site has no development, infrastructure or environmental constraints, and is ready to be developed immediately.~~
- **Downtown.** The City installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy 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. While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. In the southwest corner of the planning area, 12.3 acres are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.
- **East Holt.** As East Holt Boulevard serves the East Holt commercial area as well as the Downtown areas and Emporia Districts. The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. Sewer capacity is now adequate to accommodate projected new residential and commercial development in the East Holt areas, though infrastructure

improvements are recommended. There are no known water or stormwater constraints that would preclude or delay the development of housing in any of these three areas, though infrastructure improvements are recommended.

- [West Holt](#). While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. Approximately 4.7 acres of this area are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.
- [Old Cardenas Market](#). [The site has no development, infrastructure, or environmental constraints, and is ready to be developed immediately.](#)
- ~~[Mountain Corridor](#). The corridor is ripe for conversion due to its underutilized nature, new Policy 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 Specific Plan and Ontario Mills](#). Master plans for infrastructure ~~will need to be~~ [were](#) prepared as ~~will appropriate~~ [as part of the existing specific plans. Additional assessment may be necessary as part of the Ontario Mills Specific](#)

Plan update (required under Program 13). ~~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. ~~Limited areas are within a special flood hazard area, but this only represents 5.3 acres of the planning area, and no properties within the special flood hazard area are included in the City's housing sites.~~ Stormwater improvements are anticipated to alleviate local flooding in this area.

Ontario Ranch (Great Park, Grove, and Euclid Corridors and Vineyard Corridor/Armstrong Ranch Specific Plan). ~~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 Ontario Ranch Backbone infrastructure serving the western Ontario Ranch is planned in conjunction with several approved industrial projects (between Merrill and Eucalyptus Avenues). The initial sewer trunk line (expected completion 2022) will travel along Merrill Avenue between Euclid and Walker Avenues. Additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most areas expected to be first served. Backbone water infrastructure will also be installed more extensively throughout the western Ontario Ranch (expected completion 2022), but service will follow the extension of the sewer lines, which are more complicated and costly to install. Roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.~~

While areas ~~adjacent to Cucamonga Creek~~ in the southwest corner of the Great Park Corridor are considered to be in a ~~flood-potential liquefaction~~ zone, this is not anticipated to limit proposed development. Infrastructure and environmental constraints in the Ontario Ranch are discussed in detail in section 5.1.

4.4 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 zoning implements the intent of the Policy 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 4-7 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 4-8 addresses how special-needs housing types are allowed.

**Table 4-7
Conventional Housing Permitted by Zoning District**

Residential Uses	Residential Zoning Districts				Commercial Zoning Districts							Mixed-Use Zoning Districts					Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)		
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	MU-1					MU-2	MU-11	BP	IP	IL	IG	IH	AG		CIV	MHP
												LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4											
Accessory Structures, including guesthouses	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.010 (B))
Accessory Dwelling Units	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	P	--	--	Section 5.03.010 (A)
Caretaker Quarters	--	--	--	--	--	C	C	C	C	--	C	--	--	--	--	--	--	C	--	C	C	C	P	--	--	Excludes Caretaker Quarters established in conjunction with Self-Storage Facilities	
Residential Mixed-Use Developments (Development projects containing a mix of commercial and residential on the same site)	--	--	--	--	--	C	C	--	--	--	--	P	P	--	P	--	P	P	--	--	--	--	--	--	--	Section 5.03.285	
Work/Live Units	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	C	--	--	--	--	--	--	--	--	Section 5.03.425	
Mobile Home Parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Section 5.03.295	
Mobile Home or Manufactured Home ¹	P	P	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	P	--	--	
Multiple-Family Dwellings	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	--	--	--	--	--	--	Table 6.01-3	
Single-Family Dwellings (Traditional Residential Subdivisions)	P	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--	--	--	--	--	P	--	--	Section 5.03.365; Table 6.01-1.
Single-Family Dwellings (Small Lot Traditional Residential Subdivisions)	--	P	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2A	
Single-Family Dwellings (Small Lot Alley-Loaded Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2B	
Single-Family Dwellings (Cluster Residential Subdivisions)	--	--	P	P	--	--	--	--	--	--	--	P	--	--	P	--	P	--	--	--	--	--	--	--	--	Section 5.03.365; Table 6.01-2C	
Small-Lot Infill Subdivisions	--	--	P	P	--	--	--	--	--	--	--	P	P	--	P	--	P	--	--	--	--	--	--	--	--	Section 6.01.010.F	

P=Permitted Use C=Conditionally Permitted Use -- = Prohibited

Source: City of Ontario, 2021.

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2.1-5; MDR-11 = Low-Medium-Density Residential 5.1-11; MDR-11 = Low-Medium-Density Residential 11.1-18; MDR-25 = Low-Medium-Density Residential 18.1-25; HDR-45 = High-Density Residential 25.1-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

¹ Mobile Homes/Manufactured Homes are treated as single-family homes and permitted by right anywhere single-family homes are permitted.

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Single- and Multiple-Family Housing

The City permits single-family and multiple-family housing types as by-right uses in their respective zoning districts. The City allows a multitude of single-family housing land uses to encourage a variety of design and allow for small-lot and/or infill development. Traditional single-family housing is permitted by right in the most zoning districts (AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and AG), followed by single-family dwellings on small lots (RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2). Single-family dwellings, alley-loaded, and single-family dwellings, clustered, are allowed by right in the same zoning districts: MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2. Small-lot infill subdivisions are allowed by right in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-2N, LUA-3, and MU-2 zoning districts. Flexibility in residential subdivision design can also be achieved through a Planned Unit Development (PUD) Overlay District that conditionally permits a range of housing types in every residential 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. Under a PUD, the City may permit attached and detached single-family residences, townhomes, and zero lot line and any other type of housing product permitted by the regulations of the underlying zone. Multiple-family housing is permitted by right in medium- and high-density residential zones (MDR-11, MDR-18, MDR-25, and HDR-45) and mixed-use zones (LUA-1, LUA-2, LUA-3, LUA-4, MU-2, and MU-11).

Mixed-Use

Residential mixed-use projects are projects containing single-family and/or multiple-family dwellings constructed in conjunction with a variety of complementary commercial land uses—such as office, retail, public, or entertainment—in the same building or site as an integrated development 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 permitted by right in the LUA-1, LUA-2N, LUA-3, LUA-4, MU-2, and MU-11 zoning districts and conditionally permitted in the CN and CC zoning districts. The 2050 Policy Plan established 12 Mixed-Use land use designations to support the development vision in important corridors within the city, creating focal points for community activity and identity and to integrate transit. While not all 12 mixed-use land use designations have a corresponding zoning district, the Downtown Mixed-Use zoning districts (MU-1 and subdistricts LUA-1, LUA-2N, LUA-2S, LUA-3, and LUA-4) support the Downtown Mixed-Use designation, the MU-2 supports the East Holt Mixed-Use designation, and MU-11 supports the

Euclid/Francis Mixed-Use designation, integrating more opportunities for housing in these neighborhoods.

Mobile Homes and Manufactured Housing

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. California Government Code Section 65852.3 requires cities to treat certified mobile homes (manufactured homes) on a permanent foundation for permanent occupancy the same as single-family dwellings. They may not be excluded from lots zoned for single-family dwellings and are subject to the same rules as site-built homes, except for certain architectural requirements. Further, 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, factory-built housing in all zones permitting single-family dwellings. Factory-built housing on residential lots not constructed within a mobile home park must conform to the same development standards applied to site-built homes with regards to setbacks, parking, placement, and other standards, but have additional specific architectural requirements related to exterior finish and roofing material to blend factory-built housing with site-built housing. Mobile home units may also be used as rental accessory dwelling units (ADUs) subject to certain construction standards (e.g., National Mobile Home Construction and Safety Standards of 1974), and architectural requirements. These standards do not impose a constraint on the placement of mobile homes or unreasonable cost burdens on mobile homeowners since new factory-built homes normally comply with the City's requirements with little or no modification.

Mobile homes are allowed by right in the Mobile Home Park (MHP) zone constructed as mobile home parks, permitting 5.1 to 8.0 du/ac. According to the 2021 Department of Finance numbers, an estimated 2,175 mobile homes are located in the city.

Accessory Dwelling Units

ADUs (second units) are defined in the Development Code (see Section 5.03.010) as an ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household. [As of January 2022, the City was drafting an updated ordinance which will clarify that ADUs are allowed on lots zoned for single-family residences with a proposed or existing single-family residence on the lot \(Program 20\).](#) An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. State legislation

requires jurisdictions to allow ADUs that meet certain standards by right anywhere that single-family or multifamily uses are allowed. Junior accessory dwelling units (JADUs), that is, smaller units located entirely within an existing single-family primary unit, are also allowed under state law.

Ontario permits ADUs by right in all zoning districts where single-family and multiple-family residential is permitted, including mixed-use zoning districts, subject to the provisions of the Development Code Section 5.03.010. Ontario allows detached and attached ADUs up to 800 square feet for a studio or one bedroom and 1,000 square feet for a unit with two or more bedrooms. ADUs are permitted through an approved ministerial ADU permit, although some conversions or detached ADUs only require an approved building permit.

The City adopted updates to the ADU ordinance as a part of the development Code update in 2020 to comply with State law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new State requirements (Program 20). Additionally, the City will explore initiatives to promote ADU development as an affordable housing option, including considering establishing a loan program for homeowners for ADUs, market ADU guidance materials, and create frequently-asked-questions webpage for ADUs on the City's website (Program 27).

4.5 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 (e.g., disabled people [including those with developmental disabilities], 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 4-8 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 4-8
Special-Needs Housing Permitted by Zoning District

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts					Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)						
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	MU-1					MU-2	MU-11	BP	IP	IL	IG	IH	AG		CIV	MHP				
												LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4															
Senior Citizen Housing	--	--	P	P	--	--	C	--	--	--	--	P	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 5.03.360	
Continuing Care Retirement Communities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--					
Continuing Care Retirement Communities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C					
Assisted Living Facilities for the Elderly 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--			Section 5.03.110		
Assisted Living Facilities for the Elderly More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C			Section 5.03.105		
Nursing Care Facilities	--	--	--	--	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C					
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--					
Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C					
Other Residential Care Facilities 6 or fewer clients	*P	*P	*P	*P	--	--	--	--	--	--	--	*P	*P	*P	*P		*P	*P	--	--	--	--	--	*P	--	--			Section 5.03.345		

Special-Needs Uses	Residential Zoning Districts				Professional and Commercial Zoning Districts							Mixed-Use Zoning Districts					Industrial Zoning Districts					Specialized Use and Overlay Zoning Districts			Additional Regulations (Development Code References)				
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, MDR-18, MDR-25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	MU-1					MU-2	MU-11	BP	IP	IL	IG	IH	AG		CIV	MHP		
											LUA-1	LUA-2N	LUA-2S	LUA-3	LUA-4														
Other Residential Care Facilities More than 6 clients	--	--	C	C	--	--	C	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	C		
Boarding, Lodging, and Rooming Houses	A	A	A	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	A	Section 5.03.080	
Single-Room Occupancy (SRO) Facilities	--	--	--	C	--	--	C	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 5.03.360	
Emergency Shelters	--	--	C	--	--	--	C	--	--	--	--	--	--	C	--	--	--	--	--	P	C	C	--	C	C	--	C	Section 5.03.405	
Supportive Housing	P	P	P	--	--	--	C	--	--	--	C	--	--	C	--	--	--	--	--	P	C	--	--	C	--	--	--	Section 5.03.405	
Transitional Housing	P	P	P	P	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	--	C	P	--	--	Section 5.03.405	
Transitional Living Centers	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	--	--	--	--	Section 5.03.405	
Low-Barrier Navigation Centers ¹	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Employee (Farmworker) Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	Section 5.03.177	

Source: City of Ontario, 2021.

¹ [Low-Barrier Navigation Centers are addressed by Program 20.](#)

*Allowed only in conjunction with an existing single-family residence.

P=Permitted Use C=Conditionally Permitted Use A=Administratively Permitted Use -- = Prohibited

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2-5; MDR-11 = Low-Medium-Density Residential 5-11; MDR-11 = Low-Medium-Density Residential 11-18; MDR-25 = Low-Medium-Density Residential 18-25; HDR-45 = High-Density Residential 25-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

Senior Housing

The Development Code contains regulations that encourage the production or location of a continuum of housing suitable for seniors. 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 Citizen Housing Development.** Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act. The City permits by right senior citizen housing developments in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and LUA-4 zones and conditionally permits senior housing in the CC zone and offers significant incentives for new senior housing. Applications for senior citizen housing developments are reviewed based on their proximity to frequently-serviced public transit, parks and open space, medical facilities, libraries, and pharmacies. Additionally, senior citizen housing developments must provide high-speed internet, a service coordinator to assist with activities of daily living, and an exercise facility.
- **Nursing Care Facilities (Convalescent Homes [Hospital], Rest Home, or Rehabilitation Facility).** Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons, in which surgery is not performed and primary treatment given in hospitals is not provided. These uses are permitted conditionally in the CC, CR, OH, and MHP zones.
- **Residential Care Facilities.** As discussed in later sections, the City also allows state-licensed community care facilities and residential care facilities for the elderly, further categorized in the Development Code Table 5.02-1 (Land Use Matrix) as **Continuing Care Retirement Communities** and **Assisted Living Facilities for the Elderly**. Community Care Facilities, including those that serve seniors, comply with the Community Care Facilities Act and are discussed below within the Community Care Facilities section.

The City has excellent examples of facilities offering CoC options for seniors. Inland Christian Home, a nonprofit provider of health and retirement care services for the elderly, has four facilities that provide accommodations for seniors. These include independent living, memory care, assisted living, and skilled nursing facilities.

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 care facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Full-service adoption agency
- Noncustodial adoption agency
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly (Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly)
- Alcoholism or drug abuse recovery or treatment facility (Residential Mental Health and Substance Abuse Facilities)
- 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.

As required by Health and Safety Code Section 1569.84 et seq., community care facilities serving six or fewer people are allowed by right in the residential zoning districts and the LUA-1, LUA-2N, LUA-2S, LUA-3, MU-2, MU-11, and the AG zoning districts. 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 conditionally permitted in the MDR-11, MDR-18, MDR-25, HDR-45, MU-11, and MHP zoning districts. To expand the use of care facilities for seven or more persons, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Municipal Code to make it easier to locate a state-licensed residential care facility for seven or more persons in the city. Residential care facilities would still be subject to state licensing.

Boarding, Lodging, or Rooming House

In contrast to community care facilities licensed by the State of California, boarding, lodging, and rooming houses are non-licensed facilities. 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 boarding, lodging, and rooming houses that are not used as transitional or supportive housing. “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)). The City permits boarding, lodging, or rooming houses in the AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, AG, and MHP zoning districts with an approved administrative use permit and the HDR-45 zoning district with a conditional use permit.

Boarding, lodging, or rooming houses 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. In Program 20, the City commits to reviewing and removing this restriction to prevent discrimination based on criminal history (see California Code of Regulations, Title 2, Section 12264-12271). The Municipal Code limits providing accommodations to a maximum occupancy of six individuals, excluding a resident owner, agent, or manager. The operator may seek relief from the strict application of this provision by submitting a request for reasonable accommodation pursuant to Section 4.02.035 (Fair Housing and Reasonable Accommodation).

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 (HDR-45, CC, and CCS).

To secure a conditional use permit, a comprehensive management plan must be submitted with the application. 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, daycare facility, or other existing SRO facility. SRO units are an important source of affordable housing for extremely low-income households. In Programs 20 and 32, the City commits to addressing the needs of extremely low-income households, including expanding affordable housing opportunities. As a part of this effort, the City will explore amending the Development Code to reduce location constraints for SRO facilities and permitting SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

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 CoC. Under the CoC, Mercy House operates a homeless intake center, transitional housing, and

permanent affordable housing, including housing with supportive services. Regulations were subsequently adopted to facilitate the completion and implementation of the CoC.

Emergency Shelters

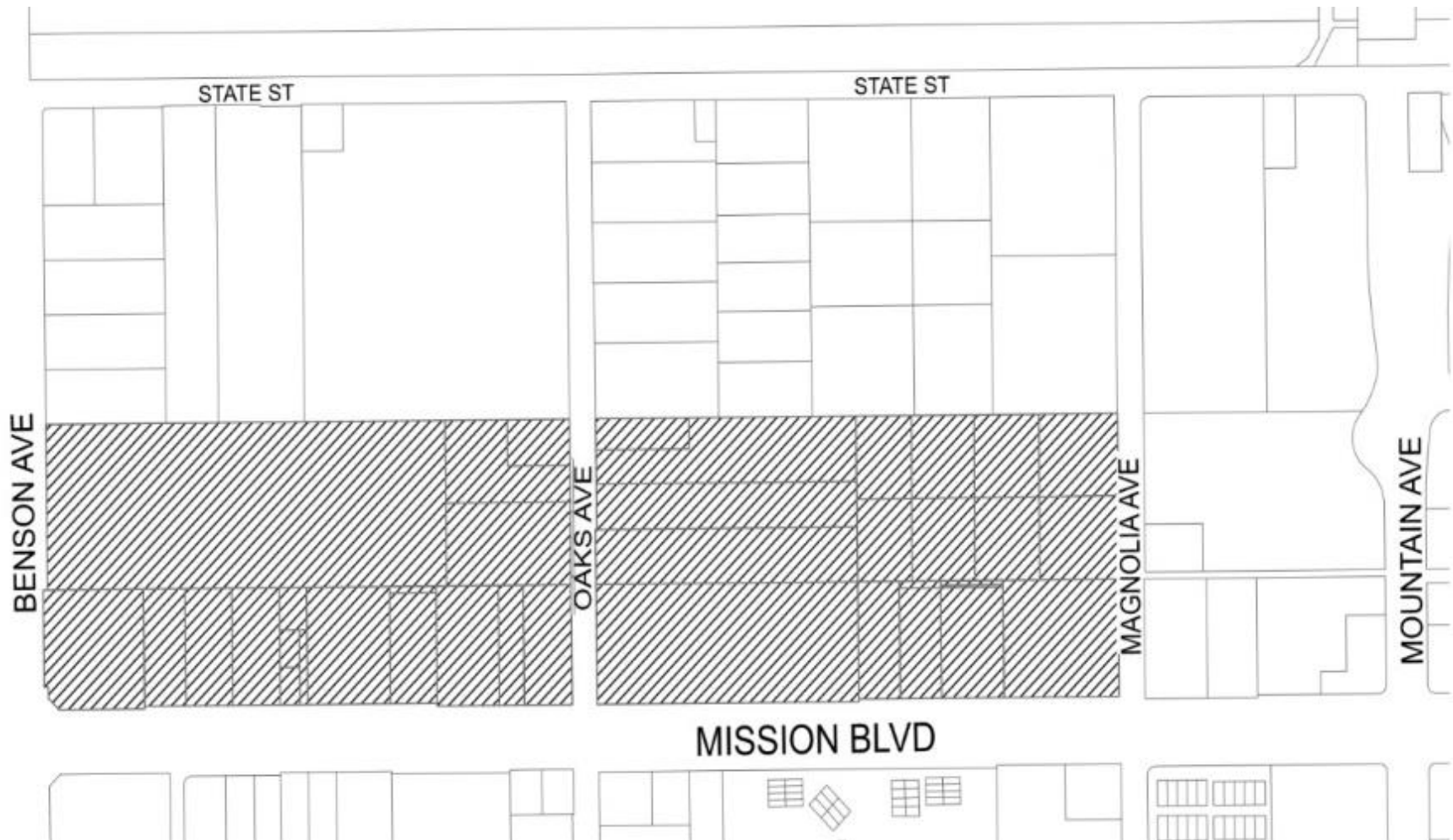
The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California Government Code Section 65583(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The Development Code permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with California Government Code Section 65583(4)(A).

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 comprises 36 acres of land, of which, 0.4 acres are vacant (additionally, the area has 38 parcels, 4 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 4-1 provides a map for the location of the Emergency Shelter Overlay.

Figure 4-1 Emergency Shelter Overlay



The City has objective development and management standards that are designed to encourage and facilitate the development of emergency shelters:

- The maximum length of stay for an Emergency Shelter client shall be six months.
- On-site management shall be provided during the hours that the Emergency Shelter is in operation.
- On-site security shall be provided during the hours that the Emergency Shelter is in operation.
- No more than 20 client/tenant beds shall be allowed within any Emergency Shelter.
- An intake waiting area equal to a minimum of 10 square feet for each client/tenant bed shall be provided.
- The exterior of the intake waiting areas shall be screened from public view by a six-foot-high decorative masonry block wall and appropriate landscaping.
- A storage area for use by clients/tenants shall be provided at a rate of seven square feet for each client/tenant bed.
- A storage area is not required to be provided adjacent to the respective client/tenant bed.
- An emergency shelter shall provide lavatory, toilet, and shower facilities adequate for the number of clients/tenants served; however, a minimum of one such facility shall be provided for each 15 client/tenant beds.

Program 20 commits the City to reviewing these standards and revising as needed to be consistent with California Government Code Section 65583(a)(4), including establishing sufficient parking requirements to accommodate all staff working in the emergency shelter.

Transitional and Supportive Housing

Consistent with Health and Safety Code Section 50675.14(b)(2), the City defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Target population refers to persons, including persons with disabilities, youth, and families experiencing homelessness. Transitional housing is intended

as a middle point between emergency shelters and permanent housing, providing shelter up to two years, in an environment of security and support, which is designed to help residents progress toward self-sufficiency.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The City permits transitional housing by right in residential zoning districts and IL and MHP zones, and conditionally permits transitional housing in CC, IG, IH, and CIV zones. Supportive housing is permitted by right in all residential zones, except HDR-45, and is permitted by right in IL zones. Supportive housing is conditionally permitted in CC, LUA-1, LUA-3, IG, and CIV zones. Currently, transitional housing and supportive housing are not permitted in all mixed-use zoning districts (LUA-2N, LUA-2S, MU-2, and MU-11) that permit residential uses, and supportive housing is not permitted in the HDR-45 zoning district. To comply with Government Code Section 65583(a)(5), the City has included Program 20 to amend the Development Code to permit transitional housing and supportive housing in all zoning districts that permit residential uses, including mixed-use and nonresidential zoning districts, subject only to the same regulations as similar uses in the same zone.

Low-Barrier Navigation Centers

California Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Currently, the City does not recognize low-barrier navigation centers as a permitted use. Program 20 has been included to comply with Government Code Sections 65660-65662.

Farmworker Housing

The City has established an Agricultural Overlay District (AG overlay), which covers the entire Ontario Ranch 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.

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. Section 17021.8 requires a streamlined, ministerial application process for qualifying agricultural employee housing on land designated as Agricultural (AG) in the City's Policy Plan. While the City no longer has any areas designated as AG, it has included Program 20 to review Development Code Section 5.03.177 to fully comply with the requirements of the Employment Housing Act, including Sections 17021.5, 17021.6, and 17021.8.

The Municipal Code allows for the following uses to provide housing for farmworkers:

- ***Employee (Farmworker) Housing.*** Employee housing for farmworkers is only permitted in the AG overlay, where it is allowed by right. Consistent with Section 17021.5 of the Health and Safety Code, the City deems farmworker dwelling units providing accommodations for six or fewer employees, or for one employee and their respective household, a single-family structure. Farmworker dwelling units for six or fewer occupants are permitted by right in the AG overlay and all zoning districts that allow single-family dwellings, subject to the same development standards for single-family dwellings. A farmworker housing complex consisting of up to 36 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, is deemed an agricultural use. The City does not require farmworker housing to be on the same site as the qualifying agricultural operation where the farmworkers are

employed, but does require a minimum lot size of 10 acres for farmworker housing.

- **Caretaker's Quarters.** Caretaker's quarters are designed to accommodate employees living on-site to provide security and surveillance, including agricultural operations in the AG overlay. The unit size is restricted to no more than 600 square feet and is limited to one bedroom. These uses are permitted by right in the AG overlay and conditionally permitted in the CN, CC, CR, CCS, OH, BP, IL, IG, and IH zones.
- **Accessory Residential Structures (Guest House).** Guest houses are permitted by right in all residential zones, LUA-1, LUA-2N, LUA-3, and the AG overlay. Guest houses cannot exceed 650 square feet, only one is permitted per lot containing a single-family dwelling, and quarters are reserved for temporary use (period not exceeding 90 days) of the residents of the property, their nonpaying guests, family, or persons employed on the residence. Guest houses shall not be rented.

Agricultural employment is relatively minor in the community, and the type of agricultural work is year-round and not migrant labor. Ontario's primary agricultural industry is dairy, which 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 additional farmworkers. 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.

4.6 Housing for People with Disabilities

California Government Code Section 65583 requires that the housing element analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code, Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code, Section 65583(c)(3)). This section addresses these requirements.

Allowance of Land Uses

State law requires group homes serving six or fewer persons to 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. To expand the use of care facilities for any number of occupants, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. Residential care facilities would still be subject to state licensing.

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.

The United States 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 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 persons with disabilities, 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.

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.

Consistent with state law, the City's family definition states "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 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 SRO hotels, which shall not be located within 500 feet of any public or private school for children under 18, church, child daycare facility, or other existing SRO facility. The City has included Program 20 to explore amending the Development Code to reduce location constraints for SRO facilities and permitting

SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

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 density increases specific to senior citizen housing with affordable units 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. Senior citizen housing developments are evaluated based on proximity to essential services, including public transit with frequent service, community centers and/or parks, medical facilities, and pharmacies, among others. Additionally, senior citizen housing developments can determine parking on a project-by-project basis, providing as low as 0.25 parking spaces per rental dwelling unit. While residential care facilities with six or less clients are only subject to development standards for residential uses permitted in the zoning district consistent with Health and Safety Code Section 1500 et seq., large residential care facilities are required to have only 0.5 parking space per unit. The City will seek to amend the Development Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone through Program 20. Further modifications can be sought through administrative exceptions and reasonable accommodation process, detailed below.

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 of \$376. 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. A determination to approve, conditionally approve, or deny a request shall be based on the following:

- The persons who will use the subject property are protected under federal and state fair housing laws.
- The requested exception is necessary to make specific housing available to a person who will occupy the subject property and who is protected under federal and state fair housing laws.
- The requested exception will not impose an undue financial or administrative burden upon the City.
- The requested exception will comply with all applicable Building and Fire Codes and will not result in a fundamental alteration of the planning, zoning, and development laws and procedures of the City.

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.

4.7 Development Standards

The Development Code provides specific residential development standards that determine building height, density, setbacks, parking, etc. These standards are made available to the public online on the City's website. Residential development standards are designed to promote a more livable environment, with adequate yards, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

Conventional Residential Development

The following tables describe the development standards in Ontario, such as density ranges, lot standards, open space requirements, and building standards, for the multiple types of residential development Ontario supports: Traditional Single-Family (Table 4-9), Small Lot Traditional Single-Family (Table 4-10), Small Lot Alley-loaded Single-Family (Table 4-11), Cluster Single-Family (Table 4-12), and Multifamily Residential (Table 4-13). The following discussion analyzes the City's development standards as they apply to different types of housing.

Detached single-family residential accounts for nearly 60 percent of Ontario's total housing units (Table 2-10). To encourage flexibility in single-family residential subdivision design, higher-density, and use of unconventional, small, and/or infill lots, the City provides development standards for a range of single-family development models. The conventional residential development, called traditional single-family residential, consists of the construction of one or more single-family (detached) dwellings and is permitted in all residential zones. Traditional single-family residential has lower maximum lot coverage and higher setbacks, leading to lower lot utilization than the other single-family use types. Small lot traditional, small lot alley-loaded, and cluster single-family residential development consist of two or more detached dwelling units per lot, allowing for higher density and lot utilization.

**Table 4-9
Traditional Single-Family Residential Development Standards**

Development Standards	Residential Zones							
	AR-2	RE-2	RE-4	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density^{1,2,3}								
Density Ranges	0-2.0	0-2.0	2.1-4.0	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Lot Standards								
Maximum Lot Coverage	30%	40%	40%	50%	60%	60%	60%	60%
Minimum Lot Size (sf) ⁴	18,000	10,000	10,000	7,200	5,000	5,000	5,000	5,000
Average Lot Size	--	18,000	--	8,000	6,000	6,000	6,000	6,000
Min. Lot Dimensions ⁴								
Width (Interior)	100	70	70	60	60	60	60	60
Width (Corner Lots)	120	80	80	65	65	65	65	65
Width (Cul-de-Sac)								
At front property line	40	40	40	40	40	40	40	40
At front building setback	70	70	70	60	40	40	40	40
Depth	135	100	100	75	100	100	100	100
Open Space								
Min Setback from Street and Alley Property Lines								
Freeways	20	20	20	20	20	20	20	20
Arterial Streets (front) ^{5,6}	30	30	30	30	30	30	30	30
Collector & Local								
Front	30	30	30	20	20	20	20	20
Front garage other	30	30	30	10	10	10	10	10
Street side	30	30	30	10	10	10	10	10
Street rear (1 st floor)	30	30	30	10	10	10	10	10
Street rear (2 nd /3 rd floor)	30	30	30	20	20	20	20	20
Front Rear Alleys								
1 st floor	10	10	10	10	10	10	10	10
2 nd /3 rd floor	20	20	20	20	20	20	20	20
Garage entry	5	5	5	5	5	5	5	5
Garage other	10	10	10	10	10	10	10	10
Minimum Setback from Interior Property Lines								
Front side property lines ⁷								
Rear side property lines (1 st floor)	10	10	5	5	5	5	5	5
Rear side property lines (2 nd /3 rd floor)	25	25	10	10	10	10	10	10
Rear side property lines (patio covers)	25	25	20	20	20	20	20	20
Rear side property lines (patio covers)	25	25	10	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-9
Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2	RE-2	RE-4	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Building Standards								
Maximum Units/Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

1. A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
2. Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
3. A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
4. An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located.
5. On a lot having a street adjacent rear property line (arterial, collector, and local streets only), for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
6. Refer to Collector and Local Streets standards for street side and rear setbacks.
7. When vehicle parking is provided at the rear of a lot (whether within a garage or carport, or uncovered) that does not have alley access, a minimum 10-foot interior side building setback, which is clear of meters and mechanical equipment, shall be provided to ensure clear vehicular access to the rear of the lot.

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density ^{2,3,4}								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Minimum Lot Size (sf) ⁵								
Interior Lot	N/A	N/A	N/A	4,000	4,000	2,800	2,800	2,800
Corner Lot				4,500	4,500	3,200	3,200	3,200
Min. Lot Dimensions ⁵								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street and Alley Property Lines ⁶								
Freeways				20	20	20	20	20
Arterial Streets (front) ⁷				30	30	30	30	30
Collector & Local								
Street Front (living area)				14	14	14	14	14
Street Front (garage entry)				18	18	18	18	18
Street Front (garage other)								
Street Side ⁸				10	10	10	10	10
Street rear (1 st floor) ⁸								
Street rear (2 nd /3 rd floor) ⁸	N/A	N/A	N/A	10	10	10	10	10
Street rear (garage entry) ⁸				10	10	10	10	10
Street rear (garage other – 1 st floor only) ⁸				15	15	15	15	15
Street rear (patio cover) ⁸				18	18	18	18	18
Front Rear Alleys ⁹								
1 st floor				5	5	5	5	5
2 nd /3 rd floor				5	5	5	5	5
				5	5	5	5	5
				10	10	10	10	10
Minimum Setback from Interior Property Lines								
From side property lines	N/A	N/A	N/A	5/4	5/4	5/4	5/4	5/4
From rear property lines ¹⁰								

Table 4-10
Small-Lot Traditional Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Living area				10	10	10	10	10
Garage – 1 st floor only				5	5	5	5	5
Patio covers to side or rear				5	5	5	5	5
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							
Building Standards								
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

- 1 Small Lot Traditional Single-Family Residential Development is not a permitted use type in the AR-2 and RE-2 zoning districts.
- 2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
- 3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
- 4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
- 5 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.
- 6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").
- 7 Refer to Collector and Local Streets standards for street side and rear setbacks.
- 8 On a lot having a street adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
- 9 For side alley conditions, refer to the Interior Property Lines standards.
- 10 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8-foot-wide side-to-side building separation.

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density ^{2,3,4}								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area ²	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions ²								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	55%	60%	70%	70%	70%
Min. Lot Size								
Width (Interior)	N/A	N/A	N/A	40	40	35	35	35
Width (Corner Lots)				45	45	40	40	40
Depth				75	75	70	70	70
Open Space								
Min Setback from Street Property Lines ⁵								
Freeways				20	20	20	20	20
Arterial Streets ⁶				30	30	30	30	30
Collector & Local ⁶	N/A	N/A	N/A					
Front				10	10	10	10	10
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Project Boundary Property Lines ⁷								
Project Boundaries	N/A	N/A	N/A	10	10	10	10	10
Side				5/4	5/4	5/4	5/4	5/4
Rear				10	10	10	10	10
Patio Cover				5	5	5	5	5
Minimum Setback from Private Drive ⁵								
Living area				10	10	10	10	10
Porch (single-story)	N/A	N/A	N/A	6	6	6	6	6
Garage entry				18	18	18	18	18
Garage other (side/rear)				10	10	10	10	10
Minimum Setback from Private Lanes/Alleyways								
Living area	N/A	N/A	N/A	10	10	10	10	10
Garage				5	5	5	5	5
Minimum Setback from Parking Spaces	N/A	N/A	N/A	10	10	10	10	10
Landscaping Area Required	The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system							

Table 4-11
Small-Lot Alley-loaded Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				25	25	25	25	25
Dwelling Front to Side				20	20	20	20	20
Dwelling Side to Side ⁷				10/8	10/8	10/8	10/8	10/8
Dwelling Rear to Rear				20	20	20	20	20
Garage to Garage ⁷	N/A	N/A	N/A					
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				10/8	10/8	10/8	10/8	10/8
Side to rear				10/8	10/8	10/8	10/8	10/8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

- 1 Small-Lot Alley-Loaded Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.
- 2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
- 3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
- 4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
- 5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").
- 6 On lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
- 7 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8-foot-wide side-to-side building separation.

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2'	RE-2'	RE-4'	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Density^{2,3,4}								
Density Ranges	N/A	N/A	N/A	2.1-5.0	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area ²	N/A	N/A	N/A	1 acre	1 acre	1 acre	1 acre	1 acre
Minimum Project Dimensions ²								
Width	N/A	N/A	N/A	200	200	200	200	200
Depth				200	200	200	200	200
Lot Standards								
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines ⁵								
Freeways				20	20	20	20	20
Arterial Streets ⁶				30	30	30	30	30
Collector and Local Streets ⁶	N/A	N/A	N/A					
Front				20	20	20	20	20
Street side				10	10	10	10	10
Street rear				15	15	15	15	15
Minimum Setback from Interior Property Lines ⁷								
Project Boundaries								
Sides	N/A	N/A	N/A	10	10	10	10	10
Rear				4	4	4	4	4
Patio Cover				4	4	4	4	4
Minimum Setback from Private Drive ⁵								
Living area								
Porch (single-story)	N/A	N/A	N/A	10	10	10	10	10
Garage entry				5	5	5	5	5
Garage other				<5 or >18	<5 or >18	<5 or >18	<5 or >18	<5 or >18
Minimum Setback from Private Lanes/Alleyways								
Living area								
Porch (single story)	N/A	N/A	N/A	5	5	5	5	5
Garage				5	5	5	5	5

Table 4-12
Cluster Single-Family Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5	MDR-11	MDR-18	MDR-25	HDR-45
Minimum Setback from Parking Spaces								
Living area	N/A	N/A	N/A	10	10	10	10	10
Porch (single story)				8	8	8	8	8
Garage				5	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that about the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system,							
Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front				30	30	30	30	30
Dwelling Front to Side ⁷				14	14	14	14	14
Dwelling Side to Side ⁷				8	8	8	8	8
Dwelling Rear to Rear	N/A	N/A	N/A	8	8	8	8	8
Garage to Garage ⁷								
Entry to entry				30	30	30	30	30
Entry to side				30	30	30	30	30
Side to side				8	8	8	8	8
Side to rear				8	8	8	8	8
Maximum Height (ft).	35	35	35	35	35	35	35	35

Source: City of Ontario Development Code, 2021.

- 1 Cluster Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.
- 2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
- 3 Lots with a maximum-density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
- 4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
- 5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").
- 6 On a lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
- 7 The interior side property line setback may be combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, which is defined in the project CC&Rs.

Table 4-13
Multifamily Residential Development Standards

Development Standards	Residential Zones							
	AR-2 ¹	RE-2 ¹	RE-4 ¹	LDR-5 ¹	MDR-11	MDR-18	MDR-25	HDR-45
Density ^{2,3,4,5}								
Density Ranges	N/A	N/A	N/A	N/A	5.1-11	11.1-18	18.1-25	25.1-45
Minimum Project Area ²	N/A	N/A	N/A	N/A	10,000 sf	10,000 sf	10,000 sf	1 acre
Minimum Project Dimensions ²								
Width	N/A	N/A	N/A	N/A	100	100	100	180
Depth					100	100	100	200
Lot Standards								
Maximum Project Coverage	N/A	N/A	N/A	N/A	60%	60%	60%	100%
Minimum Lot Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Dimensions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space								
Minimum Setback from Public Street Property Lines ^{6,7}								
Freeways	N/A	N/A	N/A	N/A	20	20	10	10
Arterial Streets					30	30	10	10
Collector and Local Streets					20	20	10	10
Minimum Setback from Interior Project Boundary Property Lines ⁸	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Public Alley Property Line	N/A	N/A	N/A	N/A	5	5	5	5
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)								
Living area	N/A	N/A	N/A	N/A	15	15	15	15
Garage and other non-habitable structures					5	5	5	5
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence	N/A	N/A	N/A	N/A	5	5	5	5
Landscaping Area Required	The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system							

Building Standards								
Minimum Separations Between Buildings								
Dwelling Front to Front								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Front to Side ⁷								
Less than 2 stories					25	25	25	25
Greater than 3 stories					30	30	30	30
Dwelling Side to Side ⁷								
Less than 2 stories					25	25	25	25
Greater than 3 stories	N/A	N/A	N/A	N/A	30	30	30	30
Dwelling Rear to Rear								
Less than 2 stories					10	10	10	10
Greater than 3 stories					15	15	15	15
Dwelling Side to Rear					15	15	15	15
Dwelling Rear to Rear					20	20	20	20
Garage to Garage ⁷								
Entry to entry					30	30	30	30
Entry to side					30	30	30	30
Side to side					10	10	10	10
Side to rear					10	10	10	10
Maximum Height (ft).	N/A	N/A	N/A	N/A	35	45	60	75

Source: City of Ontario Development Code, 2021.

- 1 Multifamily Residential is not a permitted use type in the AR-2, RE-2, RE-4, and LDR-5 zoning districts.
- 2 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all of the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum number of dwelling units allowed within the specified density range for the applicable zoning district.
- 3 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
- 4 Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.
- 5 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
- 6 A health risk assessment shall be required for multiple-family development projects located within close proximity to a freeway, as determined by the Zoning Administrator.
- 7 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").
- 8 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

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. As part of The Ontario Plan, prepared in 2010, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific designations to create focal points for community activity and identity and facilitate the use of transit. Three of the Policy Plan Mixed-Use designations have corresponding mixed-use zoning districts, shown in Table 4-14. Currently, mixed-use projects can be found along the Interstate (I-) 10 corridor, in the historic Downtown area, and in the newly developing Ontario Ranch area.

The development standards for the Downtown Mixed-Use Area (MU-1) and East Holt Mixed-Use Area (MU-2) rely on a PUD created by the developer at the time of project submittal. The City has the opportunity to develop an area plan or form-based code for the Downtown Mixed-Use Area that would establish development standards or guidelines. The Euclid/Francis Mixed-Use Area (MU-11) uses the same development standards as the MDR-25 zoning district. The Ontario Airport Metro Center area and Ontario Ranch are required to have specific plans. The maximum density indicated in Table 4-14 is derived from the Policy Plan and in some cases has a higher density than is permitted by current zoning. In these areas, specific plans are required, so development standards would be altered to conform to the permitted density in the Policy Plan through the specific plan process (Program 20). Where there are discrepancies, the City has included a program to amend the Development Code to increase the density to match the corresponding Policy Plan land use designation.

Table 4-14
Mixed-Use Development Standards

Development Standards	Mixed-Use Zones		
	MU-1¹ Downtown Mixed-Use Area	MU-2 East Holt Mixed-Use Area	MU-11 Euclid / Francis Mixed-Use Area
Density Ranges	25.1 – 40 du/ac	14.1 – 40.0 du/ac	14.1 – 25.0 ²
Assumed Maximum Build Out for Mixed-Use Area – Residential Density ³			
Dwelling units/acre	60% of the area at 35 du/ac	25% of the area at 30 du/ac	50% of the area at 30 du/ac
Maximum Units	2,365	428	156
Floor Area Ratio (Non-residential)			
Commercial-retail	2.0	1.0	1.0 ⁴
Commercial-office	2.0	2.0	
Development Standards²			
Minimum Setback from Public Street Property Lines ^{5,6}	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	
Freeways			
Arterial Streets			10
Collector and Local Streets			10
			10
Minimum Setback from Interior Project Boundary Property Lines ⁷			5
Minimum Setback from Public Alley Property Line	5		
Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)			
Living area		15	
Garage and other non-habitable structures		5	
Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence		5	

**Table 4-14
Mixed-Use Development Standards**

<i>Development Standards</i>	<i>Mixed-Use Zones</i>		
	<i>MU-1 Downtown Mixed-Use Area</i>	<i>MU-2 East Holt Mixed-Use Area</i>	<i>MU-11 Euclid / Francis Mixed-Use Area</i>
Landscaping			The entirety of a multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system
Maximum Height (feet)	Governed by planned development regulations or future City area plan or form-based code	Governed by planned development regulations	45 feet

Source: City of Ontario Development Code, June 2021.

- 1 MU-1 includes sub-zoning districts LUA-1, LUA – 2N, LUA-2S, LUA-3, LUA-4; however, residential mixed-use development is not permitted in the LUA-2S and LUA-4 zones.
- 2 Within the MU-11 zoning district, residential development shall be allowed pursuant to the standards of the HDR-25 zoning district.
- 3 Within each Mixed-Use Zoning District, the number of dwelling units allotted shall not exceed the number of units prescribed by the Exhibit LU– 03 (Future Buildout) of the Policy Plan
- 4 Nonresidential development shall be allowed pursuant to the requirements of the CN zoning district.
- 5 A health risk assessment shall be required for multiple-family development projects within close proximity to a freeway, as determined by the Zoning Administrator.
- 6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., “parkway”).
- 7 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Residential density is often equated with the affordability of housing. For zoning districts primarily permitting single-family residential, the City allows a maximum density of two units per acre in the AR-2 and RE-2 zones, four units per acre in the RE-4 zone, and five units per acre in the LDR-5 zone. For zones intended for multifamily residential, the City permits a maximum density of 11 units in the MDR-11 zone, 18 in the MDR-18 zone, 25 in the MDR-25 zone, and 45 in the MDR-45 zone. The MDR-45 zoning district allows the highest density of zones permitting residential uses, including the mixed-use zoning districts. 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 Unit Development (PUD).** In an effort to secure a fuller realization of the Policy Plan component of The Ontario Plan, particularly the Exhibit LU-3, Future Buildout, than would result from strict application of the zoning district regulations, developers can submit PUDs to achieve higher density. Mixed-Use developments in the MU-1 and MU-2 zoning districts require a PUD, leading to establishing development standards on a project-by-project basis, including density standards. The City is currently updating objective design standards to reduce the necessity of PUDs. PUDs require approval by the City Council pursuant to California Government Code Section 65850 based on the following findings of approval:
 - The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan.
 - The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.
 - In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.
 - In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

- The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.
- **Senior Citizen Housing Development.** The City allows a base density of 25 units per acre for the CC and MU-1 zones, and are subject to the maximum density for the respective residential zoning districts that senior citizen housing developments are permitted in (i.e., MDR-11, MDR-18, MDR-25, and MDR-45). Qualifying senior citizen housing development projects are eligible for a density bonus pursuant to California Government Code Sections 65915 through 65918, permitting a 20-percent density bonus for qualified projects.
- **State Density Bonus.** In compliance with California Government Code Section 65915, the City 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). The City processes applications for density bonuses following the City's procedure for Development Agreements, requiring City Council approval unless one or more of the following findings is established:
 - The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 659159(c).
 - The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
 - The concession or incentive would be contrary to state or federal law.

Assembly Bills (ABs) 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. To ensure the City's development requirements are consistent with recent state law, the City will review Sections 6.01.010(H) and 5.03.360 of the Development Code for

compliance with ABs 2753, 2372, 1227, 1763, and 2345 and to provide requirements within the Development Code sections (Program 20).

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 an average of 1.9 vehicles for renters), the needs of the business community, and the rate of overcrowding. Table 4-15 summarizes the common parking standards for residential uses, and the following text describes potential reductions of standards.

Table 4-15
Parking Standards for Housing

Housing Types	Requirement
Traditional Single-Family (one per lot)	2 spaces within enclosed garage
Small Lot and Common Interest Developments	2 resident spaces per dwelling within a garage, plus, 0.2 guest/visitor spaces per dwelling. Guest parking spaces may be provided on-street, immediately adjacent to the development boundary, if available. A minimum of 2 guest spaces shall be provided regardless of the number of dwellings proposed.
Multiple-Family ¹	<p><i>Resident Parking Spaces:</i> Studio: 1.5 spaces per dwelling, including one space in a garage or carport; One-Bedroom: 1.75 spaces per dwelling, including one space in a garage or carport; Two-Bedrooms: 2.0 spaces per dwelling, including one space in a garage or carport; and Three or more Bedrooms: 2.5 spaces per dwelling, including one space in a garage or carport</p> <p><i>Guest Parking Spaces:</i> Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.</p>
Mobile Home Park ¹	<p><i>Resident Parking Spaces:</i> 2 spaces per unit, tandem allowed</p> <p><i>Guest Parking Spaces:</i> Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.</p>
ADUs ^{1,2}	Generally, 1 space per unit
Residential Care 7+ clients	0.5 spaces per bed; plus, one space per employee or staff

Table 4-15
Parking Standards for Housing

<i>Housing Types</i>	<i>Requirement</i>
SRO	<p><i>Resident Parking Spaces:</i> One resident space per room; plus, 2 spaces for the resident manager</p> <p><i>Guest Parking Spaces:</i> Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.</p>
Boarding, Lodging, or Rooming House	One space per sleeping room; however, provide no fewer than one space per 2 beds
Senior Citizen Housing Development ³ Income Qualified Market Rate Development	<p><i>Resident Parking Spaces:</i> 0.7 resident space per dwelling</p> <p><i>Guest Parking Spaces:</i> Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.</p> <p><i>Resident Parking Spaces:</i> One resident space per dwelling</p> <p><i>Guest Parking Spaces:</i> Portion of dwellings < 50: 0.25 spaces per dwelling; Portion of 50 to 100 dwellings: 0.20 spaces per dwelling; Portion of dwellings > 100: 0.17 spaces per dwelling; and A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.</p>
Transitional Shelter/Housing	Determined by the Zoning Administrator or Approval Authority
Nursing Care Facilities	Determined by the Zoning Administrator or Approval Authority

Source: City of Ontario Development Code, June 2021

1 Tandem parking may be used to satisfy the minimum resident parking requirement for mobile home parks and ADUs and satisfy unenclosed on-site parking for multifamily projects.

2 ADUs are not required to provide parking in the following situations:

- The ADU is within one-half mile walking distance of public transit
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the proposed or existing primary residence, or an accessory structure.
- When on-street parking permits are required but not offered to the occupant of the ADU.
- When there is an established car-share vehicle stop located within one block of the ADU.

3 The number of parking spaces required to be provided for senior citizen housing developments may be as low as 0.25 spaces per rental dwelling unit and as high as 1.0 space per for-sale dwelling unit. The actual ratio shall be determined at the time of project approval for the use and shall be based on a parking demand study to be prepared by a qualified traffic consultant or engineer. Of the parking spaces provided, 10 percent shall be designated as parking for the physically impaired.

The Approval Authority may reduce the number of required parking spaces if an applicant is able to provide evidence to substantiate: (1) shared parking (if multiple users 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) low demand (when demonstrated via a parking analysis that the use will not use the required number of spaces because of the nature of the specific use or manner in which the use is conducted). The Approval Authority may require a parking analysis to prove either circumstance.

In the Downtown Civic Center, a focus area for revitalization of the City's historic downtown, permits 1.2 spaces/bedroom for residential condominiums, inclusive of guest parking. Developers are encouraged to use a mix of standard and tandem spaces to achieve the required number of parking spaces; however, compact and tandem spaces can each only comprise 20 percent of the total spaces and require the Planning Director to approve a parking study. 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 4-16.

Table 4-16
Open Space Standards for Housing

Housing	Lot Coverage	Open Space	
		Private	Common
Single-Family - Small Lot Traditional, Small Lot Alley Loaded, and Cluster Development Projects ¹	20% for all zoning districts permitting use types	Contiguous private open space area for each ground-level dwelling unit that is 225 square feet	Remaining area after Private Open Space per unit shall be used toward Common Open Space
Multifamily and Mixed-Use Development Projects ¹ (sf/unit)			
Zoning Districts:			
MDR-11 & MDR-18	500	200	300
MDR-25	400	150	250
HDR-45	310	60	250
Mobile Home Park	Same as the underlying zone	None specified	300 square feet per pad
Senior Citizen Housing Development	Based on the development standards applicable to residential uses in the underlying zone		

Source: City of Ontario Development Code, June 2021

¹ Open space requirements only apply to residential development projects consisting of more than three dwelling units.

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 ratio is higher in Ontario Ranch, where developers are required to provide 2 acres of park space per 1,000 residents.

The City’s zoning 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 Policy 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.

4.8 Building Codes and Subdivision Improvements

The City 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:

- 2019 California Building Code/2018 International Building Code
- 2019 California Residential Code/2018 International Residential Code
- 2019 California Electrical Code/2017 National Electrical Code
- 2019 California Mechanical Code/2018 Uniform Mechanical Code
- 2019 California Plumbing Code/2018 Uniform Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Green Buildings Standards Code
- 2019 California Fire Code/2018 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 previously.

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 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 Policy 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 34 kilovolts), 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.

4.9 Permit Approval Process

The City 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.

The City's General Plan specifies minimum densities. The City does not approve projects with densities less than those prescribed in the General Plan.

The typical length of time between receiving approval for a housing development and submittal of an application for building permits is four to six months; for small lot developments it is typically less than 45 days. Applicants have 10 days to file an appeal of a Planning Commission decision to the City Council, however the time frame between a Planning Commission hearing and City Council appeal hearing is 30 to 60 days. There is also a Pre-Application Review process with Planning staff, engineering and utilities to identify any issues and concurrence on land use and density. Required CEQA analysis and outdated infrastructure and/or lack of infrastructure has been cited by developers as a hinderance.

The Development Advisory Board is made up of citywide staff in order to provide a one-stop design team review of infrastructure, site design, product types and confirm conditions of approval in support of accelerating the project discretionary review process and provide the applicant the opportunity to collaborate on shared solutions. The process front loads the vetting of the project, which helps to reduce delays once the project is before the Planning Commission and City Council.

Table 4-17 and the following text 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 the Planning Department (for more than two dwellings on a lot or more than four dwellings in total). 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 Policy Plan and 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 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. 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 4-17
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, 2021⁴².

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

- **Approval Findings and Decision.** A Development Plan shall be acted upon by the Approving Authority based on 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 following findings and giving supporting reasons for each finding. The application shall be denied if one or more of the following 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, 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 on 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 PUD.

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

The City has not received residential development applications proposing to develop housing at a density lower than the minimum density permitted.

In an effort to streamline affordable housing projects, the City is including Program 22 to comply with the requirements of Senate Bill (SB) 35 by establishing a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

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” (“not in my backyard” mentality). However, 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 2006. 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.

4.10 Regulations Affecting Housing Supply

The City does not regulate short-term rentals and does not have inclusionary housing regulations. No other ordinances or regulatory tools in the city affect the cost and supply of housing.

4.11 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 (GHGs), 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 of California 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.

In 2018, the City received a Transformative Climate Communities grant for its Ontario Together project, which included a wide range of workforce development, displacement avoidance, and community engagement strategies as well as sustainability projects. These projects included a Rooftop Solar Project, which will install 700 kilowatts of solar power on affordable multifamily developments and single-family homes and will provide paid solar installation internships to grow the renewable energy workforce. The project also intends to plant 365 street trees, which can reduce energy costs to adjacent buildings. As of April 2021, 360 street trees had been planted and 24 solar photovoltaic systems had been installed.

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 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; heating, ventilation, and air conditioning (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, use 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 United States 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.

5. RESOURCES

5.1 Housing Resources

This section describes the land resources within Ontario that are available to address the City's existing and future housing needs, including its share of the Regional Housing Needs Assessment (RHNA).

Regional Housing Needs

The regional housing needs mandate requires every local government in California to plan for its “fair share” of the region's existing and future housing needs. The California Legislature has stated that housing availability is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. State law, therefore, requires the California Department of Housing and Community Development (HCD) to develop housing needs projections for every region in California. As directed by state law, HCD estimates each region’s existing and future needs every eight years; each eight-year period is called a housing cycle. For Ontario and the rest of the Southern California Association of Governments (SCAG) region, the upcoming housing cycle (the 6th cycle) plans for projected housing needs between 2021 and 2029.

For the 6th cycle, the SCAG region has been allocated more than 1.3 million housing units to be planned for by 2029. This estimate is 300 percent higher than the approximately 400,000 units required in the previous housing planning period (the 5th cycle, which covered 2013-2021). The large regional allocation results from underproduction of housing, rapidly increasing housing prices and rents, and increasing levels of housing overpayment among residents. As a result, local governments across the region must plan to accommodate an unprecedented increase in housing goals.

SCAG is responsible for dividing the 1.3-million-unit target between each of the 191 jurisdictions in the region. Under state law, SCAG must consider specific planning factors in allocating the required housing units between jurisdictions, but it can develop a tailored model for the region. SCAG’s model for the 6th cycle considers the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing, availability of employment and transit, local population growth estimates, and many other housing and planning considerations; the model, however, weights opportunities to promote fair housing, proximity to employment, and transit accessibility more heavily than other factors, so jurisdictions that were closer to jobs centers, had a lower concentration of poverty, and had more access to transit opportunities

were generally allocated more units than those with poor jobs access and no public transit.

In Ontario, the RHNA goal has nearly doubled since the last Housing Element planning period. For the 2013-2021 planning period, Ontario's RHNA was 10,861 units; the allocation increased 92 percent to 20,854 units for the 2021-2029 period. Within this goal, the City must plan for housing production at three different income levels: lower-income housing (includes extremely low, very low, and low income), moderate-income, and above moderate-income. Table 5-1 summarizes the City's 2021-2029 RHNA. 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 5-1
Ontario Regional Housing Need Allocation, 2021-2029

	<i>Lower Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Capacity</i>
RHNA Need	8,926	3,329	8,599	20,854

Source: SCAG, 2021.

California law holds local governments responsible for planning for their share of the region's housing needs and ensuring that housing is planned commensurate with the total assigned need for each affordability category. However, state law does not require a city to build housing; that is the responsibility of the building industry. Local governments can obtain credit toward meeting their RHNA target in four ways:

- **Housing Production.** Housing units built and occupied (received a certificate of occupancy) on or after June 30, 2021, when the projection period for the 6th cycle RHNA begins.
- **Planned Production.** Housing units proposed for construction that are likely to be approved and built during the planning period, from July 2021 to October 2029.
- **Available Land.** Designation of vacant and underutilized sites with zoning, development standards, services, and public facilities in place so housing can be built.
- **Alternative Credits.** Qualified projects that involve the rehabilitation, preservation, and conversion of non-affordable units to affordable units, subject to conditions.

The City's housing strategies use the first three options. The following section describes how the City will address its housing planning and production goals for the 2021-2029 RHNA.

Relationship of Zoning and Density to Housing Affordability

This section describes the suitability of residential development standards, namely allowed density and zoning districts, for facilitating housing affordable to different income levels.

Zoning and density standards are correlated to the affordability of housing. In general, higher-density housing projects, like apartment buildings, are more affordable than lower-density projects, like single-family homes. While other factors such as location, the size of the units, and quality of the finish materials also contribute to a project's ultimate affordability, the state has determined that density and zoning standards are suitable proxies for identifying the potential affordability level of a site.

The following sections describe the density thresholds identified for each income category and the current zoning districts that allow the identified densities.

Lower Income

Density

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households provide sufficient density 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 Ontario is 30 dwelling units per acre. In 2019 and 2020, two 100-percent affordable housing projects were built in Ontario with densities between 25 and 30 dwelling units per acre:

- *Vista Verde*. Completed in ~~2020~~2021. Consists of 101 affordable units (~~lower-income~~lower-income); built at a density of 26 dwelling units per acre.
- *Emporia Place I*. Completed in ~~2019~~2020. Consists of 74 affordable units (~~lower-income~~lower-income); built at a density of 26.7 dwelling units per acre.

Therefore, for the 2021-2029 planning period, the City has determined that the default density adequately demonstrates its capacity to accommodate the lower-income RHNA.

Zoning

Under the current development standards, residential development within the following zoning districts allows for densities of 30 dwelling units per acre or more.

- *Mixed-Use (MU-1)* – 20-75 dwelling units per acre
- *Mixed-Use (MU-2)* – 14-40 dwelling units per acre
 - The City's Development Code allows for stand-alone multifamily residential projects in mixed-use districts.
- *Planned Unit Development (PUDs)* – 25-75 dwelling units per acre
- *High-Density Residential (HDR-45)* – 25.1-45 dwelling units per acre

The City's rezoning program (Program 13) will also create an affordable housing overlay that expands the land use categories that can accommodate at least 30 dwelling units per acre, exempt projects **south of Riverside Drive** with at least **25-20** percent of units affordable to lower-incomes from specific plan requirements if no specific plan exists, and revises existing specific plans to allow at least 30 dwelling units per acre on identified sites. Each of these changes will play a key role in fulfilling the City's lower-income RHNA.

Moderate Income

Density

Typically, medium to medium-high multiple-family zoning districts are suitable for facilitating the construction of housing affordable to moderate-income households. To determine the densities needed to accommodate moderate-income housing, nearly 2,000 properties sold or listed on the MLS between September 2020 and September 2021 were analyzed. Of the 2,000 records analyzed, 66 were newer construction (built after 2017) townhomes or condos, most of which were built at densities between 8 and 18 dwelling units per acre. Of those, 10 properties sold for less than \$410,000, the moderate-income threshold, indicating the densities were sufficient to produce moderate-income housing. These sales included four new construction homes in the New Haven master-

planned community (two two-bedroom units and two three-bedroom units), where projects are typically 18 units per acre or less.

In recognition of increasing home prices, however, the City has determined that a higher density of 25 units per acre would be more conducive to creating moderate-income housing. In support of this, the Cities of Chino, Fontana, and Rancho Cucamonga indicate that master-planned communities with densities up to 25 dwelling units per acre offer homes that are affordable to moderate-income households. Therefore, the City's land inventory will focus on sites that allow for 25 or more dwelling units per acre to fulfill its moderate-income allocation.

Zoning

The same zoning districts identified as suitable for lower-income housing are suitable for moderate-income housing, as well as the following:

- *Medium-Density Residential (MDR-25)* – 18.1 – 25 dwelling units per acre
- *Specific Plan (SP)* – Sites designated as SP, where no specific plan exists, can facilitate moderate-income housing if the corresponding Policy Plan designation allows densities up to 25 dwelling units per acre. Such Policy Plan designations include:
 - *Medium-Density Residential (MDR)* – 11 to 25 dwelling units per acre
 - *Mixed-Use (MU)* – current and proposed designations for various mixed-use areas allow a range of densities with maximums ranging from 25 to 125 dwelling units per acre.

Above Moderate Income

Density and Zoning

The planned residential development projects in the city (see Table 5-2) include a mix of housing types at various densities. Most, however, are anticipated to develop at market rates that are affordable to above-moderate-income households. Therefore, it is assumed that any density and any residentially zoned land can support the development of above-moderate housing.

Housing Production and Planned Production

This section details residential development projects [that have been approved, or are very near approval by the City and will complete construction during the 6th housing cycle.](#) ~~currently in the pipeline.~~

The City of Ontario has ~~several~~ or expects to approve several residential projects that ~~are anticipated to be built and will~~ receive their certificate of occupancy or final inspection ~~on or after June 30, 2021~~ during the 6th cycle. Most of these projects are already under construction, as noted in Table 5-2. As allowed under state housing element law, these approved and pending residential projects will be eligible for credit toward the 6th cycle RHNA.

As described here and listed in Table 5-2, housing pipeline projects represent a mix of residential types, price points, and affordability levels.

- **Mix of Housing Types.** A broad range of housing products is in the development pipeline, including single-family residential projects, condominiums, townhomes, clustered and motor court homes, and apartment projects. Proposed projects are located on vacant land throughout the city, within existing residential neighborhoods, in underutilized mixed-use areas, and on undeveloped land south of Riverside Drive and east of the Cucamonga Channel (the Channel), where the area is transitioning from agricultural uses to residential communities.
- **Project affordability.** A project's affordability is based on the type of residential product approved/entitled in the community and the market sales price or rent charged for recently built projects in the city.
- **Mix of Vacant and Underused Sites.** Similar to the land inventory discussed later, proposed projects are situated on a combination of vacant and underused sites. Many included the subdivision of large lots or the development of a range of products, including multifamily housing, on large lots over 10 acres in size. Further, prior projects that have been built in the city have been within underutilized lots.
- **Mix of Housing Locations.** The City has approved proposals ~~or issued a certificate of occupancy after July 1, 2021,~~ to develop ~~1,650~~ 2,111 units, most of which are currently under construction and expected to receive a certificate of occupancy during the 6th cycle. While the greatest volume of housing development is in the area south of Riverside Drive and east of the Channel, projects have also been approved in the downtown area, along commercial corridors like Holt Boulevard, within the mixed-use areas along the Interstate (I-) 10 corridor, and scattered throughout established neighborhoods.

Only projects that have been ~~approved~~ issued a building permit or are expected to receive a building permit in the near term ~~for development~~ are included in the pipeline projections. Several more projects have been entitled, and many additional complex projects are currently under review that would add thousands ~~of additional~~ more units to the city, but these have not been included. Table 5-2, therefore, represents a conservative estimate of the planned projects.

**Table 5-2
Residential Projects in the Pipeline**

ID	Project Name	Assessor's Parcel Number (APN)	Type*	Total Units	Affordability			Status**
					Lower	Mod.	Above Mod.	
1	Misc. Projects Downtown	104837612, 104839431	SF	2	-	-	2	UC
2	Misc. Projects Between Mission Blvd and Riverside Dr	104955121, 105034106, 105034162, 104931214, 104953154	SF & ADU	5	-	-	5	UC
3	West Holt Multi-family	101055106	MF	6	-	-	6	UC
4	Mission & Palmetto	101138204	MF	68	-	-	68	PC
5	890 South Magnolia	101137115-16	MF	49	-	-	49	EN
6	Meredith	11031152, -53	MF	464925	-	-	464925	UC
7	Piemonte	21020440	MF	22	-	-	22	UC
8	Esperanza	21830203-04, 21830301-17, 21830326-57, 21832201-04, 21832312-33, 21832362-65, 21858501-27, 21858638-41, 21872301-11, 21872339-40, 21872349, 21872401-40, 21872442	SF	200	-	-	200	UC
9	Rich-Haven	21801602-03, 21816115, 21826229-30, 21826235-37, 21826239	SF	60	-	-	60	UC
		21801601, 21801604-05, 21809303, 21816115, 21821102, 21826206-07, 21839303-04, 21839308-09	MF	271	-	-	271	UC
10	Subarea 29	107339105-17, 107339129-35, 107339209-12, 107339243-53, 107340214-26, 107340228-30, 107340244-47, 21801501-05, 21801507-16, 21801529-47, 21801549-54, 21801562-64, 21827123, 21833153-54, 21867448-50, 21899125-33, 21899221-27, 21899232-53, 21899331-32, 21899334-42, 21899405-10, 21899477-84, 107339118, 107339126-28, 107339213-15	SF	325	-	-	325	UC
11	The Avenue	21865227	SF	11	-	-	11	UC
12	West Haven	21815111, 21815138	SF	129	-	-	129	UC
13	Harlow Ln	107339216-27, 107340231-38	SF	20	-	-	20	UC
14	Hazel St	107340110-27	SF	18	-	-	18	UC
TOTAL				2,111	-	-	2,111	-

Source: City of Ontario, 2021.

Notes: The projects included in the table include permits that have been issued but not completed and certificates of occupancy issued on or after 6/30/2021. There are also several projects currently under review that are not included in this table.

* SF = Single-Family, MF = Multifamily

** UC = Under Construction, PC = Currently in Plan Check, EN = Entitlement has been approved and project is expected to submit plans in near-term

Ontario's 2021-2029 RHNA includes 8,599 units for the above-~~moderate income~~moderate-income allocation (Table 5-1). As shown in Table 5-2, ~~pipeline-~~the majority of projects are currently under construction. The two projects that are not under construction include:

- Mission & Palmetto, which is currently in plan check and expected to be issued a building permit and commence construction by 2023.
- 890 South Magnolia, which is fully entitled, and it expected to be issued a building permit and commence construction before 2024.

Projects that are currently under construction and those that will begin construction before 2024 are expected to complete construction and received a certificate of occupancy well before the close of 6th cycle. Therefore, these projects can address 1,650,111 units of the above-moderate allocation.

The remainder of this chapter will focus on key strategies that the City will undertake to address the remainder of the above-moderate allocation as well as the lower- and moderate-income RHNA.

2021-2029 RHNA Strategies

While the prior section listed residential projects approved for development in the city, this section describes additional strategies proposed to address the remaining RHNA for the 2021-2029 Housing Element.

Housing Opportunity Areas

The City is required to identify available sites to accommodate its 2021-2029 RHNA. An analysis of the city's available land and existing zoning districts showed that there was not enough land zoned at the correct densities to facilitate the development of enough housing affordable to lower- and moderate-income households to fulfill the RHNA and a rezoning program (Program 13) was needed. The City evaluated all of its land resources for suitability to develop at densities suitable to lower- and moderate-income housing and developed strategies and programs to meet its obligation. A description and analysis of the sites identified, including the sites' suitability for residential development, suitability to accommodate lower-income housing, realistic capacity, and allocation of units by RHNA income category is included in this section. Applicable programs are discussed as applicable throughout.

~~A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.~~

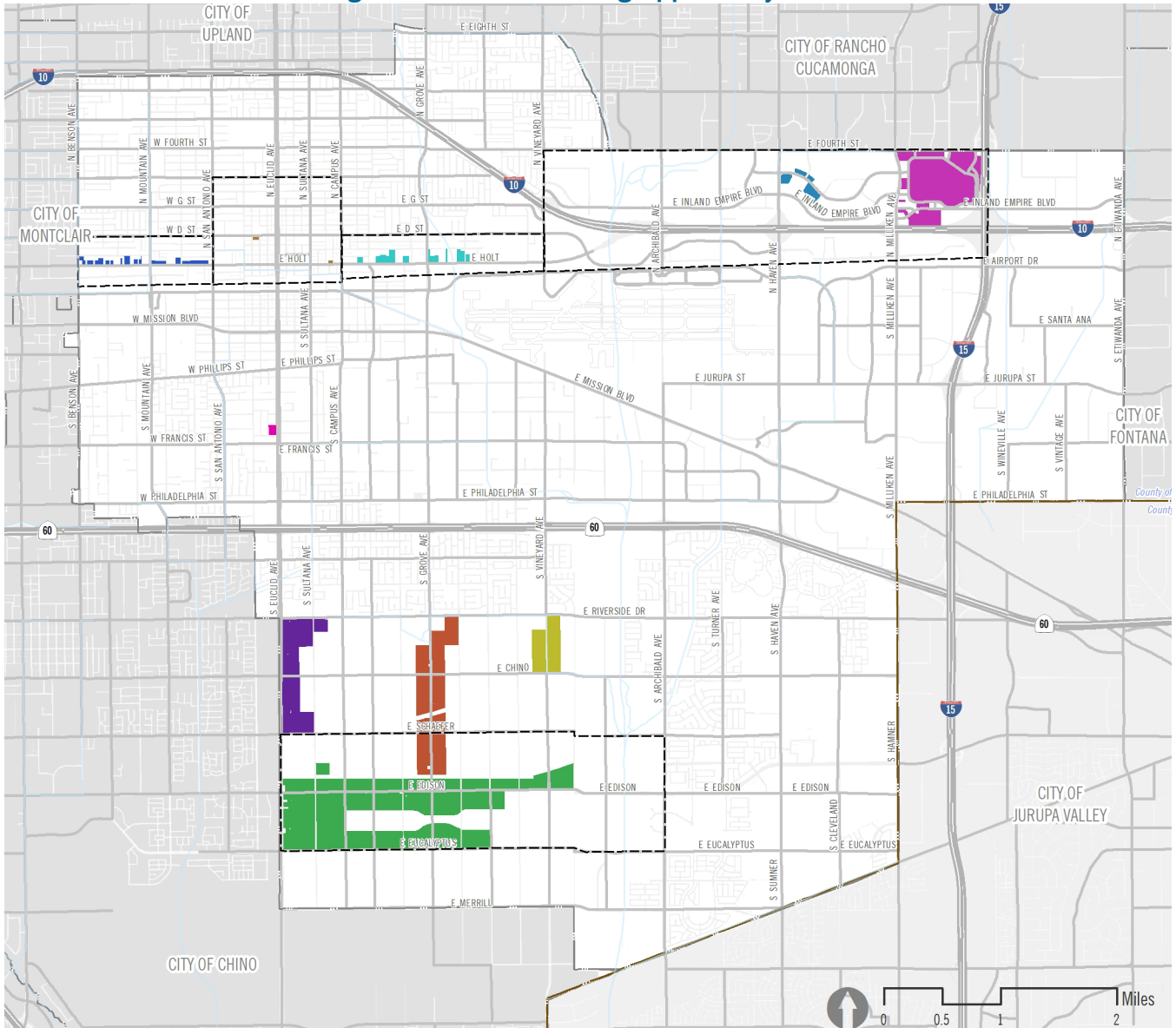
Identification of Sites ~~Housing Opportunity Areas~~

The analysis identified 233 parcels, divided into 10 ~~areas~~ Housing Opportunity Areas in which housing growth can be accommodated after the City implements its rezoning program (Program 13). These Opportunity Areas are further grouped into six key strategies, and illustrated in Figure 5-1, Housing Opportunity Areas. Housing Opportunity Areas are grouped -based on similarities in site suitability, sites ability to accommodate the lower-income RHNA-requirements, realistic capacity adjustments, and distribution of units by RHNA income category. In addition to the Opportunity Areas, the City used accessory dwelling units (ADUs) as the seventh strategy to fulfill the RHNA. The sites identified in the Opportunity Areas further the City's housing goals and align with regional transportation plans by placing higher-density housing along future transit routes. The RHNA strategies also consider fair and equitable housing goals, development feasibility, ~~and proximity to amenities such as grocery stores, open space, and jobs, environmental constraints, and -infrastructure availability.~~ To ensure that the identified sites are suitable for the development of affordable housing within the 6th Cycle, and to promote such development the City has also identified several programs, outlined in the Chapter 9. These programs are intended to work in concert with the sites inventory to facilitate housing development. Programs that specifically relate to the City's sites inventory include Programs 8, 10-11, 13, and 15.

A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.

Figure 5-1 shows the identified sites categorized into 10 Housing Opportunity Areas and six strategies based on their location within the city. Figures 5-2 to 5-11 show detailed maps of sites within each Opportunity Area.

Figure 5-1 Housing Opportunity Areas



Source: PlaceWorks & City of Ontario 2021

Housing Opportunity Areas

Strategy 1: Downtown

Downtown

Strategy 2: Holt Boulevard

West Holt

East Holt

Strategy 3: Old Cardenas Market

Old Cardenas Market

Strategy 4: Ontario Center Specific Plan

Ontario Center Specific Plan

Strategy 5: The Mills

The Mills

Strategy 6: The Ontario Ranch

Great Park Corridor

Grove Corridor

Euclid Corridor

Vineyard / Armstrong Ranch Specific Plan

Strategies

Strategies 1-6, reflect the City's sites inventory. Discussions of each strategy comprise the City's sites analysis. The discussions analyze the suitability of sites, sites to accommodate lower-income RHNA requirements, realistic capacity, and units by RHNA income level for each strategy. Proposed programs (contained in Chapter 9) that help to demonstrate site suitability, zoning adequacy, ability to accommodate lower-income housing, or are necessary to comply with housing element law are also referenced as applicable.

Following the sites analysis (strategies 1-6), strategy 7 includes a discussion demonstrating realistic ADU development potential within the city and the determination of ADU affordability levels.

Sites Analysis

The City has divided its sites analysis including the suitability of sites, sites to accommodate lower-income RHNA, realistic capacity, and units by RHNA income category by strategy.

Analyzing Suitability of Sites

~~Under each strategy, the~~ The following items will be addressed, as described and applicable, under each strategy:

- **Infrastructure Availability.** Analysis assessing infrastructure availability is included for every strategy. Strategy 6, where infrastructure is still in development, outlines planned infrastructure development, and describes the City's strategy to account for the development to necessary systems. Program 11 discusses infrastructure development in the Western Ontario Ranch, where Opportunity Areas under strategy 6 are located.
- **Consistency with Affirmatively Furthering Fair Housing.** Detailed analysis of how identified sites affirmatively further fair housing opportunities is included in Chapter 3, so this topic is not addressed in this chapter.
- **RHNA Income Category.** A description specifying which portion of the realistic capacity is suitable to accommodate lower, moderate, and above moderate households, and a discussion of why the City identified sites within each opportunity area as those best suited to accommodate the lower-income RHNA (based on HCD Best Practices).

- **Environmental Constraints.** Analysis assessing environmental constraints is included for every strategy. Additional analysis is provided for strategy 6, where mapping of potential hazards identified 26 parcels where groundwater levels may be shallow enough to risk potential liquefaction. Program 11 addresses development in the Ontario Ranch, where strategy 6 Opportunity Areas are located.

Analyzing Sites to Accommodate Lower-Income RHNA, Realistic Capacity, and RHNA Income Category

Because the City's RHNA obligation is large, its land resources are finite, its parcel sizes are defined, and vacant land is scarce, the City's inventory of suitable sites includes 233 parcels. The existing conditions, market trends, and types of anticipated development vary dramatically between different parts of the city, but there are many similarities between sites in proximity to one another. To better describe the unique considerations for the 233 parcels, the City has divided its sites analysis including discussions of site suitability, zoning adequacy, and capacity assessment by strategy, in the following section (*Strategies*). The following items will be addressed, as applicable, under each strategy:

- **Inclusion in Previous Housing Element.** Eighteen nonvacant parcels in the City's land inventory were included the previous housing element. To encourage redevelopment on these sites, state law requires that the City allow by-right development of housing projects with at least 20 percent of units affordable to lower-income households. To meet this requirement, these sites are subject to Program 15, as discussed under strategies 1 and 2 (recycled sites are only located in the Downtown and West Holt Housing Opportunity Areas).
- **Zoning.** Many of the identified sites are not currently zoned for the correct densities to support the affordability levels by the City. These sites will be included in the City rezoning program (Program 13). Rezoning is required for strategies 1-4, and strategy 6. A detailed description of current and proposed zoning for specific sites in each Housing Opportunity Area is discussed under the applicable strategy. The proposed zoning changes are also tabulated by APN in Appendix B.
- **Size of Sites.** Analysis assessing the suitability of sites is included for every strategy. Strategies 1, 2, 5, and 6 (where sites less than 0.5 acres or greater than 10 acres are identified) also provide sufficient evidence demonstrating that the identified sites are suitable to accommodate housing for lower-income households. Programs to facilitate affordable development on these sites, including Programs 8, 10, 11, and 13 are discussed under each strategy.

- **Underutilized (Nonvacant) Sites.** Underutilized (nonvacant) sites are identified in strategies 1-4, and strategy 6. Analysis for each strategy includes a discussion of existing uses, availability of sites, and feasibility of development. A discussion of Citywide trends and market conditions is included in the next section, while additional information about market trends specific to the strategy has been added to the discussion under strategies 5 and 6. Examples of projects demonstrating the potential for the sites to accommodate the lower-income RHNA are included under the discussion of strategy-specific market trends (strategies 5-6), Size of Site, and Feasibility of Development for each strategy or Opportunity Area as applicable. Finally, development potential on sites were confirmed through discussions with property owners, home building groups, developers and affordable housing developers.

In addition to the items described above, the sites analysis includes description of the following topics:

- **Realistic Capacity.** A detailed analysis demonstrating the realistic capacity on each site.
- **RHNA Income Category.** A breakdown of units identified to meet RHNA obligation by income category.

Underutilized Sites

~~The City has included non-vacant sites in its land inventory to meet a significant portion of its regional housing need. These sites are underutilized, and many are located in the undeveloped area south of Riverside Drive and east of the Cucamonga Channel, where the primary use is agricultural; other underutilized sites, like those located in the Downtown area, along Holt Boulevard, and at the old Cardenas market, are parking lots or aging and underused commercial properties that are suitable for residential development and are ready to turn over; finally, the land inventory includes the parking lots and several out parcels around the Ontario Mills Mall, reflecting a national trend of repositioning shopping centers as mixed-use communities.~~

~~While the city has seen immense growth in the past few decades, the City is continuously expanding the opportunity for new housing development in response to market demand, developer interest, and state housing law. Interest from property owners and local developers is very high, and projects at densities of 50+ units per acre were recently approved. In 2021, it was estimated that building applications under review would add more than 5,000 dwelling units to the city. Several of the approved projects and projects under review include high-density apartments and condos. This~~

~~indicates a strong market for higher density housing products in the inland empire.~~

~~To demonstrate a realistic capacity throughout its inventory, but particularly on the underutilized sites, the City calculated the total housing capacity on each site using a realistic density below the maximum allowed by the current or proposed zoning.~~

Citywide Market Trends

The COVID-19 pandemic has profoundly changed the way that people shop, work, travel, and use their homes. By forcing the closure of many businesses and forcing many businesses to allow employees to work from home, COVID-19 has created economic impacts that will live on long after the pandemic subsides. These impacts are reasonably expected to affect market demand for development throughout the 6th Cycle. This section summarizes the findings expected to impact the development feasibility during the 2021-2029 cycle.

RETAIL

- Increasing retail vacancies from permanent closure of retail stores, services, dining, and entertainment businesses
- Hastened shift from in-store to online retail will lengthen the recovery period for retail
- Long term, household growth will support faster recovery and experience-oriented retail districts may ameliorate competition from online retail
- Weak to no demand for new retail development (3 to 5 year minimum)

OFFICE

- Shift to more work-from-home will lead office-based businesses to downsize as office leases come up for renewal over the next several years
- Could take five to ten years for office vacancies to peak and then recover to healthy levels
- Not clear yet if medical office and commercial office space for retail services will be as hard hit as the broader office market, but may suffer from pandemic-related permanent business closures
- Weak to no demand for new office development for five to ten years; once development demand returns, smaller office footprints likely to result in slower growth in office development over the long term

LODGING AND HOSPITALITY

- Business travel virtually ceased at height of pandemic
- Business travel is the most profitable segment in hospitality and is key to the hospitality market in Ontario
- Recovery in hospitality tends to lag overall economic recovery
- Business travel may never return to pre-pandemic levels as technology for internet-based meetings improve and become more commonplace
- Market demand would have supported new hotels prior to the pandemic but will now take several years or longer for market demand to recover

RESIDENTIAL

- Residential market has remained strong during the pandemic
- US and California have underbuilt housing since the 2008–09 recession, so continued market strength expected
- However, rising mortgage delinquencies and potential for rental evictions after protections expire are serious complications that could disrupt the housing market in the short term, or longer, depending on the government’s response
- For now, residential market demand is strong and expected to remain strong for the foreseeable future

INDUSTRIAL

- The industrial market has remained strong during the pandemic with historic low vacancy rates
- Market driven by warehousing demand, which has ripple effects on manufacturing and other industrial uses
- There is not enough land area in Southern California planned and zoned for industrial uses to meet the long-term potential for industrial development
- The market will continue to support additional industrial development for the foreseeable future

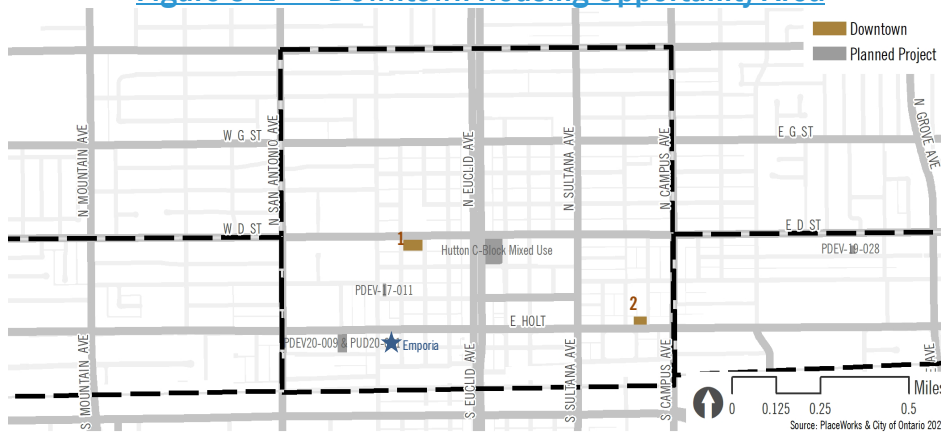
Strategy 1: Downtown Housing Opportunity Area

OPPORTUNITY AREA

The City developed the Downtown District Plan, as described in Program 8, which provides opportunities for high-density, market-rate, and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District. [Projects pending funding, such as like the Emporia II affordable housing development](#), [P](#)rojects under review, such as the Hutton C-Block Mixed-Use development that will bring ground-floor commercial with high-density housing and structured parking to the heart of downtown, and recently completed projects, such as the Emporia [I](#) affordable housing project ([completed 2020](#)), embody the vision for housing in the downtown.

[The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.](#)

Figure 5-2 Downtown Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

Downtown is well-served by infrastructure. The City is also working to build OntarioNet, a new fiber-optic internet service throughout the city. The first fiber lines serving Ontario have already been installed in the areas around downtown.⁷

RHNA Income Category

[Using the metrics described above, †The Downtown Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:](#)

- Proximity to transit. All sites in this Opportunity Area are within a 1/4 mile walk of the new Bus Rapid Transit (BRT) stop that is planned by the San Bernardino County Transit Authority (SBCTA) along Holt Boulevard. This BRT route is funded and expected to be operational in 2023.
- Access to existing and planned jobs and amenities. It is estimated that Downtown Ontario is currently home to more than 6,500 jobs, and the Downtown District Plan, described under Program 11, includes incentives to increase that number through development streamlining tools such as an expansion of the administrative use permit (AUP) program, and through economic development efforts, such as bringing structured parking to the area and focused outreach to desired employment-generating users.
- Access to grocery stores. All sites in this Opportunity Area are within a 1/2 mile walk of an existing grocery store (Stater Brothers at 646 W. Holt Blvd. and Cardenas Markets at 720 E. Holt Blvd.).
- Proximity to infrastructure and utilities. As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.
- Environmental mitigation. As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category). ~~has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate income households.~~

Environmental Constraints

~~and t~~There are no environmental constraints limiting development potential.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

~~The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.~~

Figure 5-2 — Downtown Housing Opportunity Area



The two sites [identified in this area](#), numbered in Figure 5-2, are described below.

The first site, adjacent to 1, SWC D Street, & Palm Avenue

- Inclusion in Previous Housing Element

The two parcels associated with site were included in the City’s last housing element. In compliance with Assembly Bill (AB) 1397, by-right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower-income households as described in Program 15.

- Zoning

The site is currently is-zoned for HDR-45, which allows up to 45 dwelling units per acre, satisfying the default density requirements for lower-income housing.

- Size of Site

This site consists of two adjoining parcels (0.5 and 0.7 acres in size), so no sites smaller than 0.5 acres are included.

- ~~This Existing Use~~

Both parcels ~~site is~~ currently ~~occupied by an~~ underutilized parking lots. While the parking divisions do not follow lot lines, one lot serves the utilities building to the east, while the other functions as auxiliary parking play area for the church complex to the north. Both lots, however, are under different ownership than the uses they currently serve. These parcels were identified in the inventory because parking lots provide a unique opportunity for redevelopment; limited demolition is necessary, so developers can often afford to pay higher land costs.

- Availability of Sites

The City is not aware of any parking or other leases that would preclude development of these sites for affordable housing within the 6th cycle. In addition, the City is reducing requirements for this type of single-use parking in the downtown through regulatory changes in how the City determines where parking for projects can be accommodated, which would reduce the need for these uses. Further, the City has had informal conversations with property owners. While they do not currently have plans to redevelop, redevelopment of these sites for as residential uses, including potential lower-income housing during the 6th cycle is feasible.

- Feasibility of Development.

The identified parcels as well as the uses they currently serve are all located within Phase I or Phase II of the Downtown District Plan (Phase I adopted in 2020, Phase II expected adoption in 2023), described under Program 8. Among other actions, the City has already developed a performance-based Downtown Parking Model that promotes a "park once" strategy and considers time-of-use of different land uses to minimize the amount of parking required to serve homes, businesses, and other uses in the area, and to create a pedestrian-oriented hub. As a result of these changes, uses in this area will require less single-use parking, such as that provided on the identified site.

In addition to the reduced demand for the current use, there is strong interest demand for new residential projects. There are 4 residential projects currently under consideration in the downtown area. Affordable housing has also proven viable on infill sites like the identified parcels in the downtown area. There is one recently completed (2020) affordable housing project (Emporia I), and one proposed affordable housing project (Emporia II, applying for funding in 2022), that were developed on infill properties in the downtown core. There are no other known limitations to development of this site for residential uses or affordable housing within the 6th cycle. ~~which was included in the City's last housing element. In compliance with Assembly Bill (AB) 1397, by right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower income households as described in Program 15. For conservative estimates, the realistic density used to determine the total housing capacity of the site is 25 units per acre.~~

2. NWC Holt Boulevard & Miramonte Avenue

- Inclusion in Previous Housing Element.

These parcels were not included in prior housing elements.

- ~~The second site, along Holt Boulevard, Zoning~~

The site is currently ~~designated~~ zoned for ~~as~~ Neighborhood Commercial (CN), but it will be part of the City's rezoning program (Program 13) with a proposed designation of MU-1, which allows up to 75 dwelling units per acre and is suitable for lower-income housing.

- Size of Site

This site consists of 3 parcels which combined cover 0.5 acres. To facilitate the consolidation of these lots and promote redevelopment, the City will implement a lot consolidation ordinance, as described in Program 10. Because this lot is along Holt Boulevard and within the Downtown Opportunity Area, it will benefit from the provisions of both Programs 8 and 10.

- ~~This Existing Use~~

The entirety of this site ~~includes three parcels with consistent ownership, and it~~ is currently operating ~~as~~ a used car sales lot. Car lots provide a unique opportunity for redevelopment because limited demolition is necessary; as a result, developers can often afford to pay higher land costs. Furthermore, this lot is currently occupied by an independent car sales operation, so strategic decisions by major corporations would not be necessary. ~~The housing plan also includes a program to encourage lot consolidation along Holt Boulevard~~

- Availability of Sites

Typical commercial properties are leased on three- to five-year terms. It is unlikely this site would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like small-scale independent used car sales, are historically phased out as land values rise to the point where property owners can realize higher profits through either redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, rezoning this property from commercial only (CN) to mixed use (MU-1) and allowing for residential only development, as proposed, will increase the current value of the property and encourage owners to consider alternative uses, like residential.

The City contacted property owners regarding the proposed land uses changes. Several property owners reached out to discuss changes with the City and none indicated that housing development was not feasible.

- Feasibility of Development

This property is within Phase II of the Downtown District Plan – which promotes park once strategies, and it is adjacent to a planned bus rapid transit (BRT) line on Holt Boulevard that is already funded, and expected to be operational in 2023. Both of these conditions reduce the parking burden of the site, reducing the costs and design challenges associated with accommodating parking on smaller housing sites. Discussions with National Core, the affordable housing developer who constructed and operates the Vista Verde affordable housing project on East Holt Boulevard (completed 2021), indicated that they have developed affordable projects on sites as small as 0.5 acres. The provisions of both (Programs 8 and 10) are intended to encourage development and enable affordable housing on this site. ~~–and facilitate the development of housing affordable to lower income residents.~~

REALISTIC CAPACITY

~~To account for potential non-residential development, only 60 percent of the total land area was assumed suitable for housing. In addition, a realistic density of 35 dwelling units per acre was used to determine the total housing capacity.~~ To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-3, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-3
Strategy 1: Realistic Capacity

<u>Zoning (after rezoning)</u>	<u>Number of Parcels</u>	<u>Acres* (Net)</u>	<u>Max Density (du/ac)</u>	<u>Max Capacity (units*)</u>	<u>Adjustment Factors**</u>	<u>Final Realistic Capacity (units*)</u>
<u>Opportunity Area: Downtown</u>						
<u>HDR-45</u>	<u>2</u>	<u>1.2</u>	<u>45</u>	<u>54</u>	<u>53.3%</u>	<u>29</u>
<u>MU-1</u>	<u>3</u>	<u>0.5</u>	<u>75</u>	<u>39</u>	<u>28%</u>	<u>11</u>
<u>TOTAL</u>	<u>5</u>	<u>1.7</u>		<u>92</u>		<u>40</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- HDR-45

Description:

- Size of site: 2 parcels (consolidated), 1.2 acres
- Allowable density: 25-45 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Parking Lot (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. No Adjustment
The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.

- Typical Densities. 53.3 Percent Adjustment
For conservative estimates, the ~~realistic~~ minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity ~~of the site is 25 units per acre~~. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.
- Infrastructure Availability. No Adjustment
Not applicable, no constraint
- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

- MU-1

Description:

- Size of site: 3 parcels (consolidated), 0.5 acres
- Allowable density: 25-75 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Used car sales (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. 60 Percent Adjustment
This mixed-use designation allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. Recent and proposed development in the district includes a mix of all three types of projects, including the following residential and mixed use projects: The Hutton C-Block development is a mixed-use project with commercial uses on the ground floor, structured parking, and multi-family housing on upper floors. The

Palmer West project is 100 percent residential. Two affordable projects, Emporia I, completed in 2020, and Emporia II, which is entitled and expected to start construction in 2022 if funding applications are successful, are also examples of 100 percent residential projects in this district, and illustrated that the zoning can support affordable projects. To account for potential non-residential uses, an adjustment factor of 60 percent was applied. This estimate generally reflects the mix of project types the City anticipates based on recent applications for development in the MU-1 zone.

- Typical Densities. 46.7 Percent Adjustment

The downtown mixed-use category allows residential densities between 25 and 75 dwelling units per acre. A realistic density on the lower end of the allowed range, 35 dwelling units per acre, was used to determine the total capacity in this zoning district. Recent entitlements in excess of 40 dwelling units per acres have been issued in this district. Projects include the Hutton C-Block development (60 dwelling units per acre), and the Palmer West multi-family project (47 dwelling units per acre). Affordable projects in the City, like the Emporia I development (completed in 2020), was built at a slightly lower density (26 dwelling units per acre), but there are several examples of recent affordable projects outside the City that are built at or above 35 dwelling units per acre including, Clark Commons (36 du/ac), affordable family apartments in Buena Park, completed in 2019. Accordingly, 35 dwelling units per acre will provide realistic capacity estimates. Thirty-five dwelling units per acre is 46.7 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment

Not applicable, no constraint

- Environmental Constraints. No Adjustment

No known site constraint

Total Capacity Adjustments: (1)x(.600)x(.467)x(1)x(1)=28 percent

UNITS BY RHNA INCOME CATEGORY

On both sites, only 50 percent of the ~~total~~-final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-4.

Table 5-4
Strategy 1: Units by Income Category

<u>Zoning (after rezoning)</u>	<u>Number of Parcels</u>	<u>Acres* (Net)</u>	<u>Units by RHNA Income Category</u>			<u>Final Realistic Capacity (units*)</u>
			<u>Lower (units*)</u>	<u>Moderate (units*)</u>	<u>Above Moderate (units*)</u>	
<u>Opportunity Area: Downtown</u>						
<u>HDR-45</u>	<u>2</u>	<u>1.2</u>	<u>15</u>	<u>14</u>	<u>-</u>	<u>29</u>
<u>MU-1</u>	<u>3</u>	<u>0.5</u>	<u>5</u>	<u>6</u>	<u>-</u>	<u>11</u>
<u>TOTAL</u>	<u>5</u>	<u>1.7</u>	<u>20</u>	<u>20</u>	<u>-</u>	<u>40</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

~~Using the metrics described above, the Downtown Opportunity Area has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate income households.~~

Strategy 2: Holt Boulevard Opportunity Areas (West and East)

OPPORTUNITY AREAS

~~Holt Boulevard is one of the city’s original thoroughfares, extending through Ontario and connecting to neighboring communities. It is also an important regional transit corridor. This strategy includes two Opportunity Areas, West Holt Boulevard and East Holt Boulevard. Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.~~

SUITABILITY OF SITES

Infrastructure Availability

Like Downtown, Holt Boulevard is well-served by infrastructure.

RHNA Income Category

These sites were determined to be suitable for lower-income households based on proximity to transit, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation, as discussed below.

- Proximity to transit. Holt Boulevard has long been an important transit corridor in the city. Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.
 - West Holt Boulevard. Approximately 70 percent of the land area identified for lower- and moderate-income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.
- Access to grocery stores.
 - West Holt Boulevard. Approximately half of the acreage identified in this Opportunity Area are within a 1/2 mile walk of an existing grocery store (Superior Grocers at 815 W. Holt Blvd.).
 - East Holt Boulevard. Sites 1-9, as noted on Figure 5-4, East Holt Housing Opportunity Area, are within a 1/2 mile walk of an existing grocery store (Cardenas Markets at 720 E. Holt Blvd.).
- Proximity to infrastructure and utilities. As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.
- Environmental mitigation. As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

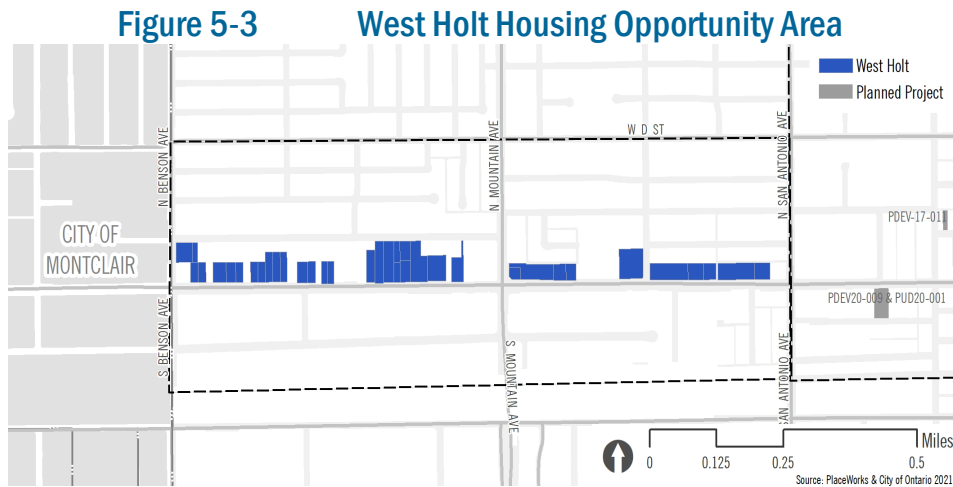
Environmental Constraints

The development in these areas would constitute urban infill projects on already disturbed land, so there are no environmental constraints limiting development potential.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

West Holt Boulevard

The City has identified 36 parcels (18.3 acres) along West Holt Boulevard for inclusion in the land inventory, as shown in Figure 5-3 and described below.



- Inclusion in Previous Housing Element

Several of these parcels were also included in the City’s prior housing element (see a detailed list by APN in Appendix B and Program 15). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households, as described in Program 15.

- ~~These sites were used to meet the City’s moderate income RHNA in the prior housing element. Like other sites reused from the prior element, by right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower income households as described in Program 15.~~Zoning

- Sites with Adequate Zoning. There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR-45, which satisfies the default density requirements for lower-income housing and is sufficient to support moderate-income housing as well.

- Proposed Rezoning. Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City’s rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay

(described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower- and moderate-income housing.

Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR-45, which allows up to 45 dwelling units per acre and is suitable for both lower- and moderate-income housing.

- ~~• Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.~~
- ~~• Approximately 70 percent of the land area identified for lower- and moderate income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.~~

- Size of Sites

While parcels smaller than 0.5 acres have been identified throughout West Holt Boulevard, such parcels were only included in the sites inventory if they maintained consistent ownership with an adjacent parcel and together the parcels were greater than 0.5 acres. Adjacent parcels with consistent ownership often function as a single site. As described in Program 10, the City plans to adopt an ordinance to encourage site consolidation.

- Existing Use

Existing uses include parking lots (2 consolidated sites, 1.4 acres), aging commercial properties including, —(retail/service commercial (4 consolidated sites, 2.8 acres), and dining materials suppliers and related parking areas (2 consolidated sites, 2.1 acres), automotive uses (2 sites, 1.0 acres) establishments), and used car sales lots (11 sites, 10.5 acres). These commercial properties are ~~underperforming~~ underutilized and surrounded by residential uses.

The identified parking lots are associated with an established restaurant. While the restaurant is not expected to turn over this cycle, the parking areas are large, and the restaurant would still retain a large parking area that was not included in the inventory. The consolidated sites (4 parcels total) are adjacent and could be further consolidated to enable redevelopment. The City discussed general growth opportunities with property owners, who do not currently have plans to redevelop, but development could occur

during the 6th cycle. Program 10 encourages lot consolidation as described above.

The retail/service commercial properties identified in the inventory were selected because of the age of the buildings and the current mix of uses. The 4 consolidated sites are comprised of 7 parcels with structures built between 1950 and 1960. The typical lifespan of a commercial building is 30 years. The structures on the identified sites range in age from 60 to 70 years. As structures age, systems need to be updated and hazardous materials common in construction when these buildings were constructed, like asbestos and lead paint need to be abated, increasing the cost of upkeep. As these costs increase, cost-effective revenue generation declines. When buildings no longer produce cost-effect revenue, they have reached the end of their useful life, and properties (and property owners) are typically ready for redevelopment. Tenants in these structures include liquor stores, a party supply store, an independent furniture store, a custom glass and mirror supplier, appliance repair, and a beauty school. Existing tenants along West Holt Boulevard All -are also-small independent uses businesses, so redevelopment of these properties would not require strategic decisions by major corporations.

Other commercial uses include a nursery, a building material supplier, tire sales and automotive services. The nurse and building materials supplier operate largely outdoors and have very few supporting structures. If these properties were to redevelopment, these uses would be easier to relocate as tenant improvements are minimum. The tire sales and automotive uses also occupy structure built in the 1970s, that are now reaching the end of their useful lives.

Car sales lots, currently occupy more than half of the acreage identified in the sites inventory. on the other hand, These uses are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.

- Availability of Sites

In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like those included in the land inventory along West Holt, are historically phased out of urban areas as land values rise to the point where property owners can realize higher profits through either

~~redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, an increased appetite for higher-density projects. The City has reached out to property owners in this area. While none have current plans for housing development, those who responded would consider introducing housing or affordable housing should the opportunity arise many were interested in potential lot consolidation, indicating the redevelopment is feasible within the 6th cycle. Car sales lots, on the other hand, are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.~~

- Feasibility of Development

Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

There is a growing interest in residential development in this area. The Roosevelt Tower Apartments, located at 549 West Holt Boulevard, is currently in entitlements, but construction of the 59-unit apartment building is expected to begin in 2022. While this project indicates there is an appetite for housing development in this part of the city, examples from the larger region illustrate how underutilized sites, similar to those identified along West Holt, are being redeveloped with affordable housing, demonstrating the potential for affordable housing on the identified sites.

Affordable housing projects throughout the region have started to look to smaller underutilized parking lots and aging commercial sites for opportunities to develop affordable housing in areas that are well served by transit and infrastructure, like the sites identified along West Holt Boulevard. Recent examples include the Heroes Landing affordable housing project in Santa Ana, CA, which transformed an underutilized parking lot on a 1.5-acre site into 75 units for permanent supportive housing. Also in Santa Ana, the Tiny Tim Plaza affordable housing project that is currently under construction turned an aging strip commercial center into 51 units of affordable family housing and community-serving commercial uses.

~~Existing tenants along West Holt Boulevard are also small independent uses, so redevelopment of these properties would not require strategic decisions by major corporations.~~

There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR 45, which satisfies the default density requirements for lower income housing and is sufficient to support moderate income housing as well. Several of these parcels were also included in the City's prior housing element (see a detailed list by APN in Appendix B). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower income households, as described in Program 15. Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City's rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower and moderate income housing.

Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR 45, which allows up to 45 dwelling units per acre and is suitable for both lower and moderate income housing. These sites were used to meet the City's moderate income RHNA in the prior housing element. Like other sites reused from the prior element, by right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower income households as described in Program 15. All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of HDR 45. The HDR 45 zoning designation allows for multifamily residential projects by right and densities up to 45 dwelling units per acre. To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.

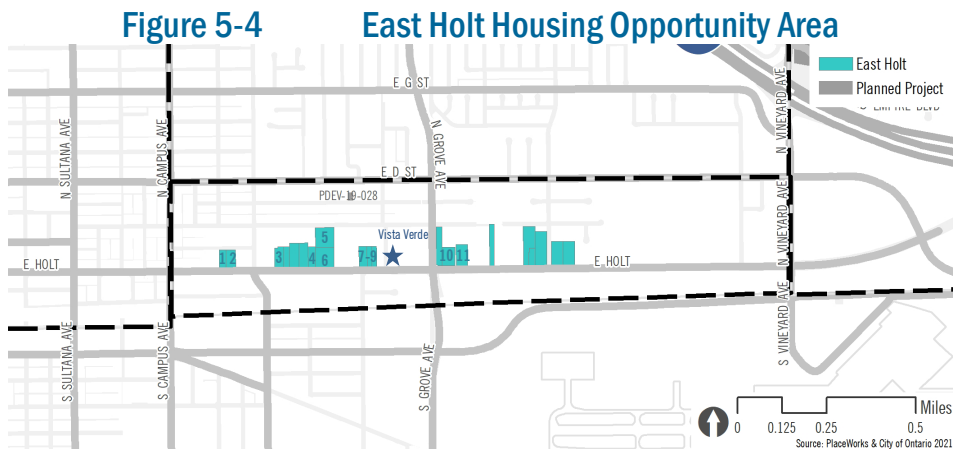
On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100 percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.

On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate income households.

East Holt Boulevard

The City has identified 21 parcels (22.2 acres) for inclusion in the land inventory, as shown in Figure 5-4 and described below.



- Inclusion in Previous Housing Element.

These parcels were not included in prior housing elements.

- Zoning

- Sites with Adequate Zoning. ~~Of those, five~~ Five vacant parcels (5.1 acres) and Eleven underutilized parcels (11.2 acres) are zoned MU-2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower- and moderate-income housing without rezoning. ~~The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU-2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower- and moderate-income households without rezoning.~~
- Proposed Rezoning. ~~The remaining four~~ Four vacant parcels (5.9 acres) are currently zoned for Business Park (BP) and will be included in the City’s rezoning program (Program 13), with a proposed designation of MU-2-AH (mixed-use with an Affordable Housing Overlay, ~~described in Program 13), which~~ This designation will allow a density range of 20-40 dwelling units per acre and is suitable to support lower- and moderate-income housing.

- Size of Sites

There are no sites smaller than 0.5 acres or larger than 10 acres identified within the East Holt Opportunity Area.

- Existing Use

Nine parcels (11 acres) within the Opportunity Area are currently vacant. Vacant sites are shaded in Figure 5-4, but no numerical value is assigned to Vacant sites.

Eleven parcels (11.2 acres) are underutilized sites. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.

- 1-2. Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for redevelopment because of the low existing floor-area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.
3. Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.
- 4-6. Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, which often produce noise, odors, and other nuisances that are

incompatible with residential uses. ~~but~~ These sites, however are adjacent to several residential ~~uses border the auto-centric services~~ properties. Converting these sites to housing would improve the land use compatibility for ~~surrounding neighborhoods and mobile home parks~~ adjacent residents.

7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up, vacant building that once functioned as a church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel, ~~but~~; it was identified as a candidate for redevelopment because it is adjacent to residential uses, which can cause nuisance issues, and has a low existing FAR.

10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower- and moderate-income households.

- Availability of Sites

In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. In addition, uses that occupy lower-rent properties, like those included in the land inventory along East Holt, are historically phased out of urban areas as land values rise to the point where property owners can realize higher profits through either redevelopment or sale of the property. Given the current market conditions (described above), which show a strong demand for residential, and increased appetite for higher-density projects.

The City reached out to several property owners in this area. While none have current plans for housing development, those who responded would consider introducing housing or affordable housing should the opportunity arise, the primary concern property owners indicated was smaller lot sizes, which

the City is working to mitigate through the provisions of program 10, including adoption of a lot consolidation ordinance to encourage and enable development of affordable housing.

- Feasibility of Development

Like West Holt Boulevard, sites along East Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately half of the ~~land areas/sites~~ identified ~~for lower and moderate income housing~~ in the ~~West-East~~ Holt Boulevard Opportunity Area ~~is~~ are within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

There is a growing interest in residential development in this area. This is evidenced by the Vista Verde affordable housing project, completed in 2021, which was developed in the MU-2 district along East Holt Boulevard as a 100-percent affordable housing project, demonstrating that this zone and area can support affordable housing. In addition to this project, a new market-rate project is proposed at 1001 E Holt Blvd. 1001 E Holt Blvd. is currently in entitlements, but construction of the 42-unit apartment building is expected to begin in 2022 or 2023.

Examples from the larger region further illustrate how nonvacant sites, similar to those identified along West Holt, are being redeveloped with affordable housing, demonstrating the potential for affordable housing on the nonvacant sites.

Affordable housing projects throughout the region have started to look to smaller underutilized parking lots and aging commercial sites for opportunities to develop affordable housing in areas that are well served by transit and infrastructure, like the sites identified along West Holt Boulevard. Recent examples include the Heroes Landing affordable housing project in Santa Ana, CA, which transformed an underutilized parking lot on a 1.5-acre site into 75 units for permanent supportive housing. Also in Santa Ana, the Tiny Tim Plaza affordable housing project that is currently under construction turned an aging strip commercial center into 51 units of affordable family housing and community-serving commercial uses.

~~Nine parcels (11 acres) within the Opportunity Area are currently vacant. Of those, five parcels (5.1 acres) are zoned MU 2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower and moderate income~~

housing. This is evidenced by the Vista Verde affordable housing project, which was developed in the MU 2 district along East Holt Boulevard as a 100 percent affordable housing project, demonstrating that this zone and area can support affordable housing. The remaining four vacant parcels (5.9 acres) are zoned for Business Park (BP) and will be included in the City's rezoning program (Program 13), with a proposed designation of MU 2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre.

The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU 2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower and moderate income households without rezoning. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.

1-2. — Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for redevelopment because of the low existing floor area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.

3. — Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.

4-6. — Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, but residential uses border the auto-centric services. Converting these sites to housing would

~~improve the land use compatibility for surrounding neighborhoods and mobile home parks.~~

~~7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel, but it was identified as a candidate for redevelopment because it is adjacent to residential uses and has a low existing FAR.~~

~~10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower and moderate income households. All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of HDR 45. The HDR 45 zoning designation allows for multifamily residential projects by right and densities up to 45 dwelling units per acre. To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.~~

~~On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100 percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.~~

~~On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.~~

ALL OF THE SITES IN THE EAST HOLT OPPORTUNITY AREA HAVE EITHER AN EXISTING OR PROPOSED DESIGNATION OF MU-2. THE MU-2 ZONING DESIGNATION ALLOWS FOR 100-PERCENT RESIDENTIAL PROJECTS, BUT IT ALSO PROVIDES FOR VARIOUS NON-RESIDENTIAL USES. TO ACCOUNT FOR THE POTENTIAL DEVELOPMENT OF NON-RESIDENTIAL USES ON THE IDENTIFIED SITES, 75 PERCENT OF THE LAND AREA FOR EACH SITE IS CONSIDERED IN ESTIMATING THE TOTAL HOUSING CAPACITY. SEVENTY-FIVE PERCENT IS ESTIMATED BECAUSE 100-PERCENT RESIDENTIAL PROJECTS ARE ALLOWED BY THE ZONE, AND RESIDENTIAL PROJECTS IN THE AREA DO NOT TYPICALLY INCLUDE NON-RESIDENTIAL USES AS WELL. REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-5, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-5
Strategy 2: Realistic Capacity

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Max Density</u> <i>(du/ac)</i>	<u>Max Capacity</u> <i>(units*)</i>	<u>Adjustment</u> <u>Factors**</u>	<u>Final Realistic</u> <u>Capacity</u> <i>(units*)</i>
<u>Opportunity Area: West Holt</u>						
HDR-45	32	16.9	45	759	53.3%	422
MU-2-AH	2	1.5	40	58	56.3%	32
<u>Opportunity Area: East Holt</u>						
MU-2	16	16.3	40	650	56.3%	366
MU-2-AH	4	5.9	40	237	56.3%	134
TOTAL	54	40.5		1,705		954

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- HDR-45

Description:

- Number and size of sites: 21 sites after consolidation of 32 parcels, 16.9 acres
- Allowable density: 25-45 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Parking lots, aging retail, building materials supply, automotive services, auto sales, commercial services (see Existing Use under "Site Specific Information" above for details)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. No Adjustment
The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.
- Typical Densities. 53.3 Percent Adjustment
For conservative estimates, the minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.
- Infrastructure Availability. No Adjustment
Not applicable, no constraint
- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

- MU-2 and MU-2-AH

Description:

- Number and size of sites: 20 sites after consolidation of 22 parcels, 23.7 acres
- Allowable density:
 - MU-2: 14-40 dwelling units per acre
 - MU-2-AH: 20-40 dwelling units per acre
- RHNA affordability: ~~Lower-income~~ Lower-income (50 percent), ~~Moderate-income~~ Moderate-income (50 percent)
- Existing Use: Vacant (9 parcels, 6.6 acres), auto parts store, automotive services, open storage, aging motels, small convenience store in aging building on largely vacant lot, vacant church and parking area, Used car sales (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints

- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.

- Realistic Residential Capacity. 75 Percent Adjustment

This mixed-use designation allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. Recent and proposed development in the district includes a mix of all three types of projects, including the following residential and mixed use projects: 1001 E. Holt Blvd. is a mixed-use project with commercial and residential uses. The Roosevelt Tower Apartments is 100 percent residential. Vista Verde Affordable Housing, completed in 2021, is also 100 percent residential, and it illustrates that the MU-2 zoning district can support affordable projects. To account for potential non-residential uses, a reduction factor of 25 percent was applied. This estimate generally reflects the mix of project types the City anticipates on the identified properties based on recent applications and zoning changes. The remaining 25 percent of land on identified sites is assumed to be for non-residential uses. This estimate generally reflects the mix of project types the City anticipates based on recent applications for development in the MU-2 zone.

- Typical Densities. 75 Percent Adjustment

The Holt Boulevard mixed-use category (MU-2) allows residential densities between 14 and 40 dwelling units per acre. Mixed-use sites that are part of the rezoning program are also within the affordable housing overlay (MU-2-AH), which will raise the minimum density, (densities between 20 and 40 dwelling units per acre are allowed). A realistic density on the middle of the allowed range, 30 dwelling units per acre, was deemed realistic to determine the total capacity in these zoning districts. Recent and proposed projects in mixed-use areas along Holt Boulevard support this density including, the Roosevelt Tower Apartments, located at 549 West Holt Boulevard (72 dwelling units per acre), and 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre). Accordingly, 30 dwelling units per acre will provide a realistic capacity estimate.

- Infrastructure Availability. No Adjustment
Not applicable, no constraint
- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: $(1) \times (.750) \times (.750) \times (1) \times (1) = 56.3$ percent

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, ~~a realistic density of 30 dwelling units per acre is factored into the total housing capacity of 499 units. Of those, only~~ 50 percent of the final realistic capacity units in both Opportunity areas was estimated to have the potential to accommodate slower incomes, as shown in Table 5-6.

**Table 5-6
Strategy 2: Units by Income Category**

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Units by RHNA Income Category</u>			<u>Final Realistic</u> <u>Capacity (units*)</u>
			<u>Lower</u> <i>(units*)</i>	<u>Moderate</u> <i>(units*)</i>	<u>Above Moderate</u> <i>(units*)</i>	
<u>Opportunity Area: West Holt</u>						
<u>HDR-45</u>	<u>32</u>	<u>16.9</u>	<u>211</u>	<u>211</u>	<u>-</u>	<u>422</u>
<u>MU-2-AH</u>	<u>2</u>	<u>1.5</u>	<u>16</u>	<u>16</u>	<u>-</u>	<u>32</u>
<u>Opportunity Area: East Holt</u>						
<u>MU-2</u>	<u>16</u>	<u>16.3</u>	<u>183</u>	<u>183</u>	<u>-</u>	<u>366</u>
<u>MU-2-AH</u>	<u>4</u>	<u>5.9</u>	<u>67</u>	<u>67</u>	<u>-</u>	<u>134</u>
<u>TOTAL</u>	<u>54</u>	<u>40.5</u>	<u>477</u>	<u>477</u>	<u>-</u>	<u>954</u>

Source: City of Ontario, 2022.

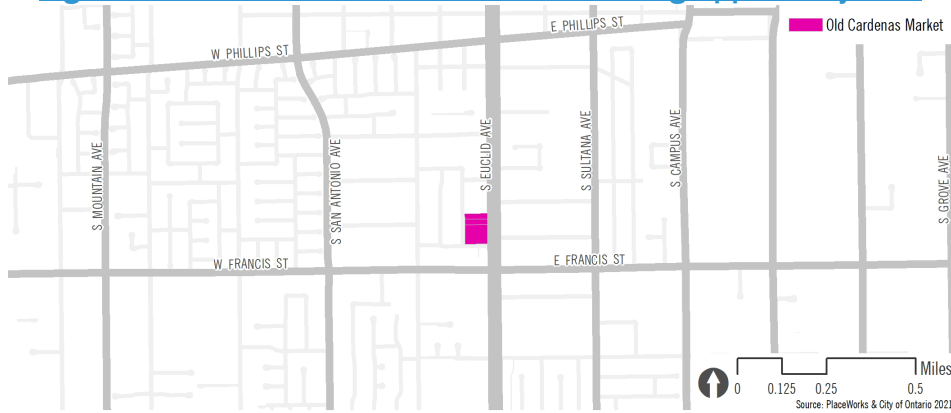
*Acres and units have been rounded.

~~(250 units) have the capacity to accommodate lower income housing, while the remaining half (249 units) are presumed to have capacity for housing affordable to moderate income households. Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate income households.~~ Strategy 3: Old Cardenas Market Housing Opportunity Area

OPPORTUNITY AREA

The Old Cardenas Market site consists of three parcels (3.5 acres) that front Euclid Avenue, as shown in Figure 5-5 and described below.

Figure 5-5 Old Cardenas Market Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

Like Downtown and Holt Boulevard, this site is well-served by infrastructure, and.

RHNA Income Category

The Downtown Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing jobs, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- Proximity to transit. The sites in this Opportunity Area are along an existing Omnitrans bus route (Route 83), which runs the length of Euclid Avenue. SBCTA has also planned a new BRT route along Euclid Avenue, which will serve the site once it is operational.
- Access to existing and planned jobs. The site is just a little over 1 mile from the established industrial employment zone, which begins east of Campus Avenue.
- Access to grocery stores. All sites in this Opportunity Area are within a 1/4 mile walk of an existing grocery store (Cardenas Markets at 1850 S. Euclid Ave.).
- Proximity to infrastructure and utilities. As noted under infrastructure availability, this area is well-served, and these sites will benefit from innovative technology the City is piloting in the downtown.

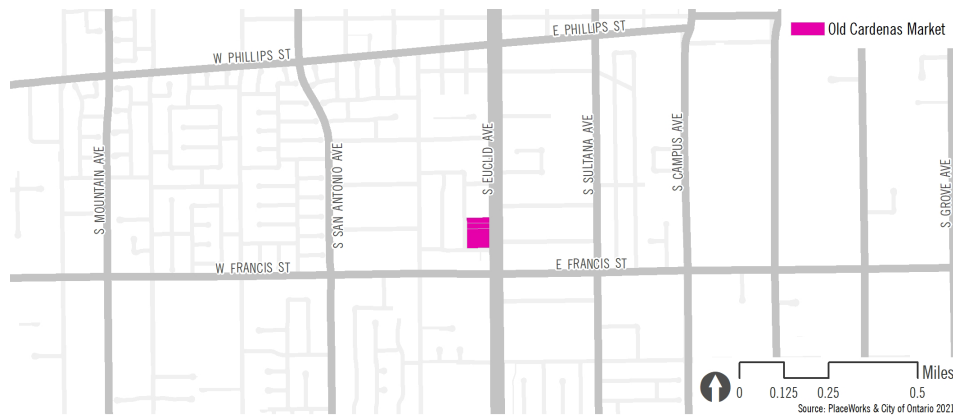
- Environmental mitigation. As noted under Environmental Constraints, and discussed under Existing Use, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

Environmental Constraints

†There are no environmental constraints limiting development potential.

Figure 5-5 — Old Cardenas Market Housing Opportunity Area



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

These parcels were not included in prior housing elements.

- Zoning

All three parcels are currently zoned CN but will be included in the City’s rezoning program. The two vacant parcels are proposed to change to HDR-45, while the Cardenas Market is proposed as a mixed-use designation that allows for a density range of 20-30+ dwelling units per acre.

- Size of Sites

There are no sites smaller than 0.5 acres or larger than 10 acres identified within the Old Cardenas Market Opportunity Area.

- Existing Use

The site includes an unused the parking lot behind ~~the a~~ gas station, ~~the a~~ vacant building that previously housed Cardenas Market and its parking area that is not currently in use, and the vacant lot north of the market.

- Availability of Sites

The nonvacant sites within this Opportunity Area are not currently used. The building is vacant and parking lots are empty. The owner of the property is interested in redevelopment, and the City has discussed introducing residential used to help facilitate development of the site with the owner. The property owner is interested in redeveloping the shuttered site and is interested in the introduction of residential including the potential to include affordable units, but there are no plans to redevelop at this time.

- Feasibility of Development

These sites are classic infill lots along a commercial corridor that could be built out in a similar manner to the Vista Verde affordable housing project, completed in 2021, which was located along Holt Boulevard, another busy commercial corridor in the City, and the Emporia I affordable housing project, completed in 2020, which was located in the southern portion of the downtown district.

~~Like Downtown and Holt Boulevard, this site is well served by infrastructure, and there are no environmental constraints limiting development potential.~~

~~All three parcels are currently zoned CN but will be included in the City's rezoning program. The two vacant parcels are proposed to change to HDR 45, while the Cardenas Market is proposed as a mixed use designation that allows for a density range of 20-30+ dwelling units per acre.~~

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and

realistic capacity is included in Table 5-7, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-7
Strategy 3: Realistic Capacity

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Max Density</u> <i>(du/ac)</i>	<u>Max Capacity</u> <i>(units*)</i>	<u>Adjustment</u> <u>Factors**</u>	<u>Final Realistic</u> <u>Capacity</u> <i>(units*)</i>
<i>Opportunity Area: Old Cardenas Market</i>						
HDR-45	<u>2</u>	<u>1.3</u>	<u>45</u>	<u>59</u>	<u>53.3%</u>	<u>32</u>
MU***	<u>1</u>	<u>2.2</u>	<u>75</u>	<u>167</u>	<u>20%</u>	<u>33</u>
TOTAL	<u>3</u>	<u>3.5</u>		<u>224</u>		<u>65</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites

***A new mixed-use zoning district will be established per Program 13.

Adjustment Factors

- HDR-45

Description:

- Number and size of sites: 1 site after consolidation of 2 parcels, 1.3 acres
- Allowable density: 25-45 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Vacant
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. No Adjustment
The HDR-45 zone is a residential district, intended for 100 percent residential projects. For this reason, 100 percent of

the site area was considered viable for residential development, and no reduction factor was applied.

- Typical Densities. 53.3 Percent Adjustment

For conservative estimates, the minimum density of the zone, 25 dwelling units per acre, was used to determine the total housing capacity. 25 dwelling units per acre is 53.3 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment

Not applicable, no constraint

- Environmental Constraints. No Adjustment

No known site constraint

Total Capacity Adjustments: (1)x(1)x(.533)x(1)x(1) = 53.3 percent

• MU (new)

Description:

- Number and size of sites: 1 parcel, 2.2 acres
- Allowable density: 20-75 dwelling units per acre
- RHNA affordability: ~~Lower-income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Vacant building, former grocery store that has already relocated and associated parking lot –(see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. 50 Percent Adjustment
This mixed-use designation will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's existing mixed-use districts. Recent and proposed development in existing mixed-use areas include a mix of all three types of projects,

including the following residential and mixed-use projects: 1001 E. Holt Blvd. is a mixed-use project with commercial and residential uses. The Roosevelt Tower Apartments is 100 percent residential. Vista Verde Affordable Housing, completed in 2021, and the Emporia I Affordable Housing project (completed in 2020) are also 100 percent residential, and they illustrate that the mixed-use zoning can support affordable projects. To account for potential non-residential uses, a reduction factor of 50 percent was applied. This estimate generally reflects the mix of project types the City anticipates based on discussions with the property owner. The remaining 50 percent of land on identified sites is assumed to be for non-residential uses.

- Typical Densities. 40 Percent Adjustment

The new mixed-use designation that will be created under Program 13, will allow residential densities between 20 and 75 dwelling units per acre. A realistic density on the lower end of the allowed range, 30 dwelling units per acre, was deemed realistic to determine the total capacity in this new zoning district. Recent and proposed projects in existing mixed-use areas downtown and along Holt Boulevard support this density including, the Roosevelt Tower Apartments, located at 549 West Holt Boulevard (72 dwelling units per acre), and 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre). Accordingly, the City feels 30 dwelling units per acre will provide a realistic capacity estimate. Thirty dwelling units per acre is 40 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment

Not applicable, no constraint

- Environmental Constraints. No Adjustment

No known site constraint

Total Capacity Adjustments: $(1) \times (.50) \times (.40) \times (1) \times (1) = 20$ percent

~~Parcels with the proposed HDR designation estimated capacity using a realistic density of 25 dwelling units per acre.~~

~~The mixed use parcel will allow the gas station and a quick-serve restaurant currently operating to remain while also facilitating redevelopment of the site. In acknowledgment of competing non-residential demands on the land, housing is only estimated on 50 percent~~

~~of the site. Additionally, a realistic density of 30 dwelling units per acre is applied to determine the total housing capacity.~~

~~On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.~~

UNITS BY RHNA INCOME CATEGORY

~~Using the metrics described above, the Old Cardenas Market Opportunity Area has a total capacity of 65 units. To further ensure conservative estimates, only half (33 units) of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-8. ~~have the capacity to accommodate lower income housing. The remaining 32 units are presumed to have capacity for housing affordable to moderate income households.~~~~

Table 5-8
Strategy 3: Units by Income Category

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Units by RHNA Income Category</u>			<u>Final Realistic</u> <u>Capacity (units*)</u>
			<u>Lower</u> <i>(units*)</i>	<u>Moderate</u> <i>(units*)</i>	<u>Above Moderate</u> <i>(units*)</i>	
<u>Opportunity Area: Old Cardenas Market</u>						
HDR-45	<u>2</u>	<u>1.3</u>	<u>16</u>	<u>16</u>	-	<u>32</u>
MU**	<u>1</u>	<u>2.2</u>	<u>17</u>	<u>16</u>	-	<u>33</u>
TOTAL	<u>3</u>	<u>3.5</u>	<u>33</u>	<u>32</u>	-	<u>65</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**A new mixed-use zoning district will be established per Program 13.

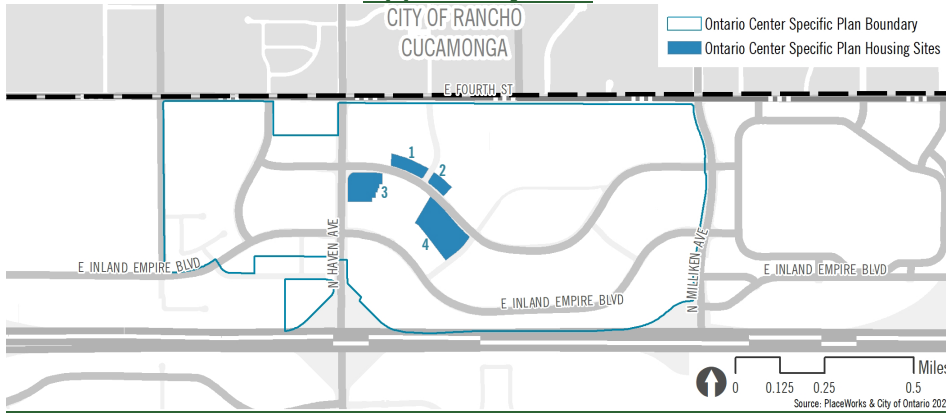
Strategy 4: Ontario Center Specific Plan Housing Opportunity Area

OPPORTUNITY AREA

The Ontario Center Specific Plan offers a variety of commercial, retail, entertainment, light industrial, and office uses, as well as a mix of housing opportunities, and outlines a detailed infrastructure plan for the area. Originally adopted in 1981, the Specific Plan has been amended numerous times, including the addition of the Piemonte Overlay in 2006. The most recent amendment was adopted in 2017.

~~Since m~~Much of the Specific Plan area has already been developed, but the remaining vacant parcels are prime candidates for development. After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres), where no specific projects have been proposed, as potential sites for lower- and moderate-income housing development, as shown in Figure 5-6.

Figure 5-6 Ontario Center Specific Plan Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

†The ~~necessary backbone~~ infrastructure to support housing development is already in place. ~~The remaining vacant parcels are prime candidates for development, and~~

RHNA Income Category

The Ontario Center Specific Plan Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing jobs and amenities, access to planned grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- Proximity to transit. The sites in this Opportunity Area are within a 1/4 mile walk of an existing Omnitrans bus route (Route 81), which follows Concourse Street in a loop around the Toyota Arena and fronts all sites identified in this Opportunity area.
- Access to existing and planned jobs. The sites in this Opportunity Area are within one of the most employment-rich areas of the City. Sites are surrounded by mid-rise office buildings and the Toyota Arena. The Ontario Mills Mall and Ontario International Airport are both a short transit ride (on a direct line) or bike ride away.
- Access to planned grocery store. All sites in this Opportunity Area are within a 1/4 mile walk of a planned grocery store on the vacant lot on the southeast corner of Fourth Street and Haven Avenue.

- Proximity to infrastructure and utilities. As noted under infrastructure availability, this area is served by existing infrastructure and utilities.
- Environmental mitigation. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

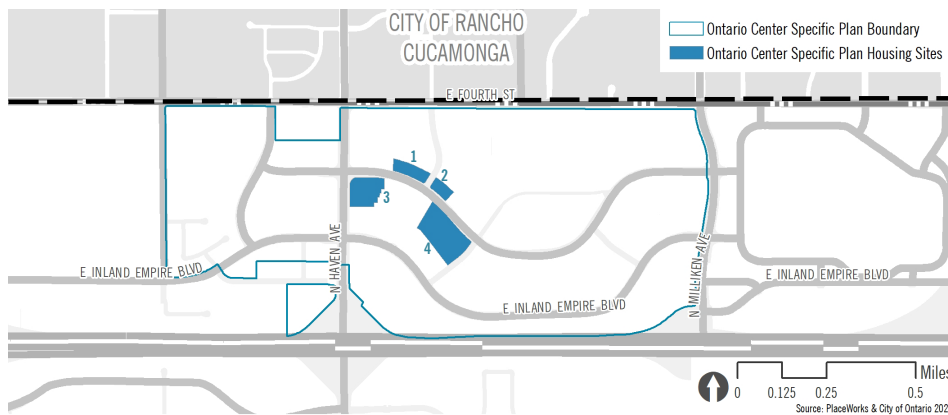
To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while the balance was considered suitable for moderate-income housing (detailed under Units by RHNA Income Category).

Environmental Constraints

~~n~~No environmental constraints limit development potential on these sites.

~~After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres) as potential sites for lower and moderate income housing development, as shown in Figure 5-6.~~

~~Figure 5-6 — Ontario Center Specific Plan Housing Opportunity Area~~



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

These parcels were not included in prior housing elements.

- Zoning

The zoning designation for all sites is Specific Plan (SP). The adopted plan is the Ontario Center Specific Plan. Two of the housing sites (3.6 acres) are regulated by the Piemonte Overlay, while the remaining sites (12.9 acres) are regulated by the Ontario Center Specific Plan base document. The Specific Plan does not establish density standards, so the Policy Plan densities would prevail. The Policy Plan allows for densities between 20 and 125 dwelling units per acre, which is sufficient to support lower- and moderate-income housing.

- Size of Sites

There are no sites smaller than 0.5 acres or larger than 10 acres identified within the Opportunity Area.

- Existing Use.

All four sites identified in this area are vacant.

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified the realistic capacity on each site based on the unbuilt entitlement and applied an additional reduction factor to sites that allow a mix of residential and non-residential to account for potential non-residential development. A summary of the realistic capacity, based on the remaining entitlement, is included in Table 5-9, and detailed descriptions of how realistic capacity and reduction factors were calculated is provided after the table.

Table 5-9
Strategy 4: Realistic Capacity

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Max</u> <u>Density</u> <i>(du/ac)</i>	<u>Max Capacity</u> <i>(units*)</i>	<u>Adjustment</u> <u>Factors**</u>	<u>Final Realistic</u> <u>Capacity</u> <i>(units*)</i>
<u>Opportunity Area: Ontario Center Specific Plan</u>						
<u>Piemonte:</u> <u>Office w/ Res</u>	<u>2</u>	<u>3.6</u>	<u>125***</u>	<u>450***</u>	<u>24.5%</u>	<u>110</u>
<u>Urban</u> <u>Commercial</u>	<u>2</u>	<u>12.9</u>	<u>125***</u>	<u>1,613***</u>	<u>12%</u>	<u>193</u>
<u>Total</u>	<u>4</u>	<u>16.5</u>		<u>2,063</u>		<u>303</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites

*** Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.

Adjustment Factors

- Piemonte: Office w/ Residential Allowed

Description:

- Number and size of sites: 2 sites, 2 parcels, 3.6 acres
- Allowable density: Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.
- RHNA affordability: ~~Lower-income~~ Lower-income (50 percent), ~~Moderate-income~~ Moderate-income (50 percent)
- Existing Use: Vacant
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. 50 Percent Adjustment
Because this land use category allows for non-residential development, a 50 percent adjustment factor was applied to account potential development of non-residential uses.
- Typical Densities. 48.9 Percent Adjustment
~~An assessment of the housing capacity and potential affordability for each site, numbered by parcel in Figure 5-6, is described below. 1-2. Two of the housing sites (3.6 acres) These sites are regulated by the Piemonte Overlay. In Piemonte, both sites are~~ designated as Office with Residential Development Allowed in the Piemonte Overlay area within the Ontario Center Specific Plan. While the Piemonte Overlay does not specify allowable densities, it plans for ~~791 new units,~~ 220 new units on the two sites. ~~of which could be developed on the two identified housing sites.~~ If 220 units were to develop across the 3.6 acres, the resulting density would be 61 dwelling units per acre. The difference between the maximum capacity and number of units entitled under the specific plan result in a 48.9 percent adjustment factor. ~~, which is sufficient to facilitate the development of lower and moderate income housing. Only half of the potential buildout, 110 total units,~~

~~were projected for housing on these sites. Of those, 55 units were estimated to be affordable to lower income households, and 55 were counted toward the moderate income RHNA.~~

- Infrastructure Availability. No Adjustment
Not applicable, no constraint
- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: (1)x(1)x(.50)x(.489)x(1) = 24.5 percent

- Urban Commercial

Description:

- Number and size of sites: 2 sites, 2 parcels, 12.9 acres
- Allowable density: Density is not defined in the specific plan, so Policy Plan density would prevail. The Policy Plan allows densities between 20 and 125 dwelling units per acre.
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (50 percent)
- Existing Use: Vacant
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. No Adjustment
Site size reflects net acreage.
- Realistic Residential Capacity. 83.2 Percent Adjustment

~~The remaining two sites (12.9 acres) are governed by the Ontario Center Specific Plan (OCSP). Both sites are designated as Urban Commercial in the Ontario Center Specific Plan, which~~ allows for a mix of tourist-related commercial uses, high- and medium-rise office buildings, entertainment/recreation clusters, and high-density residential uses above the ground floor. Discussion with developers, who have submitted plans for the development of high-density housing near the Toyota Arena (just north and east of these sites) indicate that 100 percent residential

development is much more likely than any type of office development. Recent market trends due to the COVID-19 pandemic support this, as vacancies in existing office buildings will need to be filled before the market can support additional office uses. Similar sentiments hold true for tourism and entertainment uses, as much of the demand for those types of facilities is proposed in the areas around the Toyota Arena. As such, 39,000 square feet of the remaining entitled development capacity was reserved for non-residential uses on these two sites. This accounts for 16.8 percent of the remaining development potential, the inverse of the adjustment factor (83.2 percent) applied.

- Typical Densities. 14.4 Percent Adjustment

While the specific plan does not specify allowable densities, it does specify maximum height. The sites are included in planning area 11, where the maximum building height of 95 feet is regulated only by the height limits set by the Ontario International Airport. Housing products with densities above 60 dwelling units per acre are regularly developed under similar zoning standards, indicating the types of projects that could develop under the specific plan would meet the density thresholds necessary to facilitate the development of lower- and moderate-income housing.

In addition to height, the specific plan entitled a specific amount of development. The specific plan regulates the maximum capacity for Urban Commercial uses based on building square footage rather than dwelling units. As such, the City uses the methodology described below to translate the remaining allowable square footage permitted under the current specific plan into an approximate number of units.

Planning area 11 allows a total of 592,700 square feet; it is estimated that 360,455 square feet have already been developed, leaving 232,245 square feet of developable building area. To convert the remaining square footage into potential housing units, the City assumes the residential component would include a range of unit sizes with an average size of 1,000 square feet, inclusive of common areas, which yields a remaining development capacity of 232 units. ~~Using this factor and reserving approximately 39,000 square feet for ground-floor uses, a total of 193 units are estimated as the total realistic capacity of the two sites.~~

- Infrastructure Availability. No Adjustment
Not applicable, no constraint

- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: $(1) \times (.832) \times (.144) \times (1) \times (1) = 12.0$ percent

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, only half of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-10.

Table 5-10
Strategy 4: Units by Income Category

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u> <i>(Net)</i>	<u>Units by RHNA Income Category</u>			<u>Final Realistic</u> <u>Capacity (units*)</u>
			<u>Lower</u> <i>(units*)</i>	<u>Moderate</u> <i>(units*)</i>	<u>Above Moderate</u> <i>(units*)</i>	
<u>Opportunity Area: Ontario Center Specific Plan</u>						
<u>Piemonte:</u> <u>Office w/</u> <u>Res</u>	<u>2</u>	<u>3.6</u>	<u>55</u>	<u>55</u>	<u>-</u>	<u>110</u>
<u>Urban</u> <u>Commercial</u>	<u>2</u>	<u>12.9</u>	<u>96</u>	<u>97</u>	<u>-</u>	<u>193</u>
<u>Total</u>	<u>4</u>	<u>16.5</u>	<u>151</u>	<u>152</u>	<u>-</u>	<u>303</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

~~Of those, 55 units were estimated to be affordable to lower income households, and 55 were counted toward the moderate income RHNA. Of the 193 units, 96 are estimated to be affordable to lower income households, and 97 are estimated to be affordable to moderate income households.~~

Strategy 5: The Mills Housing Opportunity Area

OPPORTUNITY AREA

The Ontario Mills Mall and surrounding areas are governed by The California Commerce Center North Specific Plan (The Mills). The specific plan was originally authored in 1992 and has not been amended since. The document envisioned a regional commercial center focused on value-oriented retail and jobs creation that would capitalize on the proximity to the freeways and serve as a local landmark. The Mills has largely achieved this vision, and it remains a high-performing retail hub today (2021), but the economic outlook for retail and office uses in 2021 is vastly different than it was in 1992.

ONTARIO MILLS MARKET TRENDS

Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020) find that the current number of retailers will likely be substantially reduced by 2030, with predictions by Coresight that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated the past trends. As retail stores opt to relocate or retail properties become due for major reinvestments/improvements, property owners find few retailers looking to replace existing tenants or find greater value in developing new residential uses. The demand for office space is likewise expected to remain stagnant through the 2021-2029 planning period as more office workers choose to work from home in the wake of the COVID-19 pandemic.

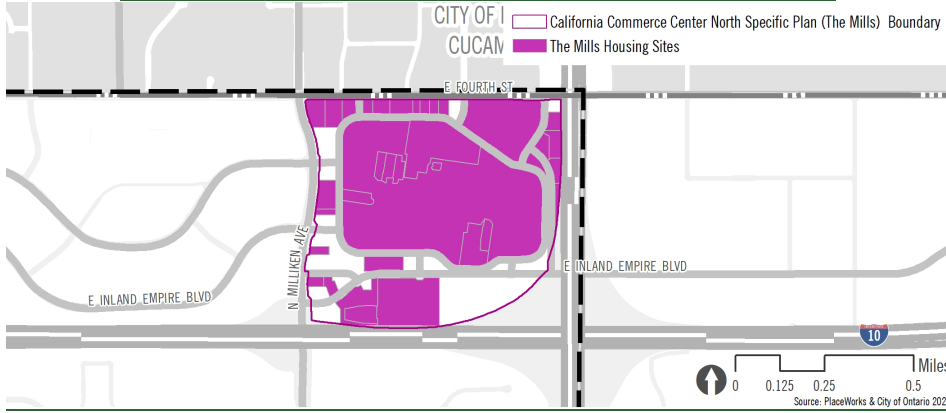
While retail uses, in general, are in decline, the Ontario Mills Mall remains a high-performing shopping center. It is anticipated that much of the existing retail square footage ~~within the mall itself~~ will remain through 2029, the physical configuration of the mall may be reshaped, consistent with current trends in mall redevelopment, while leaving spaces for parking areas and outparcels to ~~will intensify with residential uses, and several of the out parcels will redevelop with new uses~~ as existing restaurants, movie theaters, and retailers consolidate locations, relocate, or otherwise reconsider their physical footprint. The City's economic development department is in frequent contact with mall operators and property owners, and there are no known limitations, such as parking lease agreements that could limit redevelopment during the 6th cycle.

Successful shopping center redevelopment efforts, like the Bella Terra Mall in Huntington Beach, show high-performing malls successfully repositioning tenants in new configurations that ~~introduce~~ing residential uses while retaining and improving their commercial cores.

~~In addition to this, the Mills area already has the necessary infrastructure in place to support housing development, and no environmental constraints will preclude housing production.~~

Considering ~~these current market~~ trends, the City has identified the parking areas and several out parcels around the Ontario Mills Mall as potential redevelopment sites suitable for housing, as shown in Figure 5-7.

Figure 5-7 The Mills Housing Opportunity Area



SUITABILITY OF SITES

Infrastructure Availability

~~In addition to this, the Mills area already has the necessary infrastructure in place to support housing development, and no environmental constraints will preclude housing production.~~

RHNA Income Category

The Ontario Mills Opportunity Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- Proximity to transit. The sites in this Opportunity Area are within a 1/4 mile walk of an existing Omnitrans bus route (Route 81), which stops at the Ontario Mills Mall.
- Access to existing and planned jobs. The sites in this Opportunity Area are within one of the most employment-rich areas of the City. The mid-rise office buildings, the Toyota Arena, and the Ontario International Airport are all a short transit ride (on a direct line) or bike ride away.
- Access to grocery store. Sites in this Opportunity Area are across Milliken Avenue from Target and Sam's Club.
- Proximity to infrastructure and utilities. As noted under infrastructure availability, this area is served by existing infrastructure and utilities.

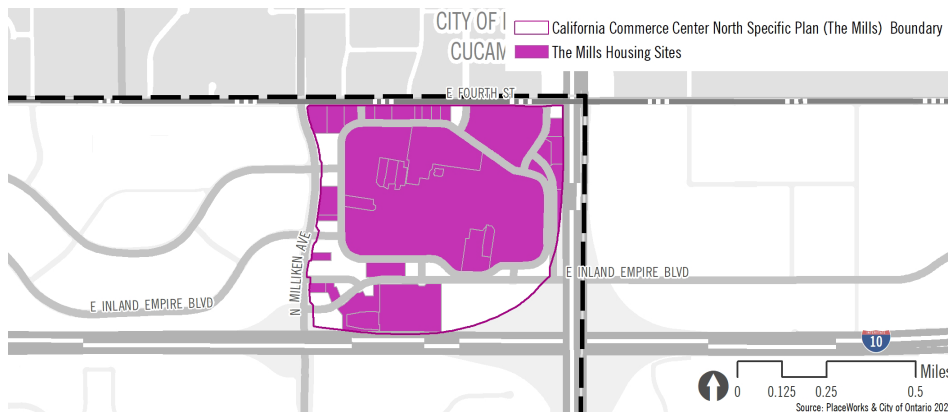
- Environmental mitigation. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

To provide conservative estimates, however, only 50 percent of the identified capacity (described under Realistic Capacity) was considered suitable to accommodate lower-income housing, while 25 percent was considered suitable for moderate-income housing and 25 percent were considered suitable for above moderate-income (detailed under Units by RHNA Income Category).

Environmental Constraints

There are no known environmental constraints that would preclude housing production.

Figure 5-7 The Mills Housing Opportunity Area



ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

- Inclusion in Previous Housing Element

These parcels were not included in prior housing elements.

- Zoning

These sites are currently zoned for Specific Plan (SP) and uses are regulated by The California Commerce Center North Specific Plan, described previously in this section. The ~~existing~~ specific plan, ~~as adopted~~, does not allow for residential uses, but the City's Policy Plan (which serves as the General Plan and was last updated in 2010), provides for housing in this area with a density range of 25 to 85 dwelling units per acre. This range would provide sufficient density to allow for the development of housing

affordable to lower- and moderate-income households. In addition to establishing the density range, the Policy Plan sets a maximum of 437 units in its buildout table LU-03. As part of its rezoning program (Program 13), the City will amend the specific plan and update the Policy Plan. The specific plan will allow uses and densities consistent with the existing Policy Plan. The City will likewise update the Policy Plan to increase the residential development maximum in the Ontario Mills Mixed-Use area, ~~and it will amend the specific plan consistent with the Policy Plan.~~

- Size of Sites

~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing.~~ Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. This includes one of the parcels around the Mall itself (96.34 acres), two parcels that house movie theaters (18.6 acres and 14.6 acres), and a big-box retail center (15.4 acres). These sites were included in the inventory despite their size because of current market trends in Malls, retail uses, and movie theaters, as discussed under Citywide Market Trends and Market Trends Specific to Strategy 5.

~~The City has included these sites because~~ The mall site was not considered an impediment to redevelopment because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.

The City reached out to National Core, an affordable housing developer with experience in Ontario and the Inland subregion to discuss developing affordable housing on the mall site as well as sites such as the retail and theater outparcels that are larger than 10 acres. National Core indicated that larger parcels, such as these, allow for lower densities (avoiding higher construction costs) and can accommodate a greater number of units that can be more efficient to operate. Larger projects, if they can be done over multiple phases, can also be easier to finance and construct. In support of these points, they provided two examples of affordable housing projects they developed on larger sites:

- Crestview Terrace (formerly Waterman Gardens in San Bernardino): A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.
- Mission Cove (in Oceanside): A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.

These projects indicate that larger sites can provide efficiencies of scale for affordable housing development. The Mission Cove project occupies a similar parcel size to the theater and retail parcels, and it includes a retail component. The Mission Cove project was also developed in three phases (90 units in Phase I, 60 units in Phase II, and 138 units in Phase III), which could allow for flexibility in design and greater variety in the mix of uses if there is demand for commercial components on these sites.

- Existing Use

Existing uses include the Ontario Mills Mall and parking area (108.3 acres), 2 movie theaters (33.3 acres), 1 big box retail complex (15.4 acres), 3 parcels with automotive uses (2.7 acres), and 21 outparcels that currently house retail (18.5 acres) and dining (17.4 acres) establishments.

- Availability of Sites

As discussed under Strategy 5 Market Trends, the demand for retail space is dwindling as people change the way they shop, dine, and spend their leisure time. As these changes continue to impact the retail landscape, the properties identified include aging centers, vacant buildings, and others that may be ready to reposition during the 6th cycle. While the owners of the properties identified do not currently have plans to reposition these sites, the City maintains on-going conversations with developers, and the City has reached out to property owners about potential land use changes. In general, owners are open to the possibility of introducing residential uses in the future. Developers also indicate interest in repositioning this area.

There are no known parking leases or other restrictions that would limit redevelopment of the parking area and outparcels identified.

- Feasibility of Development

As described under Strategy 5 Market Trends, mall redevelopment, retail repositioning, and theater downsizing, are national trends that are expected to impact uses in and around the Ontario Mills Mall.

Several mall redevelopment efforts are already underway in the region. Projects like the Westminster Mall in Westminster, CA, Mainplace Mall in Santa Ana, CA, and the South Bay Galleria in Redondo Beach, CA, are all in the process of repositioning an indoor mall that was built for a different time to include a mix of commercial and residential uses. All these examples also propose affordable housing components, indicating that mall redevelopment projects offer a unique opportunity to introduce affordable housing into high-resource areas that are also highly accessible and well-served by infrastructure and transit.

Redevelopment trends are not limited to retail uses. Movie theaters nationwide had already begun to see a cull in U.S. locations prior to the COVID-19 pandemic. The impacts of the COVID-19 closures, however, further eroded the industry, leaving opportunities for downsizing and redevelopment of existing theater sites. Because this is a trend seen nationally that is expected to expand, recent examples from other states are relevant. In 2020, Loudon County, VA board of supervisors approved the redevelopment of an 11-acre Regal Cinema complex (built in 1996) as a 166-unit multi-family development. Additional projects like this are expected throughout the country as the long-term impacts of COVID-19 are fully appreciated.

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to account for the ongoing operation of existing non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-11, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-11
Strategy 5: Realistic Capacity

<u>Zoning</u> ^{***} <i>(after rezoning)</i>	<u>Number of Parcels</u>	<u>Acres</u> [*]	<u>Max Density</u> <i>(du/ac)</i>	<u>Max Capacity</u> <i>(units[*])</i>	<u>Adjustment Factors</u> ^{**}	<u>Final Realistic Capacity</u> <i>(units[*])</i>
<u>Opportunity Area: Ontario Mills</u>						
<u>Ontario Mills Mall</u>						
SP	9	122.9	85	10,449	18.8%	1,967
<u>Large Outparcels</u>						
SP	4	41.1	85	3,494	18.8%	657
<u>Small Outparcels</u>						
SP	22	31.5	85	2,678	18.8%	504
Total	35	195.5		16,620		3,128

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

***Per Program 13, the Specific Plan will be updated to allow residential uses at densities consistent with the existing Policy Plan (25-85 du/ac)

Adjustment Factors

- SP (Ontario Mills Mall)

Description:

- Size of site: 9 parcels, 122.9 acres
- Allowable density: 25-85 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (25 percent), Above ~~Moderate income~~ Moderate-income (25 percent)
- Existing Use: Ontario Mills Mall and Parking Area (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. 55 Percent Adjustment Redevelopment is only anticipated in the parking areas around the mall during the 6th Cycle. The net acreage of the parking area is approximately 73.75 acres, or 60 percent of the

total area. It is anticipated that additional acreage will be necessary for drive aisles, sidewalks, and other public areas. An additional 5 percent was reserved to account for these uses. The total adjustment factor applied is 55 percent.

- *Realistic Residential Capacity. 72.7 Percent Adjustment*

Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan designation. While most of the commercial activity on these sites is expected to remain concentrated in the mall itself during the 6th Cycle. However, 27.3 percent of the site was reserved to account for potential non-residential uses, and portions of the parking area that may not fully develop during the 6th Cycle, the inverse of which, 72.7 percent, represents the reduction factor applied. This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on recent applications for development of new residential units in areas around the Toyota Arena, which provides the closest comparison in terms of character of development expected.

- *Typical Densities. 47.1 Percent Adjustment*

The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas based on proposed realistic densities in other similar development projects.

As noted under "Market Trends" above, mall redevelopment projects are an emerging trend that is expected to expand during the 6th Cycle in response to the accelerated changes in the way people shop in the wake of the COVID-19 pandemic. To determine the realistic density, the City looked to planned redevelopment projects, like Main Place Mall in Santa Ana, California, where the recently adopted specific plan includes a phased redevelopment plan in which the parking areas around the Mall would be developed first, as is expected for the Mills sites during the 6th Cycle. The Main Place Mall plan allowed densities up to 90 dwelling units per acre, similar to what will be allowed at the Ontario Mills. The plan for Main Place Mall also estimated a likely density of 39 dwelling units

per acre across all sites where residential uses were anticipated. Consistent with this estimation, the City has assumed a realistic density of 40 dwelling units per acres across all sites where residential uses are anticipated. Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment
Not applicable, no constraint
- Environmental Constraints. No Adjustment
No known site constraint

Total Capacity Adjustments: (.55)x(.727)x(.471)x(1)x(1)=18.8 percent

- SP (Large outparcels)

Description:

- Size of site: 3 sites, 4 parcels, 41.1 acres
- Allowable density: 25-85 dwelling units per acre
- RHNA affordability: ~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (25 percent), ~~Above Moderate income~~ Moderate-income (25 percent)
- Existing Use: Regal Cinema, Big Box retail and parking area (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. 95 Percent Adjustment
Upon redevelopment of the sites, it is anticipated that additional acreage will be necessary for drive aisles, sidewalks, and other public areas. Five percent of the land area was reserved to account for these uses. The total adjustment factor applied is 95 percent.
- Realistic Residential Capacity. 42.1 Percent Adjustment
Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan

designation. While current trends, market demands and examples of theater redevelopment projects (see "Site Specific Information" above) generally support projects on larger sites that are 85 percent or more residential, the adjustment factor further reduces the anticipated realistic capacity by half again to account for the potential for higher non-residential footprints and phased development over the larger sites. The adjustment factor for realistic residential capacity is 42.1 Percent (.85x.495=.421). This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on recent applications for development of new residential units in areas around the Toyota Arena, and within the Meredith Mixed-Use area, which provide the closest comparison in terms of character of development expected.

- Typical Densities. 47.1 Percent Adjustment

The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas. It is anticipated that similar densities can be supported on large outparcels as can be achieved in the Mall parking areas (see the typical densities Capacity Factor for the Ontario Mills Mall for additional information). Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment

Not applicable, no constraint

- Environmental Constraints. No Adjustment

No known site constraint

Total Capacity Adjustments: (.95)x(.421)x(.471)x(1)x(1)=18.8 percent

• SP (Small outparcels)

Description:

- Size of site: 22 sites, 22 parcels, 31.5 acres

- Allowable density: 25-85 dwelling units per acre

- RHNA affordability: ~~Lower-income~~ Lower-income (50 percent), ~~Moderate-income~~ Moderate-income (25 percent), Above ~~Moderate-income~~ Moderate-income (25 percent)
- Existing Use: Restaurant/ dining, strip retail, standalone retail, automotive services (see Existing Use under "Site Specific Information" above)
- Infrastructure availability: Yes, no constraints
- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 98 Percent Adjustment
Upon redevelopment of the sites, it is anticipated that a minimal amount of additional acreage will be necessary for internal circulation and other public areas. These smaller sites are generally served by external, established roadways, so on-site improvements will be minimal. Two percent of the land area was reserved to account for these uses. The total adjustment factor applied is 98 percent.
- *Realistic Residential Capacity.* 40.8 Percent Adjustment
Revisions to the Specific Plan will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses, consistent with the City's Policy Plan designation. While current trends, market demands generally support projects on smaller lots that are either 100 percent residential or 100 percent commercial. It is not expected that all of the identified sites will transition to residential uses, only that they each have potential to transition. Accordingly, only 40.8 percent of the land area within the smaller outparcels is expected to transition to residential uses during the 6th cycle. Market conditions support the transition of retail sites to residential properties, and other plans for mall redevelopment propose residential uses on a higher portion of the outlying land, so a 40.8 percent transition of identified properties is a conservative estimate intended to account for those likely to transition during the 6th Cycle. The adjustment factor for realistic residential capacity is 40.8 Percent. This estimate generally reflects the mix of project types, and anticipated timing of development the City anticipates based on proposed retail and mall redevelopment projects outside of the City.

- Typical Densities. 47.1 Percent Adjustment

The existing specific plan will be amended to allow residential uses consistent with the proposed Policy Plan designation, as noted under Program 13. The proposed Policy Plan designation allows residential densities between 25 and 85 dwelling units per acre. A realistic density on in the middle of the allowed range, 40 dwelling units per acre, was deemed realistic to determine the total capacity in these areas. It is anticipated that similar densities can be supported on large outparcels as can be achieved in the Mall parking areas (see the typical densities Capacity Factor for the Ontario Mills Mall for additional information). Forty dwelling units per acre is 47.1 percent of the maximum density allowed.

- Infrastructure Availability. No Adjustment

Not applicable, no constraint

- Environmental Constraints. No Adjustment

No known site constraint

Total Capacity Adjustments: (.98)x(.408)x(.471)x(1)x(1)=18.8 percent

~~There are 35 parcels (195.5 acres) identified for redevelopment. Collectively, this area could yield up to 16,620 units if the entirety were to develop at the maximum density of 85 dwelling units per acre. However, the City's housing strategy recognizes that many retail properties are expected to remain, with development occurring primarily in the parking areas and on several out parcels. As such, only 40 percent of the land area for each site (78.2 acres total) is estimated as suitable for housing, and a realistic density of 40 dwelling units per acre is used to establish the total development potential of 3,128 units.~~

~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing. Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. The City has included these sites because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.~~

UNITS BY RHNA INCOME CATEGORY

To further ensure conservative estimates, only half of the final realistic capacity was estimated to have the potential to accommodate lower incomes, as shown in Table 5-12.

Table 5-12
Strategy 5: Units by Income Category

<u>Zoning</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u>	<u>Units by RHNA Income Category</u>			<u>Final Realistic</u> <u>Capacity (units*)</u>
			<u>Lower</u> <i>(units*)</i>	<u>Moderate</u> <i>(units*)</i>	<u>Above Moderate</u> <i>(units*)</i>	
<u>Opportunity Area: Ontario Center Specific Plan</u>						
<u>Ontario Mills Mall</u>						
<u>SP</u>	<u>9</u>	<u>122.9</u>	<u>983</u>	<u>492</u>	<u>492</u>	<u>1,967</u>
<u>Large Outparcels</u>						
<u>SP</u>	<u>4</u>	<u>41.1</u>	<u>329</u>	<u>164</u>	<u>164</u>	<u>657</u>
<u>Small Outparcels</u>						
<u>SP</u>	<u>22</u>	<u>31.5</u>	<u>252</u>	<u>126</u>	<u>126</u>	<u>504</u>
Total	35	195.5	1,564	782	782	3,128

Source: City of Ontario, 2022.

*Acres and units have been rounded.

~~Only 50 percent of units (1,564) have the capacity to accommodate lower-income housing, while the balance is presumed to be split between moderate income (782 units) and above moderate income (782 units).~~

Strategy 6: The Ontario Ranch Housing Opportunity Area

OPPORTUNITY AREAS

The western Ontario Ranch, defined as the area south of Riverside Drive and west of the Cucamonga Channel is largely undeveloped and represents one of the few remaining greenfield opportunities in the Inland Empire. Upon annexation in 1997, the City envisioned the area as an extension of the existing urban fabric. Residential neighborhoods would be balanced by mixed-use, commercial, and public places and organized around a regional-scale park. Twenty-five years later, that vision has begun to take shape with new development east of the Channel. Over the 2021-2029 planning period, development is expected to spread to the western side of the Channel as the infrastructure becomes available. The City’s housing strategies for this area promote the creation of mixed-income communities ~~in the areas west of the Channel~~ in the western Ontario Ranch and ~~while also considering address~~ the development constraints associated with greenfield development.

Because this area is so large, but sites have many similarities, general information, relevant to all sites outlined in this strategy is provided first, following by site-specific analysis that is divided into four Opportunity Areas according to the City's vision for the future of each area.

ONTARIO RANCH MARKET TRENDS

The Ontario Ranch has been planned as a new community, providing a mix of new homes, new employment centers, and new retail opportunities linked by a large regional park and a network of smaller, local parks since the area was annexed by the City in 1997. In 2010, the City refined this vision as part of a comprehensive update to the Policy Plan, but the general intent to create a robust, complete community remained unchanged.

In the wake of the Great Recession following the 2010 update to the Policy Plan, the area saw little growth, and the existing agricultural uses continued operation under the City's Agricultural overlay zone, which was intended to allow ongoing agricultural uses until the market was able to support the conversion of properties to residential, retail, and employment uses envisioned to create a complete community. As the homebuilding market recovered, -developer interest increased, and the City worked with developers to bring backbone infrastructure to the eastern portions of the Ontario Ranch (areas east of the Cucamonga Channel). The first backbone services were completed in 2014 and expanded from there. Development of residential and industrial uses grew from the available trunk lines, and has rapidly increased at pace with market demand, as discussed under Citywide Market Trends. The sites identified under strategy 6 include those that are closest to expanding infrastructure, and therefore most likely to develop during the 6th cycle, consistent with trends seen on the eastern side of the Ontario Ranch. Sites that are not expected to be served before 2028 have not been included in the sites inventory.

In 2020, it was estimated that 1,292 units were sold in the eastern Ontario Ranch, earning it the distinction of the region's top-selling master-planned community by John Burns Real Estate, and it ranked no. 5 nationally. In 2021, the eastern Ontario Ranch retained the top spot, with an estimated 1,011 units sold. Homebuilders attributed the reduction in units sales between 2020 and 2021 to delays related to the COVID-19 pandemic, and did not expect the trend to continue.

The western Ontario Ranch, is similarly situated to the eastern portions of the Ontario Ranch, but backbone infrastructure has not previously been available. As infrastructure is introduced, beginning in 2022, development in the western Ranch is expected to follow a similar trajectory to that of the eastern areas with aggressive development of residential areas to meet market demands.

Reflective of the increasing demand for new homes, developers throughout the eastern Ontario Ranch have approached the City to increase the densities allowed throughout the area. The City has not received any requests to reduce the number of units that could be built.

While the eastern Ranch does not include housing affordable to lower-income households, master-planned communities outside of the city incorporated lower-income housing, demonstrating that new communities, such as those envisioned for the Opportunity Areas grouped under Strategy 6 are able to support housing affordable to lower-income households. The Great Park Neighborhoods in Irvine, CA, for example, facilitated the development of several different affordable housing projects at a range of densities including, Montaira senior apartments, which were completed in 2020 and built at a density of 32 dwelling units per acre, and Luminaira and Espaira at Parasol Park, which were built on a 10.7 acre site that was divided to create two 5.35 acre-sites and completed in 2017.

SUITABILITY OF SITES

Infrastructure Availability

Backbone infrastructure serving the area west of the Channel is planned. In 2020 and 2021, several large industrial projects were approved, and additional projects are under review along the city's southern border between Merrill and Eucalyptus Avenues. These projects are bringing water and sewer infrastructure to this portion of the city. The initial trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served.

Extension of the city's backbone water infrastructure is also planned throughout the western part of the Ranch in conjunction with the approved industrial projects. Water lines, with an anticipated installation date of 2022, will serve the approved industrial projects and introduce backbone infrastructure throughout the area west of the Channel. While water lines will be installed more extensively throughout the area, service is generally anticipated to follow the extension of the sewer lines, as the backbone sewer infrastructure is more complicated and costly to install.

Similarly, new roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.

The sites selected and assumptions applied were developed after discussions with the Ontario Metropolitan Utilities Company (OMUC), taking into consideration the cost and phasing needed to ensure that

housing could be developed and served by infrastructure during the 2021-2029 planning period. The following timeline for infrastructure availability was determined possible, given current plans, the rate of development on the eastern side of the Ontario Ranch, where infrastructure was introduced during the 5th housing cycle. Infrastructure phasing is generally expected to expand from the Merrill Avenue trunk line north as follows:

- 1 to 3 years. Merrill Ave to the southern-most Southern California Edison (SCE) easement
- 3 to 5 years. The southern-most SCE easement to Schaefer Avenue and Areas adjacent to Euclid Avenue immediately north of Schaefer Avenue
- 4 to 6 years. Schaefer Ave (except on Euclid Ave) to Riverside Drive and areas along Euclid Avenue north of the site adjacent to Schaefer Avenue

The City's housing strategy accounts for the need to extend infrastructure throughout the area by applying an adjustment ~~reduction~~ factor based on the distance of sites from the initial trunk line and estimated timeline for infrastructure availability. The applicable ~~reduction~~ adjustment factors ~~for are detailed under~~ each Opportunity Area are detailed under the "Realistic Capacity" section.

RHNA Income Category

The Ontario Ranch Area was determined to be suitable for lower-income households based on proximity to transit, access to existing and planned jobs and amenities, access to grocery stores, proximity to available infrastructure and utilities, and because there are no known requirements for environmental mitigation:

- Proximity to transit.
 - ~~Great Park Corridor. Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.~~ The Great Park Corridor was identified for higher-density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue/Ontario Ranch Road. There are no existing bus stops in this area because current uses are primarily agricultural, and there are not currently enough residents, jobs, or leisure activities to entice riders to exit or alight in this area. While locations for future ~~potential~~ BRT stops will be determined

according to how development occurs, with stops near centers of population, commerce, or recreation ~~have not yet been identified~~, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

- Grove Corridor. The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability. Bringing a higher concentration of mixed-income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.
- Euclid Corridor. SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, because most of the identified sites are undeveloped, rapid transit stops are typically one-half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.
- Access to planned jobs. Between Merrill Avenue and Eucalyptus Avenue, several large industrial and logistics projects have been approved by the City. These projects will bring thousands of jobs to the western Ontario Ranch, and are within a transit or bike ride from most of the sites identified in Opportunity Areas grouped under this Strategy. In addition to these approved employment generators, the mixed-use areas within the Great Park Corridor are envisioned as employment hubs for the western Ontario Ranch. By 2050, the City projects there could be as many as 8,000

new jobs accommodated in the portions of these areas reserved for nonresidential uses, as described under the Realistic Capacity Adjustment Factors for Mixed-Use Great Park (MU-GP) and Mixed-Use Eucalyptus / Chino Airport (MU-EU). These new jobs would be within walking distance of many of the sites identified in the Great Park Corridor, and within an easy transit or bike ride of all sites grouped under this Strategy.

- Planned to infrastructure and utilities. As noted under Infrastructure Availability, infrastructure in this area is planned and expected to expand during the 6th cycle, making development feasible for the first time. The timing for the expansion of services is reflected in the how the realistic capacity is divided between RHNA affordability levels on each site.

The percent of the realistic capacity estimated as suitable for lower-income units is directly related to the anticipated timing for infrastructure expansion. The percentage of capacity identified as suitable to accommodate lower-income housing decreases on sites farther away from Merrill Avenue, the southern-most street in the western Ontario Ranch, where the initial sewer trunk line is anticipated to complete construction in 2022 (see Infrastructure Availability for more details). Sites closest to Merrill Avenue are reflect a mix of affordability in line with the City's policy promoting mixed-income communities, while sites farther north anticipate that an increasing amount of above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- Great Park Corridor
 - South of SCE easement (Infrastructure in 1-3 years)
Lower-income (50 percent), Moderate-income (25 percent), Above moderate-income (25 percent)
 - North of SCE easement (Infrastructure in 3-5 years)
Lower-income (40 percent), Above moderate-income (60 percent)
- Grove Corridor
 - South of Schaefer Avenue (Infrastructure in 3-5 years)
Lower-income (40 percent), Above moderate-income (60 percent)
 - North of Schaefer Avenue (Infrastructure in 4-6 years)
Lower-income (25 percent), Above moderate-income (75 percent)
- Euclid Corridor

- South of Schaefer Avenue (Infrastructure in 3-5 years)
Lower-income (40 percent), Above moderate-income (60 percent)
- North of Schaefer Avenue (Infrastructure in 4-6 years)
Lower-income (25 percent), Above moderate-income (75 percent)
- Vineyard Corridor/Armstrong Ranch Specific Plan
 - Whole Area (Infrastructure in 4-6 years)
Lower-income (25 percent), Above moderate-income (75 percent)

These assumptions, as well as the units associated with each income category is detailed under Units by RHNA Income Category.

- Environmental mitigation.
 - Grove Corridor. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.
 - Euclid Corridor. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.
 - Vineyard Corridor / Armstrong Ranch Specific Plan. As noted under Environmental Constraints, there are no known natural or man-made environmental development concerns that would require mitigation.

Environmental Constraints

The sites identified in this portion of the city have no topographical, slope, flood, or fire hazards. ~~A small~~Portions of approximately 26 parcels~~portion of sites~~ in the Great Park Corridor is~~are~~ estimated to have ground water levels that could make the area vulnerable to liquefaction. This is determined based on the historic presence of artesian wells on these sites, and it does not indicate a known impediment to development, only a potential vulnerability that must be analyzed through geotechnical evaluation of individual sites at the time of development. The City is currently working on several infrastructure projects within area identified, including the development of Merrill and Eucalyptus Avenue as well as the establishment of the sewer trunk line along Merrill Avenue. As part of the planning process for these improvements the City conducted geotechnical analysis, and the City's Engineering department confirmed that there are no known liquefaction issues that would limit development or increase the cost of development in these areas.

All projects in the City are required to meet the standards of the Uniform Building Code, which includes provisions~~The California Building Code provides standards on soils and foundations~~ to ensure new development ~~mitigates the risks of liquefaction zones. Projects within the liquefaction zone are under development.~~ projects are built to established safety standards.

ANALYSIS OF SITES TO ACCOMMODATE LOWER-INCOME RHNA

All Sites

The following analysis of zoning and size of sites is applicable to all Opportunity Areas grouped under this strategy.

- Inclusion in Previous Housing Element

No parcels within Opportunity Areas grouped under Strategy 6 were included in prior housing elements.

- Zoning

The current zoning throughout the area west of the Channel is Specific Plan with an Agriculture Overlay (SP-AG).

The Agriculture Overlay District allows for existing agricultural uses to continue operation on an interim basis until development, consistent with the Policy Plan and zoning district, is slated to occur.

The SP district is intended to accommodate the adoption of specific plans that are consistent with the Policy Plan, but the zoning district ~~itself~~ does not set any density or intensity standards when no specific plan exists. With a few exceptions, most parcels in this part of the city are not yet affected by an existing specific plan. However, the Policy Plan specifies land uses and densities throughout the city, including ~~this area~~ the western Ontario Ranch. Because both the ~~zoning district~~ City development code and state law require consistency between the City's Policy Plan and zoning, any proposed specific plan must be consistent with the Policy Plan land uses. Therefore, the City's housing strategies use Policy Plan land use categories, including density standards, to estimate the development capacity and affordability potential for sites throughout this portion of the city.

The City's strategy for this ~~area encourages~~ reflects the City's policy promoting the creation of new mixed-income communities and the integration of affordable housing with new development. ~~As To further encourage mixed-income development part of this effort~~ and affordable housing, the City will create an Affordable

Housing Overlay (AH) Zone. The overlay, described in Program 13, will be applied to all parcels identified ~~in the land inventory south of Riverside Drive~~ in Strategy 6 Opportunity Areas. ~~It will~~ The AH overlay zone will:

- eEstablish a minimum density of 20 dwelling units per acre.
- Provides incentives to develop two tiers of affordable housing.
 - o Tier 1. The first tier would apply to housing projects with at least 20% of units affordable to lower incomes. Projects in this tier would no longer be required to develop a new specific plan under the AH Overlay. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation.
 - o Tier 2. The second tier would apply to projects ~~and provide special standards for affordable housing projects~~ where at least 25 percent of the proposed units are affordable to lower-income households. Tier 2 projects would be subject to the same provisions as Tier 1, but ~~Provisions for affordable projects would exempt them from the specific plan requirement on parcels that are not already affected by a specific plan. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation. In addition,~~ the overlay would increase the maximum density for parcels with a Policy Plan designation of Medium-Density Residential (MDR) from 25 to 30 dwelling units per acre ~~if the project provided 25 percent of units at a rate affordable to lower income households.~~ The higher density allowed would effectively increase the base density of the designation and would be applied prior to any state density bonus provisions.

With these changes, any site in the Affordable Housing Overlay District with a Policy Plan designation of MDR or Mixed-Use, the Policy Plan designations that allows at least 30 dwelling units per acre (including MDR, as revised) will satisfy the default density requirements and be considered suitable for the development of lower-income housing.

- Size of Sites

- Small Sites. ~~In addition, p~~Parcels smaller than half an acre are excluded without adding further justification that would

otherwise be required by state law enacted through AB1397. Such small sites are insignificant in terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels).

- Large Sites. AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. The City has included ~~these~~ sites larger than 10 acres in the western Ontario Ranch because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine’s Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine’s Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households.

The City also reached out to National Core, an affordable housing developer with experience in Ontario and the Inland subregion to discuss developing affordable housing on sites such as the retail and theater outparcels that are larger than 10 acres. National Core indicated that larger parcels, such as these, allow for lower densities (avoiding higher construction costs) and can accommodate a greater number of units that can be more efficient to operate. Larger projects, if they can be done over multiple phases, can also be easier to finance and construct. In support of these points, they provided two examples of affordable housing projects they developed on larger sites:

- o Crestview Terrace (formerly Waterman Gardens in San Bernardino): A 184-unit affordable project, completed in 2021 that involved a group of large parcels, including a 23-acre parcel and three other parcels, for an overall project site size of total of just over 37 acres.

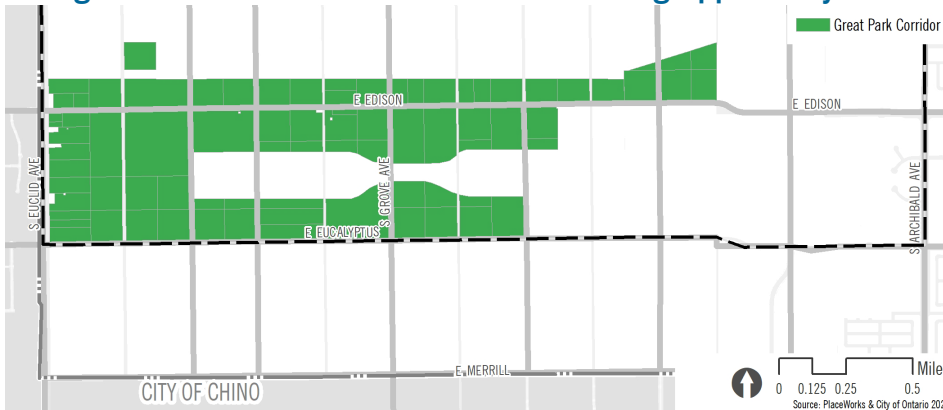
- [Mission Cove \(in Oceanside\): A multi-phase mixed-use project with 288 affordable units and 10,500 square feet of retail space on a 14.5-acre parcel. The final phase was completed in 2018.](#)

[These projects indicate that larger sites can provide efficiencies of scale for affordable housing development. Crestview Terrace shows that projects as large and 37 acres and parcels larger than 20 acres in size can facilitate the development of affordable housing. The largest site within the 4 Opportunity Areas grouped under this strategy is 36.5 acres. The second-largest site is 26.7 acres. Because the largest sites in this area are similar in size to those that comprised the Crestview Terrace affordable housing project, the larger sites in this area are suitable for the development of affordable housing.](#)

Great Park Corridor

Envisioned as the organizing element for new development and imagined as a focal point for the region, the Ontario Great Park is planned to encompass approximately 340 acres between Campus and Haven Avenues, with its western leg terminating in the Great Park Corridor Housing Opportunity Area. [Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.](#) ~~The extent of the Opportunity Area~~ [The sites identified in this area](#) are shown in Figure 5-8 and described in the text that follows.

Figure 5-8 Great Park Corridor Housing Opportunity Area



- ~~Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres.~~ [Zoning – Great Park Corridor](#)

~~As previously discussed~~ [described under Zoning for all sites, all the sites in this area are currently zoned SP-AG, 7 but no specific plan has been adopted, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District \(described](#)

under Program 13). The Overlay will establish a minimum density of 20 du/ac, and allow the Policy Plan designation to govern the maximum densities for each site. The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area would have Policy Plan designations of Medium Density Residential (MDR) and Mixed-Use (MU). MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower incomes, and a range of 20-25 du/ac for all other projects. Two different MU areas are proposed in this opportunity area, Mixed-Use Eucalyptus/Chino Airport (MU-EU) allowing 20-45 du/ac and Mixed-Use Great Park (MU-GP) 20-65 du/ac respectively. With the Policy Plan and zoning changes noted in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

- Size of Sites – Great Park Corridor

Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. As discussed at Size of Sites for all sites, large sites in the Ontario Ranch provide unique opportunities for the development of affordable housing projects and are considered feasible and realistic.

As discussed at Size of Sites for all sites, parcels smaller than 0.5 acres have been excluded from the land inventory, but are not expected to impede development on adjacent sites in any way.

- Existing Use

~~Several~~The majority of these sites continue to house the agricultural operations that once dominated this portion of Ontario (67 parcels, 561.7 acres), but many sites have already begun to transition to interim uses such as truck parking and open storage (6 parcels, 19.9 acres), and services caterings to the logistics industry, such as a truck wash (2 parcels, 9.25 acres). Finally, 2 parcels are vacant (9.7 acres).

On the parcels currently used for agricultural operations, there are approximately 28 existing farm homes that were built in conjunction with other agricultural structures spread across the 600 acres.

These aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is among the highest in the City with incomes between \$87,100 and \$125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped. As seen in areas that have recently developed to the east of the Cucamonga Channels, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure market-rate replacement housing without assistance. The 28 existing homes are projected to be replaced by more than 13,000 homes (more than 465 times the current stock).

Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

No other existing uses are expected to impede development.

- Availability of Sites

The City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

As previously described under infrastructure availability, a sewer trunk line and water lines are expected to be completed in 2022. All but one parcel in this opportunity area is located between south of the southern-most Southern California Electric (SCE) easement, where infrastructure could expand in 1 to 3 years. The parcel north of the SCE easement is expected to have access to infrastructure in 3-5 years. ~~The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.~~

As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners, an on-going dialogue with home building advocacy groups, and regular inquiries from developers interested in this area of the City.

- Feasibility of Development

As described under Strategy 6 Market Trends, the recent development activity in the eastern Ontario Ranch reflects the pattern of development that is expected to occur in the western Ontario Ranch once the infrastructure is in place.

The anticipated timing of infrastructure expansion paired with high interest of both developers and property owners in redeveloping this area as discussed under Suitability of Sites and Availability of Sites, indicates that development is not only feasible, but very likely to occur once infrastructure is available.

Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

The identified sites have also been carefully reviewed to eliminate those areas where housing development is not suitable, and to reduce the number of units that were considered suitable for lower-income households in areas where costs, such as infrastructure expansion fees are anticipated.

~~Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.~~

~~The Great Park Corridor was identified for higher density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue/Ontario Ranch Road. While potential BRT stops have not yet been identified, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park~~

~~Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops. The Opportunity Area consists of [A total of](#) 77 parcels (600.6 acres) ~~that are~~ [are](#) identified as suitable for housing development. Areas that fall within Chino Airport safety zones 1-4, where residential development is limited, have been excluded. Parcels where the property owner or developer has already approached the City with development proposals have also been excluded. ~~In addition, parcels smaller than half an acre are excluded without adding further justification that would otherwise be required by state law enacted through AB1397. Such small sites are insignificant in terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels).~~ Finally, parcels with multiple Policy Plan land use designations have been divided, so only ~~those~~ [those acreage associated with those](#) portions of the parcel deemed suitable for housing development are included. ~~Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory.~~~~

~~Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory. Several of these sites continue to house the agricultural operations that once dominated this portion of Ontario, but many sites have already begun to transition to interim uses such as truck parking and open storage. There are approximately 28 existing homes that were built in conjunction with other agricultural structures spread across the 600 acres. Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.~~

~~AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing. Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of~~

~~subdividing larger parcels to create mixed income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower income households. The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.~~

~~*To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower income households. The balance of the capacity is split between moderate income housing and above moderate income housing. It is assumed that the above moderate income housing will help create integrated mixed-income communities and combine with non-residential uses to help finance any necessary subdivision and expansion of infrastructure.*~~

~~*As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.*~~

~~*In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.*~~

~~*Forty one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower-income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.*~~

~~*Eight sites (81.7 acres) are proposed to be classified as Mixed-Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live/work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential*~~

development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for potential non residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

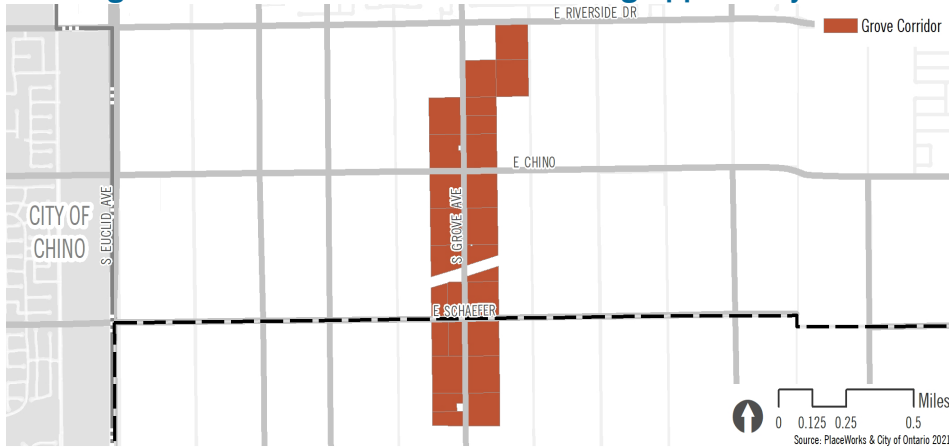
Twenty nine parcels (219.5 acres) are proposed to be classified as Mixed Use Great Park (currently called the NMC West Mixed Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian oriented atmosphere. These mixed use areas are envisioned as low rise (3-5 stories) with some mid rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for non residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower income housing, 3,286 are presumed to have capacity for housing affordable to moderate income households, and 3,286 are presumed to have capacity for housing affordable to above moderate income households.

Grove Corridor

The Grove Corridor Opportunity Area extends along Grove Avenue north from the Great Park Corridor Opportunity Area and terminating at Riverside Drive. The corridor provides a vital connection between southern Ontario and the city's existing urban fabric. This area is envisioned as a mixed-income residential district with a mixed-use activity node at Chino Avenue and a new community park near Riverside Drive. The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability. Housing within the Opportunity Area will benefit from proximity to the Great Park and the new community park. The extents of the Opportunity Area are shown in Figure 5-9 and described below.

Figure 5-9 Grove Corridor Housing Opportunity Area



- Zoning – Grove Corridor

All sites are currently zoned for Specific Plan all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The AH Overlay will be applied to all sites. It will establish a minimum density of 20 du/ac and allow the Policy Plan designation to govern the maximum densities.

As previously discussed, the Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area will have Policy Plan designations of MDR and Mixed-Use. MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower incomes, and a range of 20-25 du/ac for all other projects. The Mixed Use area (Mixed-Use Grove), at the intersection of Grove and Chino Avenues is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The Mixed Use Area will allow 20-65 du/ac. With the changes outlined in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

There are 21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan.

- Site Size – Grove Corridor

No sites in this opportunity area are smaller than 0.5 acres or larger than 10 acres.

- Existing Use

The Opportunity Area consists of 25 parcels (186.8 acres) ~~that are identified as suitable for housing development.~~ Like the Great Park Corridor, ~~several~~ the majority of these sites continue to house the agricultural operations (16 parcels, 130.6 acres) ~~that once dominated this portion of Ontario.~~ Several sites have also already begun to transition to interim uses such as building supply sales/storage, truck parking and open storage (8 parcels, 46.7 acres). Finally, there is 1 vacant parcel (9.5 acres) that has already shuttered former agricultural operations.

On the agricultural parcels, ~~T~~there are approximately six existing farm homes that were built ~~in conjunction with~~ to serve the agricultural operations.

These aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is between \$55,000 and \$125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped by the owner occupants of the property. As seen in areas that have recently developed to the east of the Cucamonga Channels, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure replacement housing without assistance. The six existing homes are projected to be replaced by more than 4,100 homes (more than 685 times the current stock).

Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue ~~westward~~ in this area as infrastructure expands.

No existing uses are expected to impede development of housing.

- Availability of Sites

Similar to the Great Park Corridor, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

As described under Infrastructure Availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Grove Avenue, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service in two phases:

- Between Southern SCE easement and Schaefer Avenue: 3 to 5 years
- Between Schaefer Avenue and Riverside Drive: 4 to 6 years

As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

~~One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.~~

- Feasibility of Development

As with the Great Park Corridor, the anticipated timing of infrastructure expansion paired with heightened interest of both developers and property owners, described under Availability of Sites, indicates that development is not only feasible, but very likely to occur once backbone infrastructure is in place.

Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

Parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. As discussed later under this strategy (see "Realistic Capacity" and Units by RHNA Income Category), housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory. The timing for the availability of infrastructure has been factored into the capacity estimates for all sites in this area, and the City's policy, promoting the creation of mixed-income neighborhoods is reflected in how the RHNA allocation is divided by income category for these sites. ~~The sites along the Grove Corridor were identified for higher density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability.~~

~~Bringing a higher concentration of mixed income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.~~

~~The Opportunity Area consists of 25 parcels (186.8 acres) that are identified as suitable for housing development. Like the Great Park Corridor, several of these sites continue to house the agricultural operations that once dominated this portion of Ontario. Several sites have also already begun to transition to interim uses such as truck parking and open storage. There are approximately six existing homes that were built in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.~~

~~One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.~~

~~To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.~~

~~South of Schaefer Avenue. In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be~~

feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

North of Schaefer Avenue. In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower income RHNA is estimated to facilitate the development of above moderate income housing. It is assumed that the above moderate income housing will not only help to create integrated mixed income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential:

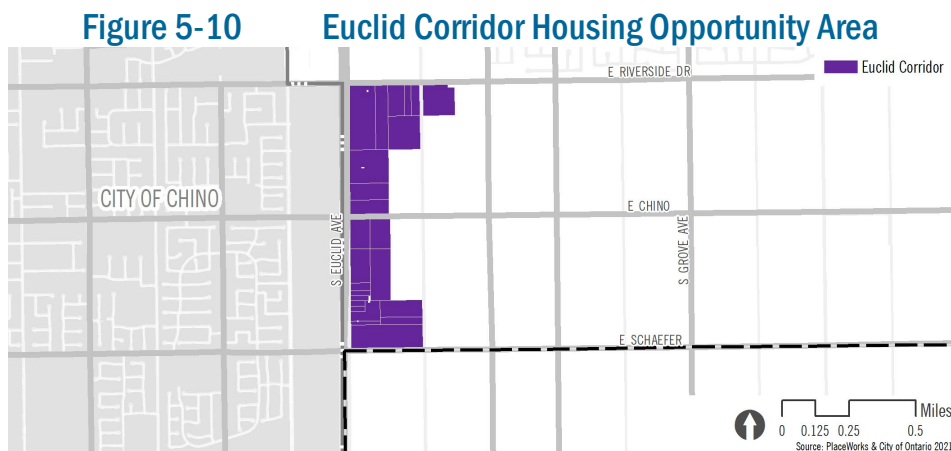
There are 20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate income households.

Euclid Corridor

The Euclid Corridor Opportunity Area includes the parcels on the city's western border along Euclid Avenue between Schaefer Avenue and Riverside Drive. The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability. The extents of the Opportunity Area are shown in Figure 5-10 and described in the text that follows.



- Zoning - Euclid Corridor

All sites are currently zoned for Specific Plan all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The AH Overlay will be applied to all sites. It will establish a minimum density of 20 du/ac and allow the Policy Plan designation to govern the maximum densities.

As previously discussed, the Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

The City is also proposing to update its Policy Plan land uses as described in Program 13. Sites in this area would have policy plan designations of MDR and Mixed-Use. MDR will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower -incomes, and a range of 20-25 du/ac for all other projects. Mixed Use is proposed on one parcel at the intersection of Euclid Avenue and Riverside Drive. The proposed Mixed-Use designation would allow 20-75 du/ac. With the changes outlined

in Program 13, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.

- Size of Sites - Euclid Corridor

~~AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing. Five of the parcels identified in this area (68.3 acres) are larger than 10 acres. -As discussed under Size of Sites for all sites, large sites in the Ontario Ranch provide unique opportunities for the development of affordable housing projects, and are not considered an impediment to affordable housing, but could rather be seen as an asset.~~

As discussed under Size of Sites for all sites, parcels smaller than 0.5 acres have been excluded from the land inventory, but are not expected to impede development on adjacent sites in any way.

~~—The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine’s Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed income communities. Several of the communities in Irvine’s Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower income households. The development of the Euclid Corridor Opportunity Area is expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.~~

- ~~The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability.~~
- ~~SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, rapid transit stops are typically one half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between~~

~~Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.~~

- Existing Use

The Opportunity Area includes 22 parcels (132.2 acres) that are identified as suitable for housing development. Two parcels (10.3 acres) are vacant. Eighteen parcels (110.0 acres) continue to house the agricultural operations ~~that once dominated this portion of Ontario~~. One parcel (8.8 acres) is principally occupied by the parking area that serves the nearby swap meet and livestock sales yard (neither the swap meet nor the livestock sales yard are included in the inventory). The final three parcels (3.1 acres) are underutilized commercial sites fronting Euclid Avenue. These sites were identified for redevelopment because they consist of small buildings operated by independent tenants, and they are surrounded by agricultural and vacant land. It is anticipated that these properties will redevelop concurrent with the rest of the Opportunity Area. The City has been in contact with property owners in this area, and there are no objections to the potential redevelopment of the identified sites with housing, including affordable options is feasible in the 6th cycle.

On the agricultural parcels, ~~T~~there are approximately 12 existing farm homes that were built primarily ~~in conjunction with~~ to serve agricultural operations.

As in the Great Park and Grove Corridors, these aging farmhouses are largely vacant or owner-occupied. These homes do not provide established affordable housing, and they are not currently occupied by lower-income households, as shown on Figure 3-14, the median income in this area is among the highest in the City with incomes between \$87,100 and \$125,000 annually. Further, development of the identified sites would only occur after the land was voluntarily vacated and sold or redeveloped by the owner occupants. As seen in areas that have recently developed to the east of the Cucamonga Channel, owners who opt to sell or redevelop their properties typically see very large profits and would be able to secure replacement housing without assistance. The 12 existing homes are projected to be replaced by more than 2,900 homes (nearly 250 times the current stock).

Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

- Availability of Sites

As in the Great Park and Grove Corridors, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

As previously described under infrastructure availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Euclid Avenue, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service during the two phases of expansion:

- Adjacent to Schaefer Avenue: 3-5 years

- Between Schaefer Avenue and Riverside Drive: 4 to 6 years

It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in 3 to 5 years, earlier than other sites in this Opportunity Area, because the City is changing the land uses immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. These types of operations are in extremely high demand, so it is anticipated that the development of such facilities would bring infrastructure to the southern portions of the Opportunity Area earlier in the planning period than would otherwise occur. ~~In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years.~~

As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with

home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

- Feasibility of Development

As with the Great Park Corridor, the anticipated timing of infrastructure expansion paired with heightened interest of both developers and property owners, described under "Availability of Sites" indicates that development is not only feasible, but very likely to occur once backbone infrastructure is in place.

Strategy 6 Market Trends illuminates the aggressive development climate that has already manifested in the eastern side of the Ontario Ranch and references other new communities that included affordable housing. The discussion of Size of Sites for all sites also provides examples of affordable housing projects that have developed on larger greenfield sites. Together, these illustrate that the sites within this opportunity are suitable for lower-income housing.

Parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. As discussed later under this strategy (see "Realistic Capacity" and Units by RHNA Income Category), housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory. The timing for the availability of infrastructure has been factored into the affordability estimates for all sites in this area, and the City's policy, promoting the creation of mixed-income neighborhoods is reflected in how the RHNA allocation is divided by income category for these sites.

AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower income housing. Five of the parcels identified in this area (68.3 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower income households. The development of the Euclid Corridor Opportunity Area is

expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.

The Euclid Corridor was identified as suitable for development during the 2021–2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections:

Adjacent to Schaefer Avenue. In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years. In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

North to Riverside Drive. For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower income RHNA is estimated to facilitate the development of above moderate income housing. It is assumed that the above moderate income housing will not only help to create integrated mixed income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

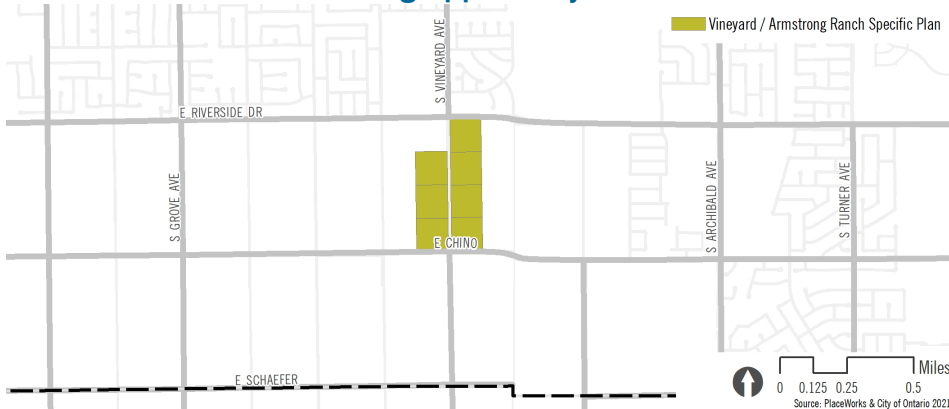
One parcel (15 acres) is proposed to be classified as Mixed Use Neighborhood Activity Hub (MU NH) in the Policy Plan. This activity center is envisioned as a low rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy five percent is estimated because recent projects in mixed use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.

Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate income households.

Vineyard Corridor / Armstrong Ranch Specific Plan

The Vineyard Corridor / Armstrong Ranch Opportunity Area includes the parcels on either side of Vineyard Avenue between Chino Avenue and Riverside Drive. The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period. The extents of the Opportunity Area are shown in Figure 5-11 and described in the text that follows.

**Figure 5-11 Vineyard Corridor / Armstrong Ranch Specific Plan
Housing Opportunity Area**



- Size of Sites – Vineyard Corridor/Armstrong Ranch Specific Plan

No sites in this opportunity area are smaller than 0.5 acres or larger than 10 acres.

- Zoning – Vineyard Corridor/Armstrong Ranch Specific Plan

The three sites parcels (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

The four sites parcels (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow a minimum of 20 dwelling units per acre and maximum of **at least** 30 or more dwelling units per acre on the sites included in the Opportunity Area.

As backbone infrastructure becomes available, development is likely to occur rapidly, as seen in recent years on the eastern side of the Channel. This assertion is informed by conversations with property owners eager to develop, by an on-going dialogue with home building advocacy groups, and by regular inquiries from developers interested in this area of the City.

- ~~• The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period.~~

- Existing Use

The Opportunity Area includes seven parcels (64.3 acres), all of which are currently used for agricultural purposes. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

- Availability of Sites

As in the other Opportunity Areas that comprise this strategy, the City has planned to phase out agricultural uses in this area since annexation in 1997, but insufficient infrastructure limited what could be achieved.

As previously described under infrastructure availability, sewer and water service is expected to extend north from the new trunk line on Merrill Avenue (estimated completion in 2022) north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served. Based on discussion with OMUC, the sites in this area are expected to have service during the final phases of expansion:

- Between Schaefer Avenue and Riverside Drive: 4 to 6 years

Discussions with the development community show that there is substantial interest in developing these sites when infrastructure is available.

- Feasibility of Development

Discussions with the development community show that there is substantial interest in developing these sites when infrastructure is available. These sites were identified after discussions with property owners and developers interested in intensifying these area.

The greatest deterrent to the development of these sites is the availability of infrastructure, which may be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower-income, while the remaining housing capacity is estimated to facilitate the development of

above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create an integrated mixed-income community but will also help to finance the expansion of infrastructure.

~~The three sites (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

REALISTIC CAPACITY

To determine the realistic capacity on these sites, the City identified a realistic density below the maximum, and applied an additional reduction factor to sites with a mixed-use designation to account for potential non-residential uses. A summary of the assumptions and realistic capacity is included in Table 5-5, and detailed descriptions of the adjustment factors applied to sites within each zoning designation is provided after the table.

Table 5-13
Strategy 6: Realistic Capacity

<u>Zoning/ Policy Plan</u> <i>(after rezoning)</i>	<u>Number of Parcels</u>	<u>Acres*</u>	<u>Max Density</u> <i>(du/ac)</i>	<u>Max Capacity</u> <i>(units*)</i>	<u>Adjustment Factor**</u>	<u>Final Realistic Capacity</u> <i>(units*)</i>
Opportunity Area: Great Park Corridor						
SP-AG-AH/MDR	42	299.4	30	8,983	73.3%	6,568
SP-AG-AH/MU-EU	8	81.7	45	3,677	31.1%	1,142
SP-AG-AH/MU-GP	29	219.5	65	14,264	37.7%	5,370
Opportunity Area: Grove Corridor						
SP-AG-AH/MDR	22	150.8	30	4,524	73.3%	3,315
SP-AG-AH/MU-GR	4	36.0	65	2,339	35.0%	815
Opportunity Area: Euclid Corridor						
SP-AG-AH/MDR	23	117.2	30	3,517	73.3%	2,567
SP-AG-AH/MU-ER	1	15.0	75	1,124	35.0%	393
Opportunity Area: Vineyard Corridor / Armstrong Ranch Specific Plan						
SP-AG-AH/MDR	7	64.3	30	1,930	73.3%	1,416
TOTAL	136.0	983.9		25,773		21,586

Source: City of Ontario, 2022.

*Acres and units have been rounded.

**See Adjustment Factor below for a detailed description of the adjustment factors applied to each group of sites.

Adjustment Factors

- SP-AG-AH / MDR (Great Park, Grove, and Euclid Corridors, and Vineyard Corridor/ Armstrong Ranch Specific Plan)

Description:

- Number and size of sites: 94 parcels, 631.8 acres
- Allowable density: 20-30 dwelling units per acre
- RHNA affordability: varies based on location of site relative to planned infrastructure expansion.
 - o Great Park Corridor – Infrastructure in 1-3 years. Lower income Lower-income (50 percent), Moderate income Moderate-income (25 percent), Above moderate income Above moderate-income (25 percent)

- 1 parcel in Great Park Corridor, Southern portions of Grove Corridor & Euclid Corridors - Infrastructure in 3-5 years. ~~Lower income~~ Lower-income (40 percent), ~~Above moderate income~~ Above moderate-income (60 percent)
- Northern portions of Grove Corridor & Euclid Corridor, all of Vineyard Corridor/ Armstrong Ranch Specific Plan - Infrastructure in 3-5 years. ~~Lower income~~ Lower-income (25 percent), ~~Above moderate income~~ Above moderate-income (75 percent)
- Existing Use: Agriculture, Open Storage, Building Supplies sales/storage
- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: Unconfirmed liquefaction potential on 7 parcels (44.8 acres), as discussed under Strategy Six "Environmental Constraints," recent projects within the area that has high water levels, have not required mitigation so no adjustment has been provided.

Capacity Factors:

- Land Use Controls and Site Improvements. 95 Percent Adjustment
Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here is intended to account for the portion of each site that will be dedicated to internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.
- Realistic Residential Capacity. No Adjustment
The SP-AG-AH zone, with a Policy Plan designation of MDR is intended for 100 percent residential projects. For this reason, 100 percent of the site area was considered viable for residential development, and no reduction factor was applied.
- Typical Densities. 77.1 Percent Adjustment
Project applications and requests for specific plan amendments in the eastern Ontario Ranch, have continuously requested higher and higher densities to meet current market demand. Specific plans that were originally imagined as

primarily single-family homes have repositioned to include a greater variety of higher density options. Examples of recently completed homes that are similar to what would be expected in the MDR areas of western Ontario Ranch include motor court and row town products, both of which have been built at densities between 22 and 25 dwelling units per acre in the eastern Ontario Ranch. The City also looked at the densities of recent affordable projects in the northern part of the city (Vista Verde, completed in 2021, and Emporia I, completed in 2020), which were built at densities of 26 and 27 dwelling units per acre, to provide a more conservative estimate while also estimating a high enough density to realize cost savings, a realistic density of 23 dwelling units per acre was used to estimate realistic capacity. Twenty-three dwelling units per acre is 77.1 percent of the maximum density allowed.

In addition to the adjustment factor, 34 existing units (19 in the Great Park Corridor, 3 in the Grove Corridor, 12 in the Euclid Corridor) within the MDR designation (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- Infrastructure Availability. Adjustments made to affordability distribution

As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above ~~moderate income~~ moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is divided by affordability level as follows:

- Great Park Corridor (Infrastructure in 1-3 years)
~~Lower income~~ Lower-income (50 percent), Moderate income Moderate-income (25 percent), Above moderate income Above moderate-income (25 percent)
- 1 parcel in Great Park Corridor, Southern portions of Grove & Euclid Corridors (Infrastructure in 3-5 years)
~~Lower income~~ Lower-income (40 percent), Above moderate income Above moderate-income (60 percent)
- Northern portions of Grove Corridor & Euclid Corridor, all of Vineyard Corridor/ Armstrong Ranch Specific Plan (Infrastructure in 3-5 years)
~~Lower income~~ Lower-income (25 percent), Above moderate income Above moderate-income (75 percent)

The results of this distribution are recorded in Table 5-14.

- Environmental Constraints. No Adjustment

As discussed under Strategy Six "Environmental Constraints," there is unconfirmed liquefaction potential on 7 MDR parcels (44.8 acres) in the Great Park Corridor. However, geotechnical studies for recent projects within the zone have not identified any specific risks, and additional mitigation has not been required, soils and groundwater levels are assumed to be similar throughout of the zone, so adjustment was not considered necessary.

Total Capacity Adjustments: $(.95) \times (1) \times (.771) \times (1) \times (1) = 73.3$ percent ~~Forty-one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

- SP-AG-AH / MU-EU (Great Park Corridor)

Description:

- Number and size of sites: 8 parcels, 81.7 acres
- Allowable density: 25-45 dwelling units per acre
- RHNA affordability: ~~Lower-income~~ Lower-income (50 percent), ~~Moderate-income~~ Moderate-income (25 percent), ~~Above-Moderate income~~ Moderate-income (25 percent)
- Existing Use: Agriculture
- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. 31.1 Percent Adjustment
Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.
- Realistic Residential Capacity. 42.1 Percent Adjustment
This mixed-use area will allow for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is a new land use in the City that will allow for some low-impact, small scale, light industrial uses as well as commercial and residential projects. Market demand for both residential and light industrial uses is high. An adjustment factor of 42.1 percent has been applied to account for potential non-residential development on these sites. This estimate generally reflects the mix of project types the City anticipates based on conversations with developers and property owners.

- Typical Densities. 77.8 Percent Adjustment

This mixed-use designation allows residential densities between 25 and 45 dwelling units per acre. A realistic density in the middle of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 77.8 percent of the maximum density allowed on the site.

In addition to the adjustment factor, 2 existing units in the Great Park Corridor with a designation of MU-EU (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- Infrastructure Availability. Adjustments made to affordability distribution

As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-moderate-income moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is divided by affordability level as follows:

- o Great Park Corridor – Infrastructure in 1-3 years. ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above moderate income~~Above moderate-income (25 percent)

The results of this distribution are recorded in Table 5-14.

- Environmental Constraints. No Adjustment
No known site constraints

Total Capacity Adjustments: (.95)x(.421)x(.778)x(1)x(1)=31.1 percent

- ~~Eight sites (81.7 acres) are proposed to be classified as Mixed Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live/work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for potential non-residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

- SP-AG-AH / MU-GP (Great Park Corridor)

Description:

- Number and size of sites: 29 parcels, 219.5 acres
- Allowable density: 20-65 dwelling units per acre
- RHNA affordability: ~~Lower income~~Lower-income (50 percent), ~~Moderate income~~Moderate-income (25 percent), ~~Above Moderate income~~Moderate-income (25 percent)
- Existing Use: Agriculture, Open Storage, Truck Wash, Vacant Site with Concrete Pad and Fence

- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: Unconfirmed liquefaction potential on 19 parcels (137.7 acres), as discussed under Strategy 6, "Environmental Constraints," recent projects within the area that potentially has high water levels, have not required mitigation so no adjustment has been provided.

Capacity Factors:

- Land Use Controls and Site Improvements. 95 Percent Adjustment
Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.
- Realistic Residential Capacity. 73.7 Percent Adjustment
This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This land use is envisioned as the southwestern activity center for citizens of Ontario with both vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Consistent with these trends, approximately 73.7 percent of the area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 73.7 percent.

- Typical Densities. 53.8 Percent Adjustment

This mixed-use designation allows residential densities between 20 and 65 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

In addition to the adjustment factor, 7 existing units in the Great Park Corridor with a designation of MU-GP (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- Infrastructure Availability. Adjustments made to affordability level estimates rather than capacity

As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases for sites farther away from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-moderate income moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion.

The realistic capacity is therefore divided by affordability level as follows:

- Great Park Corridor – Infrastructure in 1-3 years. Lower income Lower-income (50 percent), Moderate income Moderate-income (25 percent), Above moderate income Above moderate-income (25 percent)

The results of this distribution are recorded in Table 5-14.

- Environmental Constraints. No Adjustment

As discussed under Strategy Six "Environmental Constraints," there is unconfirmed liquefaction potential on 19 MU-GP parcels (137.7 acres) in the Great Park Corridor. However, geotechnical studies for recent projects within the zone have not identified any specific risks, and additional mitigation has not been required, soils and groundwater levels are assumed to be similar throughout of the zone, so adjustment was not considered necessary.

Total Capacity Adjustments: (.95)x(.737)x(.538)x(1)x(1)=37.7 percent

- ~~Twenty nine parcels (219.5 acres) are proposed to be classified as Mixed-Use Great Park (currently called the NMC West Mixed-Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian-oriented atmosphere. These mixed-use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for non-residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

- SP-AG-AH / MU-GR (Grove Corridor)

Description:

- Number and size of sites: 4 parcels, 36 acres

- Allowable density: 20-65 dwelling units per acre
- RHNA affordability: ~~Lower-income~~ Lower-income (25 percent), ~~Above-Moderate-income~~ Moderate-income (75 percent)
- Existing Use: Agriculture
- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: None known

Capacity Factors:

- *Land Use Controls and Site Improvements.* 95 Percent Adjustment
Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to account for these uses. The total adjustment factor applied is 95 percent.
- *Realistic Residential Capacity.* 68.4 Percent Adjustment
This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This is land use envisioned as the southwestern activity center for citizens of Ontario with both vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Because the City would like to encourage a greater mix of uses on these sites to serve as a neighborhood center for central Ontario Ranch, a smaller percent of the area, approximately 68.4 percent of the

area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 68.4 percent.

- Typical Densities. 53.8 Percent Adjustment

This mixed-use designation allows residential densities between 20 and 65 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

In addition to the adjustment factor, 3 existing units in the Grove Corridor with a designation of MU-GR (as previously discussed under "Site-Specific Information") have been removed from the realistic capacity to ensure estimates focus on growth rather than replacement.

- Infrastructure Availability. Adjustments made to affordability level estimates rather than capacity

As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue

anticipate the lowest percentage of affordable units, with the balance expected to be above ~~moderate-income~~ moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- o Grove Corridor (north of Schaefer Avenue)- Infrastructure in 4-6 years. ~~Lower-income~~ Lower-income (25 percent), ~~Above moderate-income~~ Above moderate-income (75 percent)

The results of this distribution are recorded in Table 5-14.

- Environmental Constraints. No Adjustment
No known site constraints.

Total Capacity Adjustments: (.95)x(.68.4)x(.538)x(1)x(1)=35.0 percent

- SP-AG-AH / MU-ER (Euclid Corridor)

Description:

- Number and size of sites: 1 parcel, 15.0 acres
- Allowable density: 25-75 dwelling units per acre
- RHNA affordability: ~~Lower-income~~ Lower-income (25 percent), ~~Above-Moderate-income~~ Moderate-income (75 percent)
- Existing Use: Agriculture
- Infrastructure availability: Planned, RHNA affordability distribution accounts for phasing of infrastructure
- Environmental constraints: None known

Capacity Factors:

- Land Use Controls and Site Improvements. 95 Percent Adjustment
Portions of parcels that were not deemed appropriate for residential development (due to presence of a utility easement, designation as a future park, or other factor that would preclude residential development) are not included in the acreage estimates within the land inventory. As such, the factor applied here represents the portion of each site that will be dedicated internal circulation, sidewalks, and other public areas. Five percent of the land area has been reserved to

account for these uses. The total adjustment factor applied is 95 percent.

- *Realistic Residential Capacity. 78.9 Percent Adjustment*

This mixed-use designation (currently called MU-NMC West, but a name change is proposed) allows for 100 percent residential uses, mixed use projects, and 100 percent non-residential uses. This land use is envisioned as the southwestern activity center for citizens of Ontario with both vertical and horizontal mixed-use development that connects to the Great Park. To determine the amount of mixed-use land area that is expected to develop for residential uses, the City looked at trends in the eastern Ontario Ranch, where developers have consistently approached the City to reduce the commercial footprint within the adopted specific plan. The City also examined the mix of uses built or otherwise in the pipeline in the area designated as Mixed-Use NMC East in the Policy Plan, which was envisioned for a similar use as the MU-GP designation. In the Mixed-Use NMC East areas the mix of uses is approximately 75 percent residential. Because the location of this site is directly across the street from a successful neighborhood shopping center, it is expected that a smaller amount of retail and other nonresidential uses will be viable, while residential uses will remain in high demand. Consistent with these trends, approximately 78.9 percent of the area is expected to develop for residential purposes, while the balance is reserved for non-residential uses. The total adjustment factor applied is 78.9 percent.

- *Typical Densities. 46.7 Percent Adjustment*

This mixed-use designation allows residential densities between 20 and 75 dwelling units per acre. A realistic density at the lower end of the allowed range, 35 dwelling units per acre, was deemed realistic to determine the total capacity on these sites. This was based on projects developed in other areas of the city with a similar characteristic to the City's vision for affordable housing in this area, including the 1001 E. Holt Blvd., a mixed-use multi-family project (35 dwelling units per acre), and based on affordable projects outside of the City, like the Adams Avenue Affordable Housing Community in Murrieta, CA, which will complete adoption hearings in 2022 and is proposed at a density of 32 dwelling units per acre over a 6.22 acre site. Accordingly, 35 dwelling units per acre will provide a realistic capacity estimate for units on these sites. Thirty-five dwelling units per acre is 53.8 percent of the maximum density allowed on the site.

- Infrastructure Availability. Adjustments made to affordability level estimates rather than capacity

As previously discussed, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar to that of the eastern Ranch. Infrastructure is expected to expand south to north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the potential affordability levels. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases as you move north from Merrill Avenue, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above-moderate income moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- o Euclid Corridor (north of sites adjacent to Schaefer Avenue)- Infrastructure in 4-6 years. Lower income Lower-income (25 percent), Above moderate income Above moderate-income (75 percent)

The results of this distribution are recorded in Table 5-14.

- Environmental Constraints. No Adjustment

No known site constraints.

Total Capacity Adjustments: (.95)x(.789)x(.467)x(1)x(1)=35.0 percent

~~Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower income housing, 3,286 are presumed to have capacity for housing affordable to moderate income households, and 3,286 are presumed to have capacity for housing affordable to above moderate income households.~~

UNITS BY RHNA INCOME CATEGORY

As discussed in previous section, infrastructure availability will enable development of the western Ontario Ranch to occur in a pattern similar

to that of the eastern Ranch. Infrastructure is expected to expand south to the north as development occurs. Part of the funding for expansion of the infrastructure system will come from investments by market-rate developers. With the current strong demand for residential uses, it is not anticipated that the availability of infrastructure will limit the number of units that can and will be built on each site, only the timing for when those sites will be able to develop and the affordability of resulting units. To account for this, and in recognition of the need to offset costs for infrastructure expansion, the percent of the realistic capacity estimated as suitable for lower-income units decreases on sites farther away from Merrill Avenue, the southern-most street in the western Ontario Ranch, where the initial trunk line is anticipated to complete construction in 2022. The areas farthest from Merrill Avenue anticipate the lowest percentage of affordable units, with the balance expected to be above ~~moderate income~~ moderate-income. It is expected that above-moderate housing will help to offset the costs associated with infrastructure expansion. The realistic capacity is divided by affordability level as follows:

- Great Park Corridor
 - South of SCE easement (Infrastructure in 1-3 years)
~~Lower income~~ Lower-income (50 percent), ~~Moderate income~~ Moderate-income (25 percent), ~~Above moderate income~~ Above moderate-income (25 percent)
 - North of SCE easement (Infrastructure in 3-5 years)
~~Lower income~~ Lower-income (40 percent), ~~Above moderate income~~ Above moderate-income (60 percent)
- Grove Corridor
 - South of Schaefer Avenue (Infrastructure in 3-5 years)
~~Lower income~~ Lower-income (40 percent), ~~Above moderate income~~ Above moderate-income (60 percent)
 - North of Schaefer Avenue (Infrastructure in 4-6 years)
~~Lower income~~ Lower-income (25 percent), ~~Above moderate income~~ Above moderate-income (75 percent)
- Euclid Corridor
 - South of Schaefer Avenue (Infrastructure in 3-5 years)
~~Lower income~~ Lower-income (40 percent), ~~Above moderate income~~ Above moderate-income (60 percent)
 - North of Schaefer Avenue (Infrastructure in 4-6 years)
~~Lower income~~ Lower-income (25 percent), ~~Above moderate income~~ Above moderate-income (75 percent)

- [Vineyard Corridor/Armstrong Ranch Specific Plan](#)
 - [Whole Area \(Infrastructure in 4-6 years\)](#)
~~Lower income~~ Lower-income (25 percent), ~~Above moderate income~~ Above moderate-income (75 percent)

Table 5-14
Strategy 6: Units by Income Category

<u>Zoning/ Policy Plan</u> <i>(after rezoning)</i>	<u>Number of</u> <u>Parcels</u>	<u>Acres*</u>	<u>Units by RHNA Income Category</u>			<u>Final Realistic</u> <u>Capacity</u> <i>(units*)</i>
			<u>Lower</u> <i>(units*)</i>	<u>Moderate</u> <i>(units*)</i>	<u>Above Moderate</u> <i>(units*)</i>	
<u>Opportunity Area: Great Park Corridor</u>						
<u>South of SCE Easement</u>						
SP-AG-AH/MDR	<u>42</u>	<u>299.4</u>	<u>3,257</u>	<u>1,604</u>	<u>1,707</u>	<u>6,568</u>
South of SCE Easement	<u>41</u>	<u>291.6</u>	<u>3,190</u>	<u>1,604</u>	<u>1,604</u>	<u>6,397</u>
North of SCE Easement	<u>1</u>	<u>7.8</u>	<u>68</u>	<u>-</u>	<u>103</u>	<u>171</u>
SP-AG-AH/MU-EU ¹	<u>8</u>	<u>81.7</u>	<u>570</u>	<u>286</u>	<u>286</u>	<u>1,142</u>
SP-AG-AH/MU-GP ¹	<u>29</u>	<u>219.5</u>	<u>2,681</u>	<u>1,344</u>	<u>1,344</u>	<u>5,370</u>
<u>Opportunity Area: Grove Corridor</u>						
SP-AG-AH/MDR	<u>22</u>	<u>150.8</u>	<u>1,003</u>	<u>-</u>	<u>2,312</u>	<u>3,315</u>
South of Schaefer Ave	<u>8</u>	<u>53.2</u>	<u>468</u>	<u>-</u>	<u>702</u>	<u>1,169</u>
North of Schaefer Ave	<u>14</u>	<u>97.7</u>	<u>535</u>	<u>-</u>	<u>1,610</u>	<u>2,145</u>
SP-AG-AH/MU-GR	<u>4</u>	<u>36.0</u>	<u>202</u>	<u>-</u>	<u>614</u>	<u>815</u>
<u>Opportunity Area: Euclid Corridor</u>						
SP-AG-AH/MDR	<u>23</u>	<u>117.2</u>	<u>633</u>	<u>-</u>	<u>1,934</u>	<u>2,567</u>
Adj. to Schaefer Ave	<u>8</u>	<u>53.2</u>	<u>169</u>	<u>-</u>	<u>513</u>	<u>1,169</u>
North of sites adj. to Schaefer	<u>14</u>	<u>97.7</u>	<u>464</u>	<u>-</u>	<u>1,421</u>	<u>2,145</u>
SP-AG-AH/MU-ER	<u>1</u>	<u>15.0</u>	<u>98</u>	<u>-</u>	<u>295</u>	<u>393</u>
<u>Opportunity Area: Vineyard Corridor / Armstrong Ranch Specific Plan</u>						
SP-AG-AH/MDR	<u>7</u>	<u>64.3</u>	<u>354</u>	<u>-</u>	<u>1,062</u>	<u>1,416</u>
TOTAL	<u>136</u>	<u>983.9</u>	<u>8,798</u>	<u>3,234</u>	<u>9,553</u>	<u>21,586</u>

Source: City of Ontario, 2022.

*Acres and units have been rounded.

Notes:

- 1 All MU-EU and MU-GP parcels are south of the SCE easements.
- 2 All MU-GR parcels are north of Schaefer Avenue.
- 3 All MU-ER parcels are north of sites adjacent to Schaefer Avenue.

~~To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower income households. The balance of the capacity is split between moderate income housing and above moderate income housing. It is assumed that the above moderate-~~

~~income housing will help create integrated mixed income communities and combine with non residential uses to help finance any necessary subdivision and expansion of infrastructure.~~

~~To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.~~

- ~~— **South of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.~~
- ~~— **North of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.~~

~~Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower income RHNA is estimated to facilitate the development of above moderate income housing. It is assumed that the above moderate income housing will not only help to create integrated mixed income communities but will also help to finance the expansion of infrastructure.~~

~~As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~There are 20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing~~

~~Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

~~Four parcels (36 acres) are proposed to be classified as Mixed Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.~~

~~Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate-income households.~~

~~The Euclid Corridor was identified as suitable for development during the 2021-2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.~~

~~To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections:~~

- ~~— **Adjacent to Schaefer Avenue.** In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.~~
- ~~— **North to Riverside Drive.** For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.~~

~~Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower income RHNA is estimated to facilitate the development of above moderate income housing. It is assumed that the above moderate income housing will not only help to create integrated mixed income communities but will also help to finance the expansion of infrastructure.~~

~~As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

~~One parcel (15 acres) is proposed to be classified as Mixed Use Neighborhood Activity Hub (MU-NH) in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower and moderate income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy five percent is estimated because recent projects in mixed use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.~~

~~Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate income households.~~

~~In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.~~

~~The sites are proposed to be re-classified as MDR in the Policy Plan. As previously noted, the definition for MDR will also be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units, will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.~~

~~The four sites (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow at least 30 dwelling units per acre on the sites included in the Opportunity Area. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on these sites.~~

~~Using the metrics described, the Vineyard Corridor/Armstrong Ranch Opportunity Area has a total capacity of 1,416 new units, 354 of which have the capacity to accommodate lower income housing, and 1,062 units are presumed to have capacity for housing affordable to above moderate-income households.~~

Strategy 7: Accessory Dwelling Units

Accessory dwellings are a part of the strategy for meeting the City's share of its RHNA for housing affordable to low- and moderate-income households. Ontario has many single-family homes on lots that would allow space to build an ADU.

State law has been amended to facilitate and encourage the production of accessory dwellings. In 2016, AB 2299 and SB 1069 required cities to revise their zoning code to conform to the new ADU law. In 2019, SB 68, AB 881, and SB 13 further amended California Government Code Sections 65852.2 and 65852.22, and Health and Safety Code Section 17980.12 pertaining to local regulations for ADUs. In January 2020, the City Council enacted

Ordinance 3175 to incorporate recent changes to state law with respect to ADUs.

Ontario has seen an influx in ADU applications, increasing from just 30 units permitted in 2019 to 69 permits issued in 2020. Based on past and current trends, the City expects that 120 to 360 ADUs will be built during the Housing Element period of 2021-2029.

The affordability for ADUs built in Ontario is based on SCAG’s ADU survey and affordability assumptions for San Bernardino County. Applying those affordability assumptions to Ontario and the range of production estimates, the City can expect the production of 69 to 207 lower-income ADUs over the Housing Element period. Table 5-3-15 includes the summary of ADU projection estimates by affordability level. To encourage this level of production, the Housing Plan proposes a program to incentivize the production of ADUs (Program 27).

Table 5-3-15
Accessory Dwelling Unit Projections, 2021–2029

Household Income Category	Percent of ADUs Projected ¹	Range of ADU Estimates	
		Conservative Trend ²	Maximum Trend ³
Lower	57.5%	69	207
Moderate	34.8%	42	125
Above Moderate	7.7%	9	28
ADUS Projected (2021-2029)		120	360

Source: City of Ontario, 2021.

Notes:

1. The methodology for the affordability distribution of ADUs can be accessed online at: https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527
2. The conservative trend assumes 15 dwelling units will be built per year. This estimate is based on half of the reduced number of permits issued in 2019.
3. The maximum trend assumes 45 dwelling units will be built per year. This estimate is based on the average of the permits issued in 2019 and 2020.

Summary of Capacity to Accommodate RHNA Allocation

Table 5-4-16 summarizes the City’s strategy to achieve its 2021-2029 RHNA. It is recognized, however, that these strategies are deemed conservative—the City expects that additional residential and mixed-use projects will occur within specific plan areas and on underutilized sites throughout the city. The City’s RHNA strategy reflects the City’s policy to support the creation of mixed-income communities by assuming a mix of lower- and moderate-income housing on identified sites in established neighborhoods and a mix of lower-, moderate-, and above moderate-income housing in areas where there is no existing residential component.

The following provides a high-level summary of the City's RHNA strategies.

- **Above moderate-income.** In addition to the capacity identified in pipeline projects and the analysis of strategies, the City has entitled additional capacity for several thousand homes that have not been credited toward the RHNA. Areas with development potential that are not included in the inventory include entitled specific plans, the downtown mixed-use district, and mixed-use areas along the I-10 corridor. Several specific plans were also recently amended to allow more housing at higher densities, a trend the City expects to continue. There is sufficient capacity to accommodate the above moderate-income housing requirement of the RHNA.
- **Moderate-income.** Prior sections contained an analysis of the strategies that will be used to accommodate the moderate- and lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate housing affordable to moderate-income households.
- **Lower-income.** Prior sections contained an analysis of the strategies that will be used to accommodate the lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate affordable housing. In addition, specific programs were shown for each strategy that would encourage and facilitate housing production and that would also remove any potential constraints to development.

Table 5-416
Availability of Land to Meet RHNA, 2021–2029

Site Area	Lower Income	Moderate Income	Above Moderate Income	Total Final Realistic Capacity	
2021–2029 RHNA	8,926	3,329	8,599	20,854	
Project Credits	-	-	(1,650,111)	(1,650,111)	
Remainder	8,926	3,239	6,949,488	19,204,187 4	
Strategies					
#1 Downtown	20	20	-	40	
#2	West Holt	227	227	454	
	East Holt	250	249	499	
#3 Old Cardenas Market	33	32	-	65	
#4 Ontario Center Specific Plan	151	152	-	303	
#5 Ontario Mills Specific Plan	1,564	782	782	3,128	
#6	Great Park Corridor	6,509,508	3,286,235	3,286,337	13,084,080
	Grove Corridor	1,452,205	-	2,978,926	4,130,1
	Euclid Corridor	731	-	2,229	2,960
	Vineyard Corridor / Armstrong Ranch Specific Plan	354	-	1,062	1,416
#7 Accessory Dwelling Units	69	42	9	120	
Total Capacity	11,060,112	4,790,740	10,346,345	26,196,197	
Surplus / Buffer	2,434,186 (24%)	1,461,411 (42%)	3,397,857 (40%)	6,992,745 (36%)	
	RHNA met	RHNA met	RHNA met	RHNA met	

Source: City of Ontario, 2021.

5.2 Administrative and Financial Resources

Funding Sources for Affordable Housing

The City's local housing programs are supported through federal funding and state funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 5-175. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

Table 5-175
Federal and State Housing Funding Programs

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Federal Funding Programs		
Community Development Block Grant (CDBG) Program	<p>The Department of Housing and Urban Development (HUD) awards CDBG annually to entitlement jurisdictions and states for general activities, including housing and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees.</p> <p>The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.”</p>	<p>Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement</p>
HOME Investment Partnerships Program	<p>The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.</p>	<p>Acquisition Rehabilitation Homebuyer Assistance Rental Assistance</p>
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	<p>Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.</p>	<p>Rental Assistance</p>
Section 811	<p>Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.</p>	<p>Acquisition Rehabilitation New Construction Rental Assistance</p>
Section 203(k)	<p>Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.</p>	<p>Land Acquisition Rehabilitation Refinancing of Existing Debt</p>
Section 202	<p>Grants to private nonprofit developers of supportive housing for very low-income seniors.</p>	<p>New Construction</p>

Table 5-175
Federal and State Housing Funding Programs

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Emergency Solutions Grant-CARES (ESG-CV)	One-time funding for programs targeted to homeless or those at-risk for housing to prepare for, respond to, or prevent impacts of the coronavirus pandemic.	Support Services (Homeless Facilities and Program)
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction

Table 5-175
Federal and State Housing Funding Programs

Program Name	Description	Eligible Activities
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
Senate Bill 2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The (LEAP grants program provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies <i>See complete list in LEAP program materials</i>
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements

Table 5-175
Federal and State Housing Funding Programs

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit-Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
State Funding Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra-Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care

Table 5-175
Federal and State Housing Funding Programs

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Special-Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

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 (HCV) 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. Within Ontario, the approximate number of HCVs have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020. As of July 2021, there are 773 vouchers in use for the City of Ontario. This includes 735 in traditional voucher programs and 38 in special voucher programs, such as the Veterans Affairs Supportive Housing. The waitlists, which are for the entire County of San Bernardino remain closed as of July 2021. In March 2021, there were 20,382 tenant-based households on the waitlist and 60,744 total households on the waitlist.

(See Programs 23, 25, 27, and 31)

Community Development Block Grants (CDBG)

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 \$1.8 million in funding in 2019–2020.

(See Programs 3, 4, 6, 9, 27, 31, and 33)

HOME Partnership

Ontario received approximately \$666,000 in 2019–2020 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.

(See Programs 1, 3, 4, 24, 27, 32, and 33)

Transformative Climate Communities

Ontario received funding through the Transformative Climate Communities (TCC) grant program from the State of California (\$33.2 million) for a variety of project types, including housing. The TCC housing component included gap funding of approximately \$14 million for the development of a 101-unit affordable housing project known as Vista Verde. The construction of the Vista Verde Apartments began on June 17, 2019, and was completed in March 2021. Within the project area, 24 solar photovoltaic (PV) systems were installed on the single-family homes, providing approximately 31 kilowatts (kw) in renewable energy capacity. Of the 101 units, 11 will be rented to households making below 30 percent of the area median income (AMI), 37 units will be rented to households at 50 percent AMI, and 42 units will be rented out to households at 60 percent AMI. The affordable housing units will be made available through a lottery process. Applicants who already work and live in Ontario will be given preference.

(See Programs 8 and 10)

Permanent Local Housing Allocation

Ontario received funds that will be used for housing programs and homeless programs. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.

(See Program 24)

6. PROGRAM EVALUATION

The 2021–2029 Housing Element sets 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 2013–2021 Housing Element.

6.1 2013–2021 Housing Element Goals

The 2013–2021 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 here.

- **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.

6.2 2013–2021 Special Housing Needs Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table 6-1, Review of Previous Housing Element, the 2013 - 2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- In partnership with the Housing Authority of San Bernardino County, the approximate number of Housing Choice Vouchers (HCV) that were used by Ontario residents are: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.
- In 2020, City staff worked with the National Foundation of Affordable housing to assist with the rehabilitation and preservation of the Ontario Townhouses project including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years.
- From 2016-2020, the city's Homeless Continuum of Care implemented programming for homeless residents through Mercy House providing basic needs and services to 4,662 clients. During Fiscal Year 2019-20, funding for the street outreach team was increased from 10 hours per month to 40 hours per week to better deliver services designed to house persons experiencing homelessness.
- The City has provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with supportive services, two seniors received housing rehab grants, nine seniors received tenant-based rental assistance, and 782 units of affordable housing units were restricted for seniors.
- The City worked with two different developers on affordable housing developments that were completed in Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments provide family housing for extremely low-, very low-, and low-income households.
- From 2016-2020, the City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance program to provide rental assistance for chronically homeless individuals and families through rental assistance subsidies, security deposits, and utility deposits.

Table 6-1
Review of Previous Housing Element

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. 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:</p> <ul style="list-style-type: none"> • 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 	<p>Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.</p> <p>Responsible Agencies: Housing and Neighborhood Improvement, Police, Fire, Economic Development, Building, and Planning Departments</p> <p>Funding: CDBG, HOME, ORA, and CalHOME funds</p> <p>Timing: Ongoing, inspect properties annually</p>	<p>The Community Improvement Team completed the following:</p> <p>Inspections: 5,305 in 2016, 4,646 in 2017, 5,201 in 2018, 5,283 in 2019, and 3,878 in 2020</p> <p>Cases closed: 2,076 in 2016, 2,166 in 2017, 1,925 in 2018, 2,145 in 2019, and 1,607 in 2020.</p> <p>The Rental Inspection Program completed the following:</p> <p>Inspections: 4,018 in 2016, 7,477 in 2017, 6,948 in 2018, 5,134 in 2019, and 1,372 in 2020.</p> <p>Abated violations: 1,963 in 2016, 4,190 in 2017, 5,960 in 2018, 4,083 in 2019, and 317 in 2020.</p> <p>The COVID-19 crisis severely hindered Community Improvement Department activities in 2020.</p>	<p>Continue</p>

**Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.</p> <ul style="list-style-type: none"> 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. 			
<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.</p> <p>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.</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, 1,599 units have been insulated and 256 properties were acquired. The program has sold 30 parcels for future airport-compatible development.</p> <p>The program was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contour, which eliminated funding for the program.</p>	<p>Delete – program no longer exists, and the noise contours have been modified in such a way that there is not a qualifying area for the funding from the Federal Aviation Administration.</p>
<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 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</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>As of 2020, 7 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 3 received a Tier Determination. Of the 3 properties that received a Tier Determination, 2 received Local Landmark designation, and 1 received a Local Historic District designation. Additionally, 1 Mills Act Contract (preservation agreement) was approved, and 6 contracts of the Annual Mills Act were completed. Staff continues to</p>	<p>Continue</p>

Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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.</p>		<p>implement design review for historic properties and as of 2018, completed 237 projects for design review.</p> <p>Staff participated in or coordinated the following community outreach activities: Model Colony Awards program, Historic Plaque program, Historic Preservation Month Photo Contest, development of an ESRI Storymap geographically displaying photographs and information for local historical points of interest, Ontario Showcase/Heritage Celebration, and the Ontario Festival of the Arts.</p>	
<p>4. Housing Rehabilitation Loan and Grants</p> <p>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.</p>	<p>Objectives: Continue to implement program, as funding is available.</p> <p>Responsible Agencies: Housing Department</p> <p>Funding: CDBG, HOME, CalHOME</p> <p>Timing: Ongoing</p>	<p>The City of Ontario designed the Community Improvement Code Abatement Loan Program. In 2019 and 2020, no homes were rehabilitated through this program.</p> <p>Under implementation of the CIT Homeowner Occupied Rehabilitation Loan Program, no homes were rehabilitated from 2016 to 2020.</p> <p>Under implementation of the CIT Emergency Grant Program, the following number of homeowners received assistance: 1 in 2016, 1 in 2017, and 0 from 2018-2020.</p> <p>The City's largest housing rehabilitation program, the CARES Program, continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low- and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured.</p> <p>Using Community Development Block Grant (CDBG) funds, the City designed the Conservation Home Improvement Program (CHIP Loan). The program was launched in June 2020 to assist homeowners with exterior home improvements. As of July 2021, two loans were approved, with construction in progress and another two homeowners were proceeding through the eligibility process.</p>	<p>Modify to only include Conservation Home Improvement (CHIP) Loan Program</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>5. 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, 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:</p> <ul style="list-style-type: none"> • 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. 	<p>Objectives: Continue program implementation, as funding is available.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization Agency</p> <p>Funding: CDBG, HOME, General Fund</p> <p>Timing: Ongoing</p>	<p>As of July 2021, the program is on hold. This program was previously funded with LMIHF, HOME, and General Funds. However, limited availability of funding during the 5th cycle planning period hindered the City's ability to implement this program.</p>	<p>Continue and modify – City will seek funding to continue this program and restructure it as needed.</p>
<p>6. 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,</p>	<p>Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.</p> <p>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Agency</p> <p>Funding: General Fund</p> <p>Timing: Ongoing</p>	<p>The primary Neighborhood Planning programs implemented from 2016 to 2020 include the HEAL Zone and Transformative Climate Communities (TCC), Zoning Consistency Program, and Active Transportation Program (ATP).</p> <p>Through the HEAL Zone and TCC programs, feedback from community leaders helped inform decision makers on policy and capital improvements. In 2020, over 6,000 people were invited to a variety of virtual workshops from topics including urban forestry to affordable housing and solar installation. Over four stakeholder meetings were attended through zoom.</p> <p>The Zoning Consistency program was completed in 2018. A total of 552 properties were rezoned to either be consistent with existing residential uses or be more</p>	<p>Continue and modify to include that the City will continue to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.</p>

Table 6-1
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<i>Program</i>	<i>Implementation</i>	<i>Result/Effectiveness</i>	<i>Continue/Modify/Delete</i>
<p>neighborhood organizations, or the preparation of neighborhood improvement plans.</p>		<p>compatible with adjacent residential development by limiting uses. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that went into effect January 2016.</p> <p>The City received funding for infrastructure improvements as part of the ATP Cycle 1, Cycle 2, and Cycle 3. The ATP Cycle 1 and Cycle 2 were completed with improvements to pedestrian safety and access around Euclid, Bon View, Corona, Vineyard, and El Camino Elementary Schools. As part of ATP Cycle 3, design and right-of-way (ROW) acquisition was completed for the area around Sultana Elementary and De Anza Middle School.</p> <p>Additionally, the City acquired the Systemic Safety Analysis Report Program (SAARP) Caltrans Grant to examine how to incorporate improved pedestrian, biking, and transit opportunities along the Euclid Avenue corridor. The City also received a GoHuman demonstration grant through the Southern California Association of Governments (SCAG) to provide an opportunity for public input to pedestrian and bicycle improvements being considered in downtown.</p> <p>As part of the Active Transportation Master Plan, community outreach and most of the walk audits around public schools was completed. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario.</p> <p>The City is also in the process of updating the City Parks Master Plan and initiated a city-wide parks survey in 2020. As of July 2021, the City anticipates that the City Council will adopt the Master Plan soon.</p>	

**Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>7. Neighborhood Stabilization</p> <p>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).</p>	<p>Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization Agency</p> <p>Funding: Federal NSP3 funds</p> <p>Timing: Ongoing</p>	<p>Federal NSP3 funds were exhausted in 2013 and all NSP grant funding was closed out in 2018.</p> <p>In 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth-Grove.</p>	<p>Modify to switch from federal NSP to implementing Ontario's 2019 Neighborhood Preservation Strategy Plan</p>
<p>8. 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>Objectives: Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department</p> <p>Funding: General Fund, CDBG</p> <p>Timing: Ongoing</p>	<p>The Community Engagement Team takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. The Crime-Free Housing and Trespassing program completed the following activities:</p> <ul style="list-style-type: none"> In 2016, Code Enforcement presented the Systematic Rental Inspection Program at the Multifamily Crime-Free Training for apartment complex property owners and managers. In 2018, 80 apartment buildings and 8 businesses were enrolled in the Crime-Free Housing and Trespassing program. 280 individuals were served with trespassing forms. In 2019, two Crime-Free Multi-Housing classes were hosted by the Ontario Police Department. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program 	<p>ContinueDelete</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
Housing Supply and Diversity			
<p><i>9. Downtown Plan</i></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 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.</p>	<p>Objectives: 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>Responsible Agencies: Planning Department</p> <p>Funding: General Fund, Tax Increment</p> <p>Timing: 2015</p>	<p>The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing.</p> <p>To facilitate new development and establish new businesses within the downtown area, the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities.</p> <p>A strategic plan to diversify land uses and improve mobility and connectivity in the downtown area was approved in 2020.</p> <p>In 2020, new affordable housing development was completed, including a 100% affordable (low and very low income) 101-unit transit-oriented development (TOD) project on Virginia/Holt and 100% affordable (low and very low income) 75-unit project on Vine/Holt. A 153-unit</p>	<p>Continue</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<p>mixed-use development was in the entitlement phase at the end of 2020. As of July 2021, the City was continuing to review and the project had not been approved by the Planning Commission.</p> <p>The Downtown Plan area is included in a \$35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations. Projects in the Downtown include the planting of approximately 300 right-of-way trees and development of the Vista Verde 101-unit Affordable Housing project.</p>	
<p><i>10. Mountain and Euclid Corridors</i></p> <p>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.</p>	<p>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.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund</p> <p>Timing: Summer 2014</p>	<p>All sites on the Housing Element Available Land Inventory along corridors Euclid Avenue and Mountain Avenue have been rezoned to medium-density residential, high-density residential, or mixed-use designations, and are consistent with the General Plan.</p> <p>The City continues to monitor the on-going status of development in the Euclid Avenue and Mountain Avenue corridors.</p>	<p>Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>11. 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 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.</p>	<p>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.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund</p> <p>Timing: 2015</p>	<p>All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities.</p> <p>The City continues to monitor the on-going status of development in the Holt Boulevard area.</p>	<p>Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Holt Boulevard area.</p>
<p>12. 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 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</p>	<p>Objectives: Continue to review, approve, and implement plans to develop the New Model Colony.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund</p> <p>Timing: Ongoing</p>	<p>New Model Colony is now known as Ontario Ranch. City staff continues to review and process applications for development in Ontario Ranch. Within Ontario Ranch, the following number of permits for new single-family and multifamily homes were issued: 482 in 2016, 762 in 2017, 1,063 in 2018, 1,398 in 2019, and 864 in 2020. Completion of infrastructure, approval of specific plans, and cancellation of the Williamson Act contracts remain ongoing as of July 2021. The City continues to coordinate with developers on planned developments.</p>	<p>Continue and modify to update name to Ontario Ranch.</p>

**Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.			
<p>13. Downtown Core Catalyst Project</p> <p>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.</p>	<p>Objectives: Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization Agency</p> <p>Funding: State and federal</p> <p>Timing: By 2018</p>	<p>The Catalyst program was completed in 2017. During the Catalyst program, 375 of the anticipated 519 housing units were completed in the Downtown area and the City met all data collection and monitoring requirements of the program. This program did not provide funding for development or program implementation and with the loss of redevelopment funds, the remainder of the planned development was unable to be completed during the project term.</p>	Delete
<p>14. Design Review</p> <p>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.</p>	<p>Objectives: Continue to implement design review process.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund</p> <p>Timing: Ongoing</p>	<p>City staff continues to implement a design review process. The City is in the process of updating its The Ontario Plan, including the Policy Plan. The update includes Objective Design and Development Standards for single-family residential, multifamily residential, and mixed-use developments.</p>	Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process as of July 2021. Update program name to "Senate Bill 2 Implementation"

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>15. 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 that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> 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. <p>Responsible Agencies: Planning/Building/Public Works</p> <p>Funding: General Fund</p> <p>Timing: Ongoing</p>	<p>The City continues to encourage opportunities in the private sector for point-of-sale retro-fits. The City is in the process of updating its General Plan, including the section on energy discussion. The City continued to trend towards the target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. The City is actively participating in the TCC Ontario Shines Program that has resulted in over 24 low-income solar installations.</p> <p>Overall, City consumption of potable water has been reduced by 21% through a combination of water use reduction, transition to recycled water irrigation systems, and drought-tolerant landscaping.</p> <p>The City is continuing to reduce emissions through participation in GGRF Cal Fire Grant that provided additional planting of 150 trees acting as a carbon sink and supporting reductions in the heat island effect.</p>	<p>Continue</p>
<p>16. Land Monitoring Program to Meet the RHNA</p> <p>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.</p> <p>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</p>	<p>Objectives: Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.</p> <p>Responsible Agencies: Planning</p> <p>Funding: General Fund</p> <p>Timing: Within the first three years of the planning period.</p>	<p>The Development Code was updated for consistency with Land Use Designations in 2018 or 2019.</p> <p>The rezoning required to meet the 5th cycle Regional Housing Needs Allocation (RHNA) was completed. Between 2015 and 2018, 83 acres were rezoned to allow 25-45 units per acre to meet all of the lower-income RHNA shortfall requirements, based on the following:</p> <ul style="list-style-type: none"> PZC15-002, 1200 parcels: <ul style="list-style-type: none"> Planning Commission approval October 27, 2015 City Council approval first reading November 17, 2015; second reading December 1, 2015 PZC15-003, parcels on Mountain Ave. between Benson Ave. and San Antonio Ave. (known number): <ul style="list-style-type: none"> Planning Commission approval December 22, 2015 	<p>Continue and update, include No-Net Loss and, if necessary, another rezone program.</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.</p>		<ul style="list-style-type: none"> - City Council approval first reading February 2, 2016; second reading February 16, 2016 • PZC16-001, 881 parcels: <ul style="list-style-type: none"> - Planning Commission approval March 22, 2016 - City Council approval first reading May 3, 2016; second reading May 17, 2016 • PZC16-004, 525 parcels: <ul style="list-style-type: none"> - Planning Commission approval January 24, 2017 - City Council approval first reading March 7, 2017; second reading March 21, 2017 • PZC17-001, 800 parcels: <ul style="list-style-type: none"> - Planning Commission approval January 23, 2018 - City Council approval first reading March 6, 2018; second reading March 20, 2018 <p>City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application, which includes an affidavit regarding compliance with the Available Land Inventory.</p>	
Governmental Regulations/Constraints			
<p>17. Incentives</p> <p>The City of Ontario offers several different types of incentives to facilitate housing production, including:</p> <ul style="list-style-type: none"> • Financial Incentives: The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for 	<p>Objectives: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization Agency</p> <p>Funding: General Fund</p>	<p>The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Incentives were used at Vista Verde and Emporia. Vista Verde Apartments were completed in 2021 and consist of 101 units of family housing for households with incomes ranging up to 60 percent of area median income. The City assisted the development with over \$23</p>	<p>Continue</p>

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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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.</p> <ul style="list-style-type: none"> 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 	<p>Timing: Ongoing and at least annual outreach to developers of affordable housing, including non-profit.</p>	<p>million in multifamily housing bonds and \$14,729,325 from the TCC grant program. The project is located within CA Opportunity Zone. The City provided streamlined permitting for solar systems. Emporia Place Phase I was completed in 2019 and consists of (75 units of family housing for households with incomes ranging up to 60 percent of area median income). The City assisted the development with \$15,675,000 in a Housing Authority Gap Loan and \$19,471,038 in Tax Credit Equity.</p> <p>For other projects where developers declined incentives, they cited prevailing wage requirements as the reason. Housing incentives have also been included in the comprehensive Development Code update, which was adopted in 2016. The City is planning to add an overlay to further increase allowable densities to offset concerns from the development community.</p>	

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>incentives to be negotiated on a case-by-case basis.</p>			
<p>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.</p>	<p>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</p>	<p>City staff continues to implement programs as funds become available. The City has acquired some sites for affordable housing development and then sold those properties to qualified affordable housing developers, including sites for Emporia Place Phase I, Emporia Place Phase II, and Vista Verde. Emporia I: Land Sold: \$3,375,000. Completed in 2019</p> <ul style="list-style-type: none"> • 75 Units: <ul style="list-style-type: none"> - 8 extremely low income units (30% of AMI) - 12 very low income units (40% of AMI) - 30 very low income units (50% of AMI) - 24 low income units (60% of AMI) <p>Emporia II: Working with Related to secure tax credits in upcoming application cycle (March 2022) Vista Verde: Land Sold: \$2,420,000. Completed in 2021</p> <ul style="list-style-type: none"> • 101 Units <ul style="list-style-type: none"> - 21 extremely low income units (30% of AMI) - 37 very low income units (50% of AMI) - 42 low income units (60% of AMI) 	<p>Continue</p>
<p>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</p>	<p>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</p>	<p>The PUD continues to be a viable tool to implement new multifamily housing. Building permits for multifamily homes by year include 2 in 2014, 0 in 2015, 98 in 2016, 81 in 2017, 246 in 2018, 458 in 2019, and 188 in 2020, for a total of 1,173.</p>	<p>Continue</p>

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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>20. <i>Mixed-Use and High-Density Residential Zone and Standards</i></p> <p>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.</p>	<p>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.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund</p> <p>Timing: 2014</p>	<p>New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High-Density Residential and Mixed-Use zones. The City continues its efforts in processing zone changes to bring alignment with the adopted General Plan. In 2020, no additional parcels were rezoned to High-Density Residential or Mixed-Use zones.</p>	<p>Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process, as of July 2021.</p>

**Table 6-1
Review of Previous Housing Element**

<i>Program</i>	<i>Implementation</i>	<i>Result/Effectiveness</i>	<i>Continue/Modify/Delete</i>
Housing Assistance			
<p><i>21. Public Housing</i></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 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.</p>	<p>Objectives: Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.</p> <p>Responsible Agencies: Housing Authority of the County of San Bernardino</p> <p>Funding: US Department of Housing and Urban Development</p> <p>Timing: Ongoing</p>	<p>Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). Within Ontario, the approximate number of Housing Choice Vouchers have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.</p>	<p>Continue, add mobility objectives and commitment to facilitating the movement of voucher holders to areas of high opportunity and resources.</p>
<p><i>22. Homeownership</i></p> <p>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.</p>	<p>Objectives: Implement down payment assistance programs citywide.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization</p> <p>Funding: HCD, BEGIN, CalHOME</p> <p>Timing: Ongoing</p>	<p>In 2016, the City secured \$1 million in CalHome Mortgage Assistance Program funds to offer down payment assistance to qualified low-income families, assisting a total of one household. The CalHome Mortgage Assistance program ended in 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects.</p> <p>The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.</p>	<p>Continue and modify</p>

Table 6-1
Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p><i>23. Preservation of At-Risk Housing</i></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 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.</p>	<p>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.</p> <p>Responsible Agencies: Ontario Housing Authority</p> <p>Funding: Federal government</p> <p>Timing: Ongoing</p>	<p>The 2013-2021 Housing Element reported the existence of one development with affordable units that were at risk of converting to market rate within 10 years of the start of the planning period. That development, the Ontario Townhouses project, a project-based Section 8 voucher property, was preserved in 2020. City staff worked with the National Foundation for Affordable Housing to assist with the rehabilitation of the Ontario Townhouses project, a project-based Section 8 voucher property, including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years. The project was completed during early 2020.</p> <p>As of September 2021, there are a total of 3,539 assisted, multifamily rental units in the city, of which, 460 units were “at-risk” of conversion to market rate. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.</p>	Continue
<p><i>24. Jack Galvin Accord</i></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</p>	<p>Objectives: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization</p> <p>Funding: General Fund</p> <p>Timing: Ongoing</p>	<p>City staff administered the Accord that covers 1,697 mobile home units 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. The Accord was approved for a 5-year extension on November 15, 2019, with an expiration date of January 5, 2025.</p>	Continue

**Table 6-1
Review of Previous Housing Element**

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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>			
Special-Needs Housing			
<p>25. 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 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.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> 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. <p>Responsible Agencies: Ontario Housing Authority</p> <p>Funding: CDBG</p> <p>Timing: Ongoing</p>	<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 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." The definition of the family has been updated to 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. In addition, the City has provided fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.</p>	<p>Continue and update to comply with Assembly Bill 686. Modify to remove reference to definition of family.</p>
<p>26. Homeless Continuum of Care</p> <p>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.</p>	<p>Objectives: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization</p> <p>Funding: Federal funds and private financing</p> <p>Timing: Ongoing</p>	<p>The City's Continuum of Care implements programming for homeless residents.</p> <p>The Mercy House Ontario Access Center has provided basic needs and services to the following number of (unduplicated) clients: 1,385 in 2016, 1,041 in 2017, 809 in 2018, 683 in 2019, and 744 in 2020.</p> <p>The Assisi House and Aftercare Services Program has provided transitional housing and aftercare services to the following number of (unduplicated) clients: 47 in 2016, 59 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020.</p>	<p>Continue</p>

Table 6-1
Review of Previous Housing Element

<i>Program</i>	<i>Implementation</i>	<i>Result/Effectiveness</i>	<i>Continue/Modify/Delete</i>
<p>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.</p>		<p>HOME Tenant-Based Rental Assistance (TBRA) has provided tenant-based rental assistance to the following number of households: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020.</p> <p>Through HUD’s Supportive Housing Program, Project Gateway has helped secure permanent housing with wrap-around services for chronically homeless individuals with disabilities and their families. The following number of households have been served: 13 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020.</p> <p>In cooperation with Ontario Housing Authority, Mercy House, and Mercy House CHDO, a total of 76 permanent housing units continue to be provided for priority occupancy to participants in the CoC.</p> <p>Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city.</p> <ul style="list-style-type: none"> • In Fiscal Year 2019-20, the funding for the street outreach team was increased from 10 hours per month to 40 hours per week. • The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The Program was adapted to begin the COVID-19 motel voucher program in March 2020, serving 57 households from March 2020 to September 2020. The Emergency Motel Voucher Program was implemented in November 2020 to provide shelter to unhoused individuals and families. During Fiscal Year 2020-21, 92 households were served by the Emergency Motel Voucher Program. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing. • The LMIHF Utility Assistance Program assists persons experiencing homelessness with \$0 income to participate in the existing HOME TBRA program operated as part of the CoC. This program was 	

**Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<p>canceled in March 2020 in an effort to focus resources on housing unsheltered persons during the COVID-19 pandemic.</p> <ul style="list-style-type: none"> The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA Program. The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program. The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at-risk of homelessness during the pandemic. During 2020, 2 households received assistance. 	
<p>27. Senior Housing</p> <p>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>Objectives: Continue to provide a full range of housing support services.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization</p> <p>Funding: State and federal funds</p> <p>Timing: Ongoing</p>	<p>The City continues to monitor 762 units of affordable senior housing. The City continued to work with non-profit housing groups to build senior housing projects in the community. The City provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with support services, 2 seniors received housing rehab grants, 9 seniors received tenant-based rental assistance, and 782 units of affordable housing were restricted for seniors.</p>	Continue
<p>28. Housing for People with Disabilities</p> <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,</p>	<p>Objectives:</p> <ul style="list-style-type: none"> 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. <p>Responsible Agencies: Building and Planning Department</p>	<p>The City enforces state and federal accessibility laws to facilitate the improvement of housing for persons with disabilities and encourages reasonable accessibility accommodations. The definition of the family has been updated to 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. The City's Tenant-Based Rental Assistance (TBRA) Program has served 17 disabled households since inception in 2014. For the next cycle, the definition of a</p>	Continue and modify to remove reference to definition of family. Add reference to Inland Regional Center.

Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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.”</p>	<p>Funding: General Fund</p> <p>Timing: Ongoing, update the definition of family within one year of adoption of the Housing Element.</p>	<p>family will be changed to 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. This program will continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.</p>	
<p>29. 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 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.</p>	<p>Objectives: Continue program implementation.</p> <p>Responsible Agencies: Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino</p> <p>Funding: General Fund, CDBG</p> <p>Timing: Ongoing</p>	<p>The City continues to monitor 1,228 units of affordable family housing. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that were completed during Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments will provide for extremely low-, very low-, and low-income units for families.</p>	<p>Continue</p>

**Table 6-1
Review of Previous Housing Element**

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p><i>30. Extremely Low-Income Households</i></p> <p>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.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> • 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. <p>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization</p> <p>Funding: CDBG, HOME, federal and state grants</p> <p>Timing: Annually</p>	<p>The City continues to provide housing assistance to extremely low-income households.</p> <p>The City has restricted the following number of housing units for extremely low-income occupants: 12 in 2016, 12 in 2017, 12 in 2018, 20 in 2019, and 20 in 2020.</p> <p>Under implementation of Project Gateway, the following number of housing units were occupied by extremely low-income households: 8 in 2016, 10 in 2017, 10 in 2018, 6 in 2019, and 13 in 2020.</p> <p>The HOME Tenant Based Rental Assistance (TBRA) has assisted the following total number of households: 9 in 2016, 11 in 2017, 14 in 2018, 13 in 2019, and 34 in 2020.</p> <p>The CoC Permanent Housing (excluding Project Gateway and HOME TBRA) has assisted the following number of households: 6 in 2016, 6 in 2017, 6 in 2018, 2 in 2019, and 2 in 2020.</p> <p>The Assisi House and Aftercare Services program has served the following number of (unduplicated) persons: 47 persons in 2016, 29 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020.</p> <p>The Ontario Access Center has served the following number of (unduplicated) persons: 1,385 in 2016, 1,039 in 2017, 808 in 2018, 683 in 2019, and 744 in 2020.</p> <p>Foothill Family Shelter has assisted the following number of (unduplicated) persons: 12 in 2016, 26 in 2017, and 7 in 2018.</p> <p>Services for Victims of Domestic Violence and Their Children has assisted the following number of (unduplicated) persons: 54 in 2016, 25 in 2017, 74 in 2018, 52 in 2019, and 86 in 2020.</p> <p>The Family Stabilization Program at SOVA Program Center has assisted the following number of</p>	<p>Continue</p>

Table 6-1
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Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
		<p>(unduplicated) persons: 2,444 in 2016, 2,589 in 2017, 2,503 in 2018, 1,890 in 2019, and 2,776 in 2020.</p> <p>Fair Housing services has assisted the following number of (unduplicated) households: 101 in 2016, 71 in 2017, 106 in 2018, 105 in 2019, and 126 in 2020.</p> <p>Landlord-Tenant Mediation services has assisted the following number of (unduplicated) households: 863 in 2016, 740 in 2017, 718 in 2018, 539 in 2019, and 892 in 2020.</p> <p>Senior Services has assisted the following number of (unduplicated) persons: 142 in 2016, 133 in 2017, 166 in 2018, 122 in 2019, and 157 in 2020.</p> <p>Child Care Subsidies has assisted the following number of (unduplicated) persons: 18 in 2016, 17 in 2017, 6 in 2018, 14 in 2019, and 56 in 2020.</p>	
<p>31. Special-Needs Housing</p> <p>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.</p>	<p>Objectives: Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.</p> <p>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization</p> <p>Funding: CDBG, HOME, federal and state grants</p> <p>Timing: Annually</p>	<p>In conjunction with public agencies and community organizations, the following number of Supportive Housing Program project-based vouchers are available each year for chronically homeless with disabilities and their families: 12 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020.</p> <p>The City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance to provide rental assistance and assistance with security deposits and utility deposits to chronically homeless individuals and households. Each year, the following number of homeless households have received assistance for permanent housing: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020.</p> <p>The City continues to pursue 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.</p>	Continue

7. HOUSING ELEMENT OUTREACH

The City of Ontario conducted a housing element outreach program that included a combination of public meetings, consultations, and surveys. [See also description of outreach, as related to the AFH in section 3. The Public Review Draft Housing Element was released October 14, 2021. It was discussed at a Planning Commission meeting, which was open to the public, on December 20, 2021. There were no comments received from the public. Commissioners asked clarifying questions and expressed support for the Housing Element.](#)

7.1 2020-2024 Consolidated Plan

The community outreach process for the preparation of the 2020-2024 Consolidated Plan and 2020-2021 One-Year Action Plan offered numerous opportunities for public input, comment, and review. The City hosted and coordinated a public hearing, three community forums, resident surveying, and stakeholder consultations. The culmination of public input provided the City with priority areas to help address housing needs and homelessness.

Public Outreach

A public hearing was held on February 3, 2020, to provide the public an overview of the process and components of a Consolidated Plan and for the public to submit comments and input on the Community Needs Assessment Survey. Bilingual staff was available for translation. Display advertisements and legal advertisements to promote the public hearing were published on January 9 and January 17, 2020, in the local newspaper *Inland Valley Daily*.

Three community forums were held on February 19, 2020, at Veterans Memorial Park Community Center, February 25, 2020, at Dorothy Quesada Community Center, and February 28, 2020, at De Anza Park Community and Teen Center. Residents were provided with the Community Needs Assessment Survey and information about the Consolidated Plan. Attendees were invited to participate in an engagement activity where residents selected their highest priority in select categories among activities eligible for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding.

The City held a community fair on February 29, 2020, with over 500 residents in attendance. At the Housing department booth, attendees were invited to complete the Community Needs Assessment Survey and

participate in the engagement activity presented at the community forums.

Stakeholder Consultations

The City consulted with 18 stakeholder groups representing public and private entities, service providers, or community organizations. Table 7-1 provides more information on the stakeholder consultation process, including the type of stakeholder, specific housing topics discussed, and anticipated outcomes of the consultation.

Table 7-1
Stakeholder Consultations

Agency/Group/ Organization	What section of the 2020-2024 Consolidated Plan was addressed by Consultation?	How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Ontario Housing Authority	Housing Need Assessment Public Housing Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing.
Neighborhood Partnership Housing Services, Inc.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance.
AOF/Golden State Community Development Corp.	Housing Need Assessment	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO).
Mercy Housing Living Centers	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing.
Inland Fair Housing and Mediation Board	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first-time homebuyer education, and financial literacy programs.
County of San Bernardino Office of Homeless Services	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system.
Ontario-Montclair YMCA	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of childcare for affordable housing residents.
Ontario-Montclair School District	Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district.

**Table 7-1
Stakeholder Consultations**

Agency/Group/ Organization	What section of the 2020-2024 Consolidated Plan was addressed by Consultation?	How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Ontario Senior Center	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects.
Rolling Start, Inc.	Non-Homeless Special Needs	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units.
San Bernardino County Department of Behavioral Health	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents.
Foothill AIDS Project	Housing Need Assessment Homelessness Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units.
County of San Bernardino Children and Family Services	Non-Housing Community Development Strategy	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources.
Inland Valley Hope Partners	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units.
House of Ruth, Inc.	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units.
State of California Housing and Community Development	Housing Need Assessment	The City reviews all possible leveraging resources and will investigate opportunities to use various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources.
Foothill Family Shelter	Homelessness Strategy Homeless Needs - Families with children	Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units.
Housing Authority of the County of San Bernardino	Public Housing Needs	Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region.

Summary of Priority Needs

The Community Needs Assessment Survey, in concert with the feedback at meetings and consultations, highlight the City’s clear and detailed need for investment in affordable housing for both owner-occupied and renter-occupied households, programs for homeless persons, and homelessness prevention. Table 7-2 summarizes the city’s housing needs, including level of priority, identified throughout the outreach process.

Table 7-2
Summary of Priority Needs

Need	Priority Level	Description	Basis for Priority Level
Affordable housing- rental assistance	High	Housing Choice Vouchers (Section 8) extend 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.	Rental assistance programs are a high priority because they are a way to meet the pressing need for affordable housing. (See Program 23.)
Affordable housing- production of new units	High	Projects to produce new affordable housing units may be targeted to owner-occupied or renter-occupied housing types.	Production of new units is a high priority because they are a way to meet the pressing need for affordable housing. (See Programs 8, 9, 10, 11, 15, and 32)
Affordable housing- rehab of existing units	Medium	Rehabilitation of existing units could be targeted to owner-occupied or renter-occupied households. The programs would preserve the existing housing stock.	Rehab of existing units is important because preservation and maintenance are critical to maintain quality housing conditions. Nearly 60% of existing units were built prior to 1979, indicating a potential need for rehab. (See Programs 1, 3, 31, and 33)
Affordable housing – acquisition of existing units	High	The acquisition or preservation of existing units may assist in creating new affordable housing units or ensuring the continued affordability of units preserved.	Acquisition of existing units is a high priority because they are a cost-effective way to meet the pressing need for affordable housing (See Programs 16, 17 , and 25 and 26)
Homelessness- outreach	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Outreach programs provide basic needs to homeless individuals and families and also provide appropriate referrals to services needed by specific populations, such as those with chronic substance abuse, victims of domestic violence, veterans, and persons with HIV/AIDS.	Outreach services are a high priority because they can provide the necessary first step toward the goal of transitioning someone from homelessness to stable housing. (See Programs 27, 28, 32 and 33)
Homelessness- emergency/ transitional shelter	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Emergency shelter and transitional housing programs provide temporary housing for homeless individuals and families.	An emergency/transitional shelter is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. (See Programs 17, 20, 27, 28, and 33)
Homelessness- rapid re-housing	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness.	Rapid re-housing is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. Ontario will continue to work with its partners at the Housing Authority for the County of San Bernardino and the County of San Bernardino

Table 7-2
Summary of Priority Needs

<i>Need</i>	<i>Priority Level</i>	<i>Description</i>	<i>Basis for Priority Level</i>
		Rapid re-housing programs provide a needed resource to quickly move those living on the streets or in shelters into permanent housing.	Department of Behavioral Health to provide rapid re-housing services. (See Programs 17, 20, 27, 28, and 33)
Homelessness- prevention	High	The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Prevention services can often be the link to keep a household in their current housing and diminish the growth of the homeless population.	Services that keep someone who is at risk of becoming homeless in their home is a high priority because it meets a pressing need and is more cost-effective than providing housing for someone once they've become homeless. (See Programs 17, 20, 27, 28, and 33)

Assessment of Fair Housing

The City of Ontario’s outreach process for the Consolidation Plan also included outreach for fair housing. A broad array of outreach was conducted, such as community forums, focus groups, and public hearings to ensure that the analysis contained in the Fair Housing Assessment truly reflects conditions in a community and that the goals and strategies are targeted and feasible.

Stakeholder Consultations and Surveys

In preparation of the Fair Housing Assessment, the City reached out to a wide array of stakeholders to hear directly about fair housing issues affecting residents. Stakeholders included Spanish-speaking groups, tenants, homeowners, fair housing organizations, civil rights and advocacy groups, organizations serving people with disabilities (including physical disabilities and people with HIV/AIDs), organizations serving domestic violence survivors, social services providers, and homeless providers. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Fair housing surveys were conducted in-person both in English and Spanish at the community meetings and community fair. The majority of respondents were members of protected classes. Of the 73 respondents, 21 found housing discrimination to be an issue in Ontario, and 14 directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

Contributing Factors to Fair Housing Issues

The 2020 Assessment of Fair Housing Choice identified the following contributing factors to fair housing issues:

- Lack of meaningful language access for individuals with limited English proficiency (See Programs 24 and 27)
- Lack of affordable housing in moderate- and high-resource areas of the city (See Programs 13 and 23)
- Lack of investment/community revitalization strategies in low-resource areas of the city (See Programs 4, 10, and 27)
- Availability of rentals that accept HCV in moderate- and high-resource areas of the city (See Program 23 and 31)
- Displacement of residents in moderate- and/or high-resource areas of the city because of economic pressure (See Programs 23, 27, and 32)
- Concentration of affordable housing in low-resource areas of the city (See Programs 13 and 23)
- Lack of access to opportunity due to high housing cost (See Programs 11 and 27)
- Instances of private discrimination (See Programs 20 and 27)
- Lack of accessible affordable housing appropriate for persons with disabilities (See Programs 3, 27, 30, and 33)
- Availability of affordable housing units in a range of sizes (See Programs 23 and 31)
- Age of housing stock in northwest area of the city (See Programs 1, 3, 16, 31, and 33)
- Cost of home repairs (See Programs 1, 3, 16, 29, 31, and 33)
- Availability of affordable housing in the form of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (See Programs 20, 27)
- Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options (Program 27)

- Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents (See Programs 1, 4, 6, 10, and 27)
- Lack of investment/community revitalization strategies in low-resource areas of the City to improve economic outcomes for residents (See Programs 1, 4, 6, 10, and 27)

Fair Housing Goals and Priorities

The following goals and strategies will serve as an effective basis for affirmatively furthering fair housing by reducing patterns of segregation, mitigating displacement, addressing disproportionate housing needs, and increasing access to opportunity for members of protected classes.

Goal 1: Increase the supply of affordable housing in high opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly less than 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These indicate a need to expand the supply of affordable housing. The following strategies address Goal 1.

- Explore the creation of new funding sources of affordable housing.
- Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, expedited permitting and review, and reduced building permit fees for nonprofit developers.
- Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property.
- Align zoning codes to conform to recent California affordable housing legislation.

(See Programs 1, 6, 16, 24, and 27)

Goal 2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. By prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for Low-Income Housing Tax Credit (LIHTC) and Mental Health Services Act assistance. The following strategy addresses Goal 2.

- Prioritize HOME funding for developments that include permanent supportive housing for non-elderly persons with disabilities.

(See Programs 3, 16, 27, and 33)

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Although California law provides strong legal tools to combat source of income discrimination, some landlords violate these laws, as they do housing discrimination laws more generally. Targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Attendees at community stakeholder meetings were unaware that landlords are required to accept vouchers and third-party checks and would benefit from fair housing education. The following strategies address Goal 3.

- Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

(See Program 23 and 27)

Homelessness

The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74 persons unsheltered and 28 homeless individuals living in emergency shelters or transitional housing.

7.2 Neighborhood Preservation Strategy Plan

In 2019, the City developed the Neighborhood Preservation Strategy Plan (NPSP) to focus on improving the overall quality of life in neighborhoods and develop a nexus between the conditions of the neighborhood and the solutions to improve it. The NPSP focused on four target neighborhoods where the NPSP could significantly address neighborhood conditions: Downtown, Noctá, Mission-Mountain, and Fourth-Grove neighborhoods. Each of these neighborhoods were identified based on demographics, land use data, and Community Improvement active cases, including outcomes from Systematic Health and Safety Inspection Program inspections, select My Ontario app reports, and calls for police service data. In reviewing the base conditions of these neighborhoods, the City determined that:

- All target neighborhoods have a lower median income than the city as a whole.
- Three of the four target neighborhoods have a higher proportion of renter-occupied households than owner-occupied households.
- The majority of the target neighborhoods have both renter-occupied and owner-occupied households that are experiencing housing cost burden at a rate higher than the city as a whole, where households are paying more than 30 percent of their income for housing costs.
- Two of the four target neighborhoods have a higher proportion of housing stock built prior to 1980 than the city as a whole.
- My Ontario App has the highest number of reports for debris in the public right-of-way among all reports evaluated for all four target neighborhoods.

To strengthen and improve quality of life in the four target neighborhoods, the City identified six strategic components to address over a three-year span: community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

Strengthening community engagement is a primary objective of the NPSP. Community engagement strengthening efforts can be divided into three main components: capitalizing on existing community outreach and engagement, creating new events for engagement opportunities, and non-event based ongoing engagement in a variety of mediums. To accomplish this, the City will undertake the following actions.

- The Community Improvement Department will work in collaboration with the Neighborhood Action Team to identify existing events, workshops, and meetings that impact the four target neighborhoods. These include Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events (Culture Fest, Arts Festival, etc.), Downtown Strategic Plan workshops, and Community Health Workers monthly community engagement forums.
- One neighborhood fair is planned to be held annually within targeted neighborhoods. This event will bring together various City, County, and School District agencies, along with business owners, the Ontario Chamber of Commerce, the Ontario Hispanic Chamber of Commerce, and community organizations for a one-day event designed to bring services and information to the residents within their neighborhood.
- The City will purchase and fund a new mobile recreation program, including the purchase of a customized vehicle, related supplies, and staffing for 1,500 hours of operation per year.
- The City will develop an initial community survey that will be distributed at workshops, meetings, and engagement events to residents within the target neighborhoods to identify the opinions and needs of those residents, with the purpose of developing more focused engagement and programs/projects within each target neighborhood.

(See Program 6)

Neighborhood fairs are a key strategy to educate neighborhood residents about city programs available to them, develop relationships between the City and residents, and obtain feedback from residents through day-of activities and surveys. The City will hold at least one “block-party” style neighborhood fair over the course of the three years. The City will partner with other public sector agencies that impact community life within the target neighborhoods, such as San Bernardino County Department of Public Health, San Bernardino County Workforce Development Department, Ontario-Montclair School District, and Chaffey Joint Union School District, private local business owners, including the Ontario Chamber of Commerce, Ontario Hispanic Chamber of Commerce, and community organizations and non-profit agencies that work in the community, such as Habitat for Humanity, Neighborhood Partnership Housing Services, Boy Scouts and Girl Scouts, Inland Fair Housing and Mediation Board, Neighborhood Partnership Housing Services, Rotary Club, and Kiwanis.

(See Program 6)

The Neighborhood Action Team is the implementing entity for this strategy. The core team will include staff members from Housing Department, Community Improvement Department, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Management Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. In addition to the monthly meetings and solutions or other options to address “flash point” properties or blocks, the Neighborhood Action Team will implement community clean-up programs to address property maintenance issues within the targeted neighborhoods. These include Property Clean-Up Programs, Neighbors Helping Neighbors Program, and Community Clean-Up Days.

(See Program 6)

An important component of this strategy will be identifying possible means to create opportunities to expand homeownership within the target neighborhoods and throughout Ontario. Housing Department staff, along with strategic community partners, have evaluated homeownership models, from down-payment assistance programs to innovative in-fill development opportunities that would promote more affordable homeowner housing. Each target neighborhood has undeveloped land that may be suitable for housing and during the course of the strategy, undeveloped lots will be evaluated to determine possible housing options for affordable homeownership. Homeownership models may include small-lot development and community land trusts. In addition, opportunities for funding down-payment assistance loans to assist lower-income households purchase their first home from the State of California or other federal resources will be explored to develop new homeownership assistance programs. To educate residents of the four target neighborhoods of tools available through the city, the NPSP includes developing educational material to distribute to new homeowners and renters within the target neighborhoods. Again, this will be a multi-agency effort to provide residents with information that would be helpful to new residents in the community.

The final component of the NPSP will be to implement a small commercial façade improvement program within Downtown Ontario.

(See Program 6)

8. HOUSING GOALS AND POLICIES

The City of Ontario aspires to be the premier city of the Inland Empire. Building from the Ontario International Airport, the Ontario Ranch, the City's rich cultural and historic heritage, and transportation and economic assets, the City seeks 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 reality of prosperity across our entire community that positively impacts all the people of Ontario.
- 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 8-1 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 Ontario Ranch, 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 Ontario Ranch, 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, Ontario Ranch, 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** **Ontario Ranch.** We support a premier lifestyle community in the Ontario Ranch, 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. 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 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 Ontario Ranch 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. Inclusive communities, racial equity, fair housing choice, and access to opportunity.

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 Ontario Ranch, 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, lifting barriers that restrict access to housing, and providing education, support, and enforcement services to address discriminatory practices.

Goal 5: Special Needs

The City 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 premier city 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.

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- 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.

9. HOUSING PROGRAMS

9.1 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 uses 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.

The City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

Implementation

- **Objectives:** Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding. [Prevent the displacement of 60 lower income households due to the conservation of their housing through property maintenance, at least 75 percent in northwest Ontario \(Figures 2-2 and 3-1\).](#)
- **Responsible Agencies:** Housing and Neighborhood Preservation Departments, Police, Fire, Economic Development, Building, and Planning Departments.
- **Funding:** Community Development Block Grant (CDBG), HOME, and CalHOME funds.
- **Timing:** Ongoing; inspect properties annually.

2. 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 eight 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).

Implementation

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

3. Housing Rehabilitation Loan and Grants

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of Ontario residents, including seniors

and persons with disabilities. The City launched the Conservation Home Improvement Program (CHIP) loan in 2020 with Community Development Block Grant (CDBG) funding provided through the Department of Housing and Urban Development (HUD). CHIP offers rehabilitation loans to qualifying owner-occupied households to make energy and/or water conservation improvements to the exterior of properties. As of 2021, the City approved two CHIP loans that have progressed to construction and are reviewing two additional applications. The City will continue to implement CHIP as funding is available and ~~seek~~ apply for other sources of funding, including Permanent Local Housing Allocation (PLHA) and CalHome funds to support rehabilitation loans and grant programs. To encourage participation, the City will continue to provide information on its website. Once community events resume, the City will market the programs in person, particularly to the four target neighborhoods shown in Figure 2-2. Materials to promote the rehabilitation loans and grant programs will be offered in English and Spanish to reduce language barriers.

Implementation

- **Objectives:** Support ~~9030~~ rehabilitated units through CHIP and/or future rehabilitation programs, at least 75 percent of assisted rehabilitations will be in the Fourth and Grove, Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.
- **Responsible Agencies:** Housing Department
- **Funding:** CDBG, HOME, CalHOME
- **Timing:** Ongoing

4. CARES

The City of Ontario has previously implemented the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multi-agency program have included code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program sought to stabilize neighborhoods through a comprehensive approach to building community. The program is currently on hold because of limited availability of funds. The City will seek funding opportunities to continue the program and restructure it as needed, depending on the requirements of the funding program. If funding can be secured to continue the CARES program, the City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport. While the

City continues to look for funding opportunities to reengage the broader CARES Neighborhood Revitalization Program, some project objectives have continued under other funding sources. Using CDBG funds the City has developed the Conservation Home Improvement Program (see Program 3), designed to enable income qualified homeowners to make energy and water conservation improvements to their properties. The City also uses CDBG to fund the Community Improvement Team, a division of the Community Improvement Department tasked with implementing an intensive code compliance program (see Program 1) committed to reducing blight in eligible neighborhoods. Finally, the City continues to use CDBG funding to partially fund slurry seal and alley pavement improvement projects. Upon securing future funding, the City will be able to tie these existing efforts into the more comprehensive CARES Neighborhood Revitalization Program.

Implementation

- **Objectives:** Seek funding to continue program implementation, as funding is available, and restructure as needed.
- **Responsible Agencies:** Housing and Neighborhood Preservation Departments **Funding:** CDBG, HOME, General Fund
- **Timing:** ~~Ongoing~~ The City will evaluate funding opportunities on a quarterly basis. If funds for the CARES Neighborhood Revitalization Program remain unavailable as of summer 2024, the City will identify other funding programs and submit applications to fund the activities specified in this program.

5. 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~~ By summer 2023, 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. In addition, the City will continue the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near

the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

Implementation

- **Objectives:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. [Encourage participation from residents from areas of concentrated poverty.](#)
- **Responsible Agencies:** Planning, Housing, and Community Improvement Departments.
- **Funding:** General Fund
- **Timing:** ~~Ongoing.~~ [To foster a stronger sense of neighborhood identity in neighborhoods that have not had recent planning efforts, conduct public outreach effort to solicit input from neighborhood leaders and residents. Initiate outreach by summer 2023.](#)

6. Neighborhood Stabilization

In July 2019, the City adopted the Neighborhood Preservation Strategy Plan (NPSP) to develop community partnerships between the City, its residents, business owners, community organizations, and neighborhoods. The NPSP identified four initial target neighborhoods (Downtown, Nocta, Mission-Mountain, Fourth Grove) based on baseline demographic information related to economic, education, housing, languages, and families that will be the focus of the NPSP efforts. The NPSP has been designed to meet objectives over a three-year span within the four target neighborhoods. Components of the strategy include community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure. **Implementation**

~~**Objectives:**~~ [The City will implement the key components of the NPSP to strengthen the four target neighborhoods, improving neighborhood conditions and resident quality of life: community engagement, neighborhood fairs, neighborhood action team, homeownership opportunities, community education materials, and economic development activities. Fair housing objectives under Program 27 will support the implementation of the NPSP.](#)

The Housing and Community Improvement Departments will report on the progress of the NPSP at the end of each fiscal year for the life of the program.

Community Engagement: The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods (e.g., Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events [Culture Fest, Arts Festival, etc.], Downtown Strategic Plan workshops, Community Health Workers monthly community engagement forums). The City will develop an ongoing community engagement plan through distributing an initial community survey in the first year that will inform focused engagement plan, programs, and projects within each of the target neighborhoods.

Neighborhood Fairs: Conduct at least one neighborhood fair each year over the three-year term of the NPSP.

Neighborhood Action Team: The Neighborhood Action Team will be composed of staff from Housing and Community Improvement Departments, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Administrative Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. The Neighborhood Action Team will meet monthly to evaluate upcoming planned community engagement opportunities, discuss partnerships and updates, and strategize solutions for the target neighborhoods. The Neighborhood Action Team will also implement community clean-up programs, including the Property Clean-Up Program (grant fund program with up to \$3,000 per property for exterior improvements), Neighbors Helping Neighbors Program (partnership opportunity with local housing nonprofits and community volunteer groups), and Community Clean-Up Days (a minimum of two clean-up days per program year).

Homeownership Opportunities: Housing Department staff will evaluate homeownership model programs to promote homeownership in each of the target neighborhoods. Homeownership models may include small-lot development, community land trusts, and opportunities for funding down payment assistance loans.

Community Education Materials: Housing and Community Improvement Department staff will develop a packet of materials (available physically and online through the City's website) to be distributed to new homeowners and renters within the target neighborhoods. In addition to resident information packages, develop a business user's guide to inform local business owners of Ontario Municipal Code and Ontario Development Code requirements. The business user's guide would be developed in coordination with the

Economic Development Agency, the Community Development Agency, and Ontario Municipal Utilities Company.

Economic Development Activities: For the initial year of NPSP, the Housing and Economic Development Agency will implement a small commercial façade program for qualifying businesses within the 100-600 blocks of North Euclid Avenue. The commercial façade program will support four businesses.

Implementation

- Objectives: The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods, with an average of four per month. At least one neighborhood fair each year. Neighborhood Action Team will meet monthly. Assisting at least 20 households with first-time homebuyer loans (see also Program 25). Support four businesses with the commercial façade program. See also quantified objectives under Program 27.
- **Responsible Agencies:** Housing and Community Improvement Departments, Economic Development Agency
- **Funding:** CDBG
- **Timing:** ~~Within three years of Housing Element adoption~~ Attend neighborhood meetings monthly. Distribute an initial community survey by January 2023. Develop ongoing community engagement plan by January 2024. Begin meetings of the Neighborhood Action Team by summer 2022. Develop informational materials for new homeowners and renters and business owners by summer 2024.

9.2 ~~7.~~ **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 multifamily 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 Community Oriented Policing (COPs) program; coordinate marketing efforts with the new Quadrennial Inspection Program.~~
- ~~• Responsible Agencies: Housing and Community Improvement Departments, and Ontario Police Department~~
- ~~• Funding: General Fund, CDBG~~
- Timing: Ongoing

9.2 Housing Supply and Diversity

7. Accessory Dwelling Units (ADUs)

The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high-resource areas and an economic mobility opportunity in Ontario through the following actions. [The cumulative impact of these strategies would exceed the conservative estimate of 120 units to achieve 360 ADUs in the planning period, with at least one third of the units \(180\) available as affordable housing to lower income households.](#)

- Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time. [The City will consider options in 2026 and implement programs as necessary by 2027.](#)
- Continue to provide information such as Frequently Asked Questions (FAQ) on the City's website. Expand information on the City's website to provide educational materials and additional guidance, including permitting procedures and construction resources. [Update the information provided on the City's website to include by December 2022, ensuring information is provided in multiple languages \(including Spanish\).](#)
- Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households. [The City will consider qualification requirements for income-restricted ADUs](#)

appropriately address Ontario residents' housing needs to identify barriers to qualifying (e.g., proof of residency, income levels, employment record, credit history, etc). The City will consider options in 2026 and implement programs as necessary by 2027.

- Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. support property owners interested in building ADUs and JADUs to increase the overall housing stock in residential zones and to promote this housing type as a more affordable housing alternative. During the Housing Element planning period, the ordinance will be updated as appropriate in compliance with state law and adjusted as issues arise and new best practices develop. Some of the features of the program will include:
 - Receive technical assistance through SCAG to evaluate permitting practices for ADUs and JADUs and implement improvements
 - Online application process with staff intake for quality control
 - Maintain and develop materials for better applicant guidance, as needed
 - Provide consistent staff training and support
 - Look for all opportunities to provide certainty earlier in the process
 - Reduce steps and shorten timeframes, and
 - Continue to watch the prefabricated housing market, including companies that produce 3D-printed homes, repurposed shipping containers, and modular construction in order to integrate new ideas into the permitting process as appropriate.
- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning

period (2023) and if it is determined these units are not meeting the lower-income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower-income RHNA.

[See also Program 27 Fair Housing.](#)

Implementation

- Objectives: A cumulative impact of these strategies that exceeds the conservative estimate of 120 units to achieve 360 ADUs in the planning period, with at least one third of the units (180) available as affordable housing to lower income households.
- Responsible Agencies: Housing and Planning Departments and Ontario Housing Authority
- Funding: General Fund, CDBG
- Timing: Consider fee waiver and loan programs in 2026 and implement programs as necessary by 2027. Continue to provide and update program information on the City's website throughout the planning period, in English and Spanish. Actively market ADU program throughout the planning period. Implement monitoring - evaluate ADU production and affordability two years into the planning period (2023).

8. Downtown Plan

Ontario's Downtown covers 12 blocks along Euclid Boulevard. The City developed a Downtown District Plan that encompasses four downtown districts that create sub-zones within the Mixed-Use (MU-1) zoning district: Euclid Avenue Entertainment District (LUA-1), Arts District North and South (LUA-2S and LUA-2N), Holt Boulevard District (LUA-3), and Civic Center District (LUA-4). The Downtown District Plan vision provides opportunities for high-density, market-rate and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District, offering convenient access to downtown amenities, local commercial centers, public services, open space, and public transportation. The Downtown Plan area is included in a \$35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations.

Implementation

- **Objectives:** Adopt the Downtown District 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, Transformative Climate Communities (TCC)
- **Timing:** Within one year of Housing Element adoption

9. 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 to or near 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 previously rezoned properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development, as shown on the Official Land Use Plan (LU-01). During the planning period, the City will develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others. The City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

Implementation

- **Objectives:** Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. [with up to three assemblages anticipated during the planning period in the Euclid Avenue and Mountain Avenue corridors.](#) Continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Within two years of Housing Element adoption, [ongoing monitoring of development](#)

10. 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 Policy 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. Sites along Holt Boulevard have been previously rezoned to accommodate higher densities. 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 continue to monitor the ongoing status of development in the Holt Boulevard area. The Holt Boulevard area is included in a \$35 million Transformative Climate Communities (TCC) grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations and includes the development of the 101-unit Vista Verde Affordable Housing project.

Implementation

- **Objectives:** Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels, [with up to five assemblages anticipated during the planning period in the Holt Boulevard area](#). Continue to monitor the ongoing status of development in the Holt Boulevard area.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Within two years of Housing Element adoption, ongoing monitoring of development

11. Ontario Ranch

Ontario Ranch 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 Ontario Ranch.

The initial sewer trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served. Infrastructure is expected to expand south to north as development occurs.

The City will monitor the timing of the provision of infrastructure. to ensure that infrastructure is being provided pursuant to these assumptions so that housing can be developed early in the planning period. The City will amend the sites inventory or rezone additional sites should infrastructure not be provided pursuant to the timeframes stated. (See also Program 14. Land Monitoring Program to Meet the RHNA.)

Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The Policy Plan has designated much of the area for medium- and high-density residential and mixed-use. Within western Ontario Ranch (largely undeveloped), the Policy Plan lays groundwork to promote a mixed-income community, with low-density, medium-density, high-density, and mixed-use well integrated with one another. Ontario Ranch offers important opportunity to integrate housing affordable to all income levels, especially lower-income households. The City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in western Ontario Ranch. In addition, the City will meet with potential developers to explore opportunities to integrate affordable housing in new developments.

Implementation

- **Objectives:** Continue to review, approve, and implement plans to develop Ontario Ranch, and meet with potential developers to encourage the development of affordable housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** ~~Ongoing~~ Based on discussions with the Ontario Municipal Utilities Company (OMUC), with consideration of the cost, market conditions, and phasing needed to expand infrastructure, the City anticipates that infrastructure is likely to be available as follows:

- [Merrill Ave to the southern SCE \(Southern California Edison\) easement: 2023-2025](#)
- [Southern SCE easement to Schaefer Ave: 2025-2027](#)
- [Schaefer Ave to Riverside Drive: 2026-2028](#)

12. 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 Policy 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 Department, Building Department, Public Works
- **Funding:** General Fund
- **Timing:** Ongoing

13. 2021–2029 Regional Housing Need

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the Policy Plan and the Development Code, as needed, to provide adequate sites for 8,333 lower-income units and 2,735 moderate-income units (11,068 total units). The City will increase maximum density to at least 30 dwelling units per acre (du/ac) on a minimum of 270-370 acres depending on the mix of densities employed. Sites for lower-income units must allow at least 30 du/ac and are subject to the requirements of California Government Code Section 65583.2(h), including allowing owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of the sites rezoned to accommodate lower-income RHNA shall be designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process.

An **Affordable Housing Overlay** zone will be created and applied to those sites proposed to change from another zone to MU-2 in the East and West Holt Corridors ~~to all parcels in the sites inventory that are zoned MU-2 along Holt Boulevard~~ and parcels identified in the sites inventory in the ~~area~~ Ontario Ranch, south of Riverside Drive. The Overlay establishes a minimum density of 20 dwelling units per acre for all development regardless of affordability status and provides for special standards for affordable housing projects ~~where at least 25% of proposed units are restricted for lower income households, including~~ in the Ontario Ranch.

In the Ontario Ranch, the AH Overlay provides incentives to develop two tiers of affordable housing.

- Tier 1. The first tier would include housing projects with at least 20% of units affordable to lower incomes. Projects in this tier would no longer be required to develop a new specific plan under the AH Overlay.
- Tier 2. The second tier would include projects with at least 25% of units dedicated as affordable to lower incomes via deed restriction

or another long-term legal mechanism. Tier 2 projects would be subject to the same provisions as Tier 1, but the maximum density allowed on properties within the AH Overlay and designated as MDR on the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan would increase from 25 to 30 dwelling units per acre.

Projects developing without a specific plan would be allowed to develop according to the Policy Plan designation. Sites designated as MDR in the Policy Plan would be allowed to develop according to MDR-25 zoning standards, if the project qualifies as Tier 2, and it cannot achieve a density of 30 du/ac under MDR-25 standards, HDR-45 zoning standards may be used instead. Sites designated as MU in the Policy Plan may be developed in accordance with a comparable existing zoning implementation tool that allows for the density and/or intensity permitted by the Policy Plan.

To ensure that these incentives are primarily used as a means to promote the development of affordable housing, the AH Overlay would also require projects choosing to develop without a specific plan to calculate the minimum density over the entirety of the project site (or the portion of the project site that is located within the AH Overlay, if the project area also includes properties that are not within the AH Overlay).:

- ~~• No specific plan shall be required unless the parcels are already affected by an adopted specific plan~~
- ~~• The project can apply the development standards for the zone that implements the current or proposed Policy Plan designation~~
- ~~• For parcels with a Policy Plan designation of MDR, the maximum density shall increase from 25 to 30 units per acre (before application of state density bonus provisions)~~
- ~~• For mixed-use projects, at least 75 percent of the project area must be dedicated to residential uses, and densities shall be consistent with the applicable Policy Plan designation.~~

The following **specific plans** will be updated to require properties within these Specific Plan areas that are also included in the sites inventory include a minimum density of 20 du/ac and allow at least 30 du/ac:

- The Ontario Mills Specific Plan
- The Armstrong Ranch Specific Plan

The City will also **update the policy plan** designations and associated tables as necessary ~~to reflect~~ consistent with the proposed zoning changes, the intent of the overlay zone, and the changes to the specific plans.

Implementation

- **Objectives:** Accommodate Ontario's share of the 2021-2029 RHNA.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Specific sites will be rezoned prior to February 12, 2025

14. 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 its Policy Plan. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period.

California Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. The City will evaluate residential development proposals for consistency with goals and policies of the Policy Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the Policy Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. [\(See also monitoring of infrastructure provision timing in Program 11. Ontario Ranch.\)](#)

Implementation

- **Objectives:** Ensure there is a sufficient supply of multifamily zoned land to meet the housing needs identified in the RHNA.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Throughout the 2021-2029 planning period.

15. Residential By-Right for Developments with 20-Percent Affordable

To comply with Assembly Bill (AB) 1397, sites with Assessor’s Parcel Numbers (APNs) listed in Table 9-1-in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code Section 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning.

**Table 9-1
Assessor’s Parcel Numbers**

104857602	104857601	101050176	101054306	101055234	101055233	101055232	101052217
101052206	101054301	101054327	101054304	101054305	101055216	101054302	101054313
101054314	101055237	104860414	104860415	101049116	101049102	101049103	101050207

Implementation

- **Objectives:** Comply with California Government Code Section 65583.2(c)
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Continuously during the planning period.

9.3 Governmental Constraints

16. 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 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.

Implementation

- **Objectives:** Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals. [Facilitate the acquisition of 30 existing, abandoned homes to convert to affordable housing in the Fourth and Grove,](#)

[Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.](#)

- **Responsible Agencies:** Housing Department
- **Funding:** General Fund
- **Timing:** Ongoing and at least annual outreach to developers of affordable housing, including nonprofit.

17. 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 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. [Facilitate the acquisition of 30 existing, abandoned homes to convert to affordable housing in the Fourth and Grove, Downtown, Nocta and Mission-Mountain neighborhoods in northwest Ontario.](#)
- **Responsible Agencies:** Ontario Housing Authority [and Housing Department](#)
- **Funding:** General Fund, and other funding as available
- **Timing:** Ongoing

18. Planned Unit Development

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

(PUD) 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 use the PUD Ordinance to create tailored development standards to facilitate new housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

19. Mixed-Use and High-Density Residential Zone and Standards

The Policy Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the Interstate (I-) 10 Corridor, Ontario Ranch, 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). The City will continue its efforts in processing Development Code changes to align with the updated Policy Plan following the Ontario Plan update, which is in progress as of 2021. This includes reviewing the Euclid Francis Mixed-Use Area land use designation that has an assumed build-out of 156 units based on 50 percent of the area developed at 30 du/ac, which exceeds the allowed density range for the corresponding zoning district, Mixed Use-11 (allows a maximum of 25 units per acre). Additionally, as a part of The Ontario Plan, the City will develop Objective Design and Development Standards for multifamily residential and mixed-use developments to replace subjective standards/policies as required by California Government Code Section 65589 (see Program 21, Senate Bill 2 Implementation).

Implementation

- **Objectives:** Process necessary changes to the Development Code to ensure consistency with land use designations for mixed-use and multifamily residential in the updated Policy Plan, including adopting Objective Design and Development Standards with The Ontario Plan.

- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Complete by December 31, 2023

20. Development Code Amendments

To comply with state law, address identified constraints to residential development and remove barriers to housing for special-needs groups, including, but not limited to, low-, very low-, and extremely low-income households, the City will amend its Development Code, as described herein:

- **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Development Code to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
- **Accessory Dwelling Units (ADUs).** The City adopted updates to the ADU ordinance as a part of the Development Code update in 2020 to comply with state law. [In late 2021, City staff initiated drafting another update to the City's ADU ordinance to comply with State law. It will allow ADUs to be created on lots zoned for single-family residences with a proposed or existing single-family residence on the lot. It will be scheduled for Planning Commission review in March 2022 and City Council approval in April 2022.](#) During the planning period, the City will implement the ADU ordinance and update it to comply with any new state requirements. [\(See also Program 7 ADUs\)](#)
- **Specific Plan Requirements.** The City will amend its Development Code to eliminate the Specific Plan requirement in the Ontario Ranch for residential development projects that include a minimum of 25-percent affordable units.
- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any nonresidential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).

- **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted, specifically removing minimum lot size of 10 acres. Review Development Code for compliance with Section 17021.8, which requires a streamlined ministerial process for qualifying agricultural employee housing on land designated as Agricultural in the City’s Policy Plan.
- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing in one or more zones without a use permit or administrative use permit, as other residential uses are regulated in the City’s Development Code (Government Code Section 65583(c)(1)). Review location requirements for SRO facilities to expand affordable housing opportunities for extremely low-income households.
- **Emergency Shelter Parking.** The City’s zoning permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with Government Code Section 65583(4)(A). The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, per California Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.
- **Residential Care Facilities.** Define residential care facilities. Allow for residential care facilities with seven or more persons and subject them to the same restrictions that apply to other residential uses of the same type in the same zone.

- **Boarding, Lodging, and Rooming Houses.** Review and amend Development Code standards for Boarding, Lodging, or Rooming House to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall be required to sign a “Crime-Free Lease Addendum” to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

Implementation

- **Objectives:** Comply with state law, address identified constraints to residential development, and remove barriers to housing for special-needs groups
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Within two years of Housing Element adoption, evaluation of potential constraints ongoing

21. Senate Bill 2 Implementation

As a part of the City’s Senate Bill (SB) 2 grant workplan, the City plans to develop Objective Design and Development Standards (ODDS) for residential projects: mixed use, multifamily, and single-family developments. As the City’s current Development Code does not have standards for Mixed-Use areas and detached developments at multifamily densities, the project will include developing comprehensive numerical development standards for these uses, such as setbacks, building heights, lot coverage, etc. This will also include the elimination of subjective development standards/policies, which shall be replaced with objective design standards, as required by Government Code Section 65589.

The City will review existing standards and guidelines in the Development Code, Downtown Design Guidelines, and applicable Specific Plans that incorporate residential development and assess the potentially needed amendments to create ODDS for all types of housing development. The City will also prepare a compliance checklist and style sheet for applicants to provide a clear list of minimum design requirements and architectural examples to illustrate design requirements.

Implementation

- **Objectives:** Complete tasks associated with SB 2 grant workplan, including preparing and adopting ODDS to replace subjective standards/policies for all types of residential development, and making supplemental compliance checklist and style sheet available for applicant use.
- **Responsible Agencies:** Planning Department
- **Funding:** SB 2
- **Timing:** Complete by December 31, 2023

22. Streamline Housing Development Process

Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Implementation

- **Objectives:** Establish written policy or procedure and other guidance as appropriate to specify SB 35 streamlining approval process.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Within two years of Housing Element adoption

9.4 Housing Assistance

23. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by HUD, 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 Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. As of 2021, program serves nearly 800 individuals and families in the City of Ontario. The City will work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-

housing requirements, including the requirement that they accept vouchers, and encourage them to market available units at their rental properties in high-resource areas to voucher holders to increase mobility from low- to high-resource areas.

Implementation

- **Objectives:** Continue to assist up to 800 households under the public housing program and seek additional vouchers as available. Hold biannual trainings to educate landlords on fair-housing requirements to expand the use of Housing Choice Vouchers to moderate- and high-resource areas of the city.
- **Responsible Agencies:** Housing Authority of the County of San Bernardino
- **Funding:** US Department of Housing and Urban Development
- **Timing:** Ongoing; [work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-housing requirements](#)

24. 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 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. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits. [To encourage participation, the City will continue to provide information on its website. Once community events resume, the City will market the programs in person.](#) Materials to promote the first-time homebuyer program will be offered in English and Spanish to reduce language barriers.

Implementation

- **Objectives:** Implement down payment assistance programs citywide, assisting at least 20 households with first-time homebuyer loans.

- **Responsible Agencies:** Housing Department
- **Funding:** California Department of Housing and Community Development (HCD), BEGIN, CalHOME, PLHA
- **Timing:** [Down payment assistance Programs to be launched during FY 2022-23; then Ongoing.](#)

25. Preservation of At-Risk Housing

As of 2020, the City maintains 1,910 units of rental housing affordable to seniors, families, and individuals earning lower incomes, with 807 units at risk of conversion during the planning period. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.

Implementation

- **Objectives:**
 - Monitor the status of the 807 units that are at-risk to maintain at least 1,910 units. For the 807 units at imminent risk of conversion during the planning period, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
 - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters

related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.

- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
 - [In accordance with 65863.10](#), Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.
- **Responsible Agencies:** Ontario Housing Authority
 - **Funding:** Federal government
 - **Timing:** Ongoing; [ensure tenants are notified that restrictions are expiring within three years, one year, and six months.](#)

26. 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 in utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The agreement was adopted in 1999, and per extensions, continues in effect today. The most recent extension was approved for a five-year term on November 15, 2019, with an expiration date of January 5, 2025. 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 Preservation Agency
- **Funding:** General Fund
- **Timing:** Ongoing; [re-evaluate prior to expiration of extension on January 5, 2025](#)

9.5 Special-Needs Housing

27. 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. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario. The City adopted an updated Assessment of Fair Housing (AFH) in 2020. This Housing Element incorporates the goals and priorities of the Ontario 2020 AFH. The goals of the Ontario 2020 AFH include:

- Goal 1: Increase the supply of affordable housing in high-opportunity areas.
- Goal 2: Increase community integration for persons with disabilities.
- Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected

by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Implementation

- **Objectives:**

- Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Through the partnership, develop a method to track fair housing issues to identify patterns in the City by December 2024, and implement annually for the rest of the planning period. Perform comprehensive review of fair housing data by December of each year.
- Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments. Adopt a new AFH by 2026 for the 2025 to 2030 Consolidated Plan, ensuring that plan implements relevant goals and actions from the 6th Cycle Housing Element.
- Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. By December 2023, Fair Housing information shall be provided in multiple languages, including Spanish, to reduce barriers to education due to primary language.
- Implement Goal 1 of the 2020 Ontario AFH to increase the supply of affordable housing by committing to (1) explore the creation of new funding sources of affordable housing annually; (2) meet with other San Bernardino Valley/San Bernardino County jurisdictions on a bi-annual basis to identify use-best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review; (3) by December 2025, explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property (see also Program 7 ADUs); and (4) annually ensure align-Development Codes ~~to~~-conform to recent California affordable housing legislation.

- Implement Goal 2 of the 2020 Ontario AFH to increase community integration for persons with disabilities by committing to (1) prioritize HOME funding for such projects [annually](#), which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credit (LIHTC) and Mental Health Services Act assistance. [As a part of this effort, the City will consider barriers persons with disabilities may face in accessing affordable housing, including barriers to qualify for housing \(e.g., proof of residency, income levels, employment record, credit history, etc.\). Meet with community partners and service providers for persons with disabilities to help identify potential projects on an annual basis.](#)
- Implement Goal 3 of the 2020 Ontario AFH to ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness by committing to conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections [twice a year, starting in 2024](#), to reduce the number of voucher holders turned away. [Provide all program materials, including promotional materials, in multiple languages \(including Spanish\).](#)
- Partner with San Bernardino County to promote the CalWorks program to provide assistance for eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce, particularly for residents of northwest Ontario that have lower access to job centers compared to residents in southwest Ontario. [Support San Bernardino County and the CalWorks program in providing trainings, job fairs, or other similar event in northwestern Ontario on an annual basis, starting in 2025.](#)
- Meet biannually with Omnitrans to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions. [In particular, ensure that Omnitrans sufficiently serves Ontario Ranch with consistent and safe transit options to ensure all income levels have reliable access essential services.](#)

- As described in Program 20, Development Code Amendments, review and amend Development Code standards for Boarding, Lodging, and Rooming Houses to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall require to sign a “Crime-Free Lease Addendum” to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.
- ~~— The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high resource areas and an economic mobility opportunity in Ontario through the following actions:~~
 - ~~○ Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time~~
 - ~~○ Continue to provide information such as Frequently Asked Questions (FAQ) on the City’s website. Expand information on the City’s website to provide educational materials and additional guidance, including permitting procedures and construction resources.~~
 - ~~○ Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower income households.~~
 - ~~○ Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low income households seeking affordable housing options.~~
 - ~~○ Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the~~

~~lower income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower income RHNA.~~

- **Responsible Agencies:** Housing and Planning Departments, Ontario Housing Authority
- **Funding:** General Fund, CDBG
- **Timing:** Ongoing. [Prioritize HOME funding use for affordable housing for persons with disabilities with supportive services annually. Meet with community partners and service providers annually. Conduct fair housing training for landlords and tenants twice a year, starting in 2024. Support San Bernardino County and the CalWorks program in providing trainings, job fairs, or other similar event in northwestern Ontario on an annual basis, starting in 2025. Meet biannually with Omnitrans.](#)

28. 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 using 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 Department
- **Funding:** Federal funds and private financing
- **Timing:** Ongoing; [attend monthly Interagency Council on Homelessness meetings](#)

29. 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 Department
- **Funding:** State and federal funds
- **Timing:** Ongoing

30. 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.

The City partners with the Inland Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities. The City will continue to partner with the Inland Regional Center to provide services to its residents with disabilities.

Implementation

- **Objectives:** Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
- **Responsible Agencies:** Building and Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

31. 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, with a focus on expanding affordable housing units in high resources areas of the City. 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 CDBG programs such as childcare, after-school programs, food programs, and other services targeted for lower-income households, including large families.

Implementation

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

32. 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.

Implementation

- **Objectives:**
 - Work with nonprofits and/or for-profit developers to build [2,820 units of](#) 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:** Housing and Planning Departments.
- **Funding:** CDBG, HOME, federal and state grants
- **Timing:** Annually

33. 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. [The City will continue to support the SOVA Program Center and Mercy House, whose services defray the cost of living, which assists those with lower incomes, such as seasonal and permanent farmworkers and other groups with special housing needs to be able to afford housing.](#)

Implementation

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

34. Infrastructure Provision and Financing

The City will seek opportunities minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements, [annually](#). The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and [annually](#) apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty, including northwest Ontario.

Implementation

- **Objectives:** Seek opportunities to minimize infrastructure costs for residential development, such as identifying available sources of funding for infrastructure improvements.
- **Responsible Agencies:** Planning Department, Ontario Municipal Utilities Company
- **Funding:** General Fund, federal and state grants
- **Timing:** Ongoing, [annually analyze needs and resources and apply for funding](#)

9.6 Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in Table 9-2.

Table 9-2
Quantified Objectives for the 2021–2029 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	2,820	2,820	3,286	3,329	8,599 ¹	20,854 ¹
Rehabilitation ²	430	430	430	0	0	9030
Housing Conservation ³	2969	2969	2969	0	0	8907

Source: City of Ontario 2021

1 This total is based on the 6th¹ Cycle RHNA identified for the City by SCAG.

2 See Program 3.

3 ~~The total of 897 units includes the A total of 807 units that have been identified as at-risk during the planning period (-See Program 25), the for additional details- target of facilitating the acquisition of 30 existing, abandoned homes to convert to affordable housing (Programs 16 and 17) and the target of conserving housing for 60 lower income households through property maintenance.~~

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APPENDIX A: LIST OF QUALIFIED ENTITIES

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
FRESNO	Fresno Housing Authority	3	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
ALL COUNTIES	American Baptist Homes of the West	2	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	2	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	2	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of County of Alameda	3	22941 Atherton St	Hayward	CA	94541	(510) 538-8876		obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ALL COUNTIES	USA Properties Fund		7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
CONTRA COSTA	Rubicon Programs, Inc.	3	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconorgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3	3600 Chester Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	3	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	2	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
LOS ANGELES	City of Pomona Housing Authority	3	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	3	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	3	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	3	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	3	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562) 570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Housing Authority of the County of Marin	2	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
MARIN	Canal Community Alliance	3	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	3	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Stewart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SAN DIEGO	Housing Development Partners of San Diego	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	San Diego Housing Commission	2	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego		1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	3	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tnbk@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	3	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	3	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	3	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	3	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	qxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
SONOMA	Burbank Housing Development Corp.	3	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Affordable Housing Associates	3	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALL COUNTIES	Resources for Community Development	4	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALPINE	Anador-Tuolumne Community Action Agency	3	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 Ext. 22	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
CALAVERAS	ACLCL, Inc	3	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
COLUSA	Eskaton Properties Inc.	3	5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	3	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
FRESNO	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	Better Opportunities Builder, Inc.	2	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	handersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
GLENN	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
KERN	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collshaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collshaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
LASSEN	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LOS ANGELES	Housing Authority of the City of Los Angeles	3	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins		(310) 258-0710	Local, regional, national public agency	X	3/3/11	12/24/98
LOS ANGELES	Century Housing Corporation	2	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
MADERA	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	Self-Help Enterprises		8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collshaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIN	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	3	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MARIPOSA	Self-Help Enterprises		8445 W. Elowin Court/P. O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	Eskaton Properties Inc.		5105 Marzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Self-Help Enterprises		8445 W. Elowin Court/P. O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MONTEREY	Mid-Peninsula Housing Coalition	3	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
MONTEREY	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.		7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
ORANGE	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Civic Center Barrio Housing Corp.		1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
PLACER	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	St. Vincent de Paul Village	2	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	3	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhisie.org	(909) 884-6893		X		12/24/98
SACRAMENTO	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.		7455 Camel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BERNARDINO	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.		1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhisie.org	(909) 884-6893		X		12/24/98
SAN DIEGO	St. Vincent de Paul Village		3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	3	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN JOAQUIN	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Palo Alto Housing Corp	3	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp		725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	3	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc		7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SISKIYOU	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SOLANO	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	Mid-Peninsula Housing Coalition		303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Affordable Housing Associates		1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation		P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etioanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
STANISLAUS	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	Self-Help Enterprises		8445 W. Elowin Court/P. O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises		8445 W. Elowin Court/P. O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TUOLUMNE	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
VENTURA	Century Housing Corporation		1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
YOLO	ACLCL, Inc		315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	Eskaton Properties Inc.		5105 Marzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy Sailor (either one)	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	BRIDGE Housing Corporation	3	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
AMADOR	Rural California Housing Corp	3	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
LOS ANGELES	FAME Corporation	2	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp		3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
RIVERSIDE	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.		1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community		3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	2	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
BUTTE	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	2	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc		1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALAMEDA	East Bay Asian Local Development Corporation	3	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
CONTRA COSTA	East Bay Asian Local Development Corporation		310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
FRESNO	Fresno Co. Economic Opportunities Commission	3	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eeoc@fresno.gov	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
SOLANO	Fairfield Redevelopment Agency, Planning Department	3	1000 WebSte r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
EL DORADO	El Dorado County Housing Authority	3	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innertite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
LOS ANGELES	American Family Housing	2	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compual.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	3	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	3	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99
STANISLAUS	Modesto Redevelopment Agency	3	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	3	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
ALL COUNTIES	The Trinity Housing Foundation	2	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@agr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@agr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	PICO Union Housing Corporation	2	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jt Torres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
VENTURA	A Community of Friends		836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@agr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	3	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
CONTRA COSTA	Pacific Community Services, Inc.	3	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	toml@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
IMPERIAL	Coachella Valley Housing Coalition	3	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition		45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SOLANO	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.		329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
ALAMEDA	Community and Economic Development Agency	3	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jlevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	3	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bavareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALL COUNTIES	National Community Renaissance	3	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	2	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
CONTRA COSTA	Community Housing Development Corp.	3	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
DEL NORTE	Redwood Community Action Agency	2	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency		904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc.	3	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.		3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN BENITO	Peoples' Self-Help Housing Corp.	2	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SAN DIEGO	Bayview CDC	3	5100 Federal Blvd., 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc.		5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.		3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
ALL COUNTIES	DML & Associates Foundation	3	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ALL COUNTIES	EAH, Inc.	3	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALAMEDA	Satellite Affordable Housing Associates	2	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Anka Behavioral Health	3	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Satellite Housing Inc.		2526 Martin Luther King, Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
KERN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Satellite Housing Inc.		2526 Martin Luther King, Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Satellite Housing Inc.		2526 Martin Luther King, Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA CLARA	Satellite Housing Inc.		2526 Martin Luther King, Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SOLANO	Anka Behavioral Health		1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
STANISLAUS	Housing Authority of the County of Stanislaus	3	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
VENTURA	Housing Corporation of America		31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(923) 726-9672	Carol Cromar	hcaccrmar@desiretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Abode Communities	2	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	University River Village	3	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	National Affordable Housing Trust	3	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	rsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	avbarr@dco.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
ALL COUNTIES	California Housing Partnership Corporation	2	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
ALL COUNTIES	Solari Enterprises, Inc.	3	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
LOS ANGELES	Southern California Presbyterian Homes	2	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes		516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	3	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	California Community Reinvestment Corp.	2	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-crcr.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
FRESNO	The East Los Angeles Community Union (TELACU)	2	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)		1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALAMEDA	Christian Church Homes of Northern California, Inc.	3	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cccnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	2	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	2	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
ALL COUNTIES	East Los Angeles Community Corporation	3	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Nexus for Affordable Housing	2	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN BERNARDINO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing		1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SACRAMENTO	Norwood Family Housing	3	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
ALL COUNTIES	Bayside Communities	3	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Ralls	bralls@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALL COUNTIES	Newport Development, LLC	3	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	3	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	KDF Communities, LLC	3	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bemard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
SONOMA	Divine Senior Apartments	3	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
ALL COUNTIES	California Human Development Corporation	2	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
ALL COUNTIES	Reiner Communities LLC	3	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	dff@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.		1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	perc@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	The John Stewart Company	3	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	3	9252 Chesapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *4	Rebecca Ayyad	ravyad@udai.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
MENDOCINO	CDC of Mendocino County	2	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtree@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
SONOMA	Sonoma County Community Development Commission	2	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	2	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
LOS ANGELES	Francis R. Hardy, Jr.	3	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
ALL COUNTIES	Domus Development, LLC	2	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
ALL COUNTIES	BUILD Leadership Development, Inc.	3	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	3	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
LOS ANGELES	A Community of Friends		9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	MBK Management Corporation	3	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 ext. 250	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Cabouchon Properties, LLC	3	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	3	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818) 449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Squier Properties, LLC	3	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	qsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
LOS ANGELES	Mary Mansions, Inc.	3	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	3	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
SANTA BARBARA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.		1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
ALL COUNTIES	Creative Housing Coalition	3	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	3	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	2	1200 W. 7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALL COUNTIES	West Bay Housing Corporation	3	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
SAN DIEGO	A Community of Friends		1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALAMEDA	Northern California Land Trust, Inc.	2	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
LOS ANGELES	Orange Housing Development Corporation	3	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
MARIN	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation		414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.		3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Charitable Corporation	2	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
LOS ANGELES	Home and Community	3	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
ALL COUNTIES	Wakeland Housing & Development Corporation	3	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
LOS ANGELES	Hart Community Homes	3	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes		2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
KERN	Keller & Company	3	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	3	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
LOS ANGELES	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Keller & Company		4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Poker Flats LLC		1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ALL COUNTIES	Hampstead Development Group, Inc.	3	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
KERN	Housing Authority of the County of Kern	2	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
LOS ANGELES	Coalition for Economic Survival	3	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival		514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ALL COUNTIES	A. F. Evans Development, Inc.		4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
ALL COUNTIES	California Coalition for Rural Housing	3	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Chelsea Investment Corporation	3	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	3	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Community HousingWorks	2	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organization	X	6/7/18	10/11/06
IMPERIAL	Calexico Community Action Council Inc.	3	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
LOS ANGELES	Clifford Beers Housing, Inc.	3	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
ALL COUNTIES	USA Properties Fund	3	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
CONTRA COSTA	City of Walnut Creek	2	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	Bank of America, N.A.	3	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	Fairfield Residential LLC	3	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
MONTEREY	CHISPA Inc.	3	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	3	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	3	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
DEL NORTE	Humboldt Bay Housing Development Corporation	2	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Humboldt Bay Housing Development Corporation (aka Housing Humboldt)		PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	ematsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	Richman Group of California, LLC.	3	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	3	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
ALAMEDA	Alameda County Allied Housing Program	3	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	Mesa Realty Advisors	3	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
CONTRA COSTA	Alameda County Allied Housing Program		224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
LOS ANGELES	CSI Support & Development Services	3	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	A Community of Friends		56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ORANGE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services		201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	California Commercial Investment Group	3	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	2	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	3	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
AMADOR	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskiow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
SOLANO	Mutual Housing California	2	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ALAMEDA	ROEM Development Corporation	3	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BERNARDINO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

County	Organization	code	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN FRANCISCO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation		1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 Ext 17	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
NAPA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ORANGE	City of Newport Beach	3	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
ORANGE	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SOLANO	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	3	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
VENTURA	Abbey Road Inc.		15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
ALL COUNTIES	Preservation Partners Development	2	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
ALL COUNTIES	Berkadia	2	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Alinouye@inouyeapartments.com			X	8/1/16	2/26/14
ORANGE	Jamboree Housing Corporation		17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, regional, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	American Community Developers, Inc.		20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
ALL COUNTIES	Highland Property Development, LLC		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP		250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.		22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.		19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17
ALL COUNTIES	Lincoln Avenue Capitol, LLC		680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524	Andrew Mika	andrew@lincolnavenuecap.com		Profit-motivated individual or organization	X	8/30/19	5/3/17
LOS ANGELES	Community Development Commission		700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry_newnam@lacdc.org	(626) 943-3815	Local, regional, national public agency		11/6/17	8/17/17
FRESNO	Self-Help Enterprises		8445 W. Elwin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	Colrich Multifamily Investments, LLC		444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Communities)		1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.com	(310) 551-1666	Profit-motivated individual or organization			6/4/18
ALL COUNTIES	Jonathon Rose Companies		551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600	Nathan Taft	nathan@rosecompanies.com	(917) 542-3601	Profit-motivated individual or organization			6/27/18
ALL COUNTIES	JEMCOR Development Partners		1700 El Camino Real Suite #400	San Mateo	CA	94402	(415) 941-5847	Michael McDermott	mmcdermott@jemcorp.com		Profit-motivated individual or organization			8/8/18
ALL COUNTIES	Catalyst Housing Group, LLC		21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com		Profit-motivated individual or organization			12/11/18
LOS ANGELES	Los Angeles County Development Authority		700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dodds	keandra.cyleardodds@lacda.org		Local, regional, national public agency			4/18/19
ALL COUNTIES	Veritas Urban Properties LLC		2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com		Profit-motivated individual or organization			4/24/19
LOS ANGELES	Santa Fe Art Colony Tenants Association		2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			5/2/19
SANTA CLARA	Silicon Valley at Home		350 West Julian Street, Building 5	San Jose	CA	95110	(669) 254-1009	Mathew Reed	mathew@siliconvalleyathome.org		Local, regional, national nonprofit org.			7/10/19
LOS ANGELES	San Gabriel Valley Habitat for Humanity, Inc.		400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277	Mark Van Lue	mvanlue@svghabitat.org		Local, regional, national nonprofit org.			8/12/2019

APPENDIX B: HOUSING ELEMENT SITES INVENTORY (PARCEL LIST)

Table B-1: Housing Element Sites Inventory - Sites Already Suitably Zoned

Opp Area	Site Address/Intersection	APN	Consol-dated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/Last 2 Cycle(s)	Lower	Mod	Abov Mod	Total	Notes
Downtown	315 W D ST	104857601		HDR	HDR-45	25	45	0.70	Parking lot	Yes	NO	Available	Prior/Non-vacant	9	9	-	18	
Downtown	325 N PALM AVE	104857602		HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	900 W HOLT BLVD	101050176		HDR	HDR-45	25	45	1.48	Auto sales	Yes	NO	Available	Prior/Non-vacant	18	18	-	37	
West Holt	1034 W HOLT BLVD	101050206	J	HDR	HDR-45	25	45	0.34	Auto sales	Yes	NO	Available	No	4	4	-	9	
West Holt	1020 W HOLT BLVD	101050207	J	HDR	HDR-45	25	45	0.43	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1134 W HOLT BLVD	101052206		HDR	HDR-45	25	45	0.67	Strip retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1156 W HOLT BLVD	101052217		HDR	HDR-45	25	45	0.95	Auto sales	Yes	NO	Available	Prior/Non-vacant	12	12	-	24	
West Holt	1206 W HOLT BLVD	101054302	C	HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	W OF 1206 W HOLT BLVD	101054303		HDR	HDR-45	25	45	0.25	Auto sales	Yes	NO	Available	Prior/Non-vacant	3	3	-	6	
West Holt	1240 W HOLT BLVD	101054304		HDR	HDR-45	25	45	0.87	Auto sales	Yes	NO	Available	Prior/Non-vacant	11	11	-	22	
West Holt	1258 W HOLT BLVD	101054306		HDR	HDR-45	25	45	0.56	Automotive	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
West Holt	1328 W HOLT BLVD	101054310	E	HDR	HDR-45	25	45	0.30	Auto sales	Yes	NO	Available	Not Used	4	4	-	7	
West Holt	1328 W HOLT BLVD	101054311	E	HDR	HDR-45	25	45	0.28	Auto sales	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1350 W HOLT BLVD	101054313	F	HDR	HDR-45	25	45	0.35	Building supply	Yes	NO	Available	Prior/Non-vacant	4	4	-	9	
West Holt	1360 W HOLT BLVD	101054314	F	HDR	HDR-45	25	45	0.44	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	11	
West Holt	W OF SWC STONERIDGE CT & MOUNTAIN AVE	101054326	C	HDR	HDR-45	25	45	0.26	Parking lot	Yes	NO	Available	Not Used	3	3	-	7	
West Holt	1203 W STONERIDGE CT	101054327	C	HDR	HDR-45	25	45	0.42	Parking lot	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1424 W HOLT BLVD	101055204	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1426 W HOLT BLVD	101055205	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1448 W HOLT BLVD	101055207	H	HDR	HDR-45	25	45	0.31	Auto sales	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1528 HOLT BLVD	101055212	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	1538 HOLT BLVD	101055213	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	-	8	
West Holt	120 N BENSON AVE	101055216	D	HDR	HDR-45	25	45	0.68	Retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	17	
West Holt	1535 W STONERIDGE CT	101055217	D	HDR	HDR-45	25	45	0.21	Retail	Yes	NO	Available	Not Used	3	3	-	5	
West Holt	1420 W HOLT BLVD	101055232	A	HDR	HDR-45	25	45	0.46	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055233	A	HDR	HDR-45	25	45	0.46	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	
West Holt	1414 W HOLT BLVD	101055234	A	HDR	HDR-45	25	45	0.42	Building supply	Yes	NO	Available	Prior/Non-vacant	5	5	-	11	
West Holt	1502 W HOLT BLVD	101055237	H	HDR	HDR-45	25	45	0.39	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	10	
West Holt	1512 W HOLT BLVD	101055238		HDR	HDR-45	25	45	0.56	Auto sales	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	
East Holt	1323 E HOLT BLVD	11006104		MU-HE	MU-2	14	40	0.99	Vacant	Yes	NO	Available	Not Used	11	11	-	22	Note 1
East Holt	1207 E HOLT BLVD	11006110		MU-HE	MU-2	14	40	1.11	Vacant	Yes	NO	Available	Not Used	13	13	-	25	Note 1
East Holt	1217 E HOLT BLVD	11006121		MU-HE	MU-2	14	40	1.19	Hotel	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	1241 E HOLT BLVD	11006125		MU-HE	MU-2	14	40	1.20	Hotel	Yes	NO	Available	Not Used	14	14	-	27	Note 1
East Holt	1111 E HOLT BLVD	104847115		MU-HE	MU-2	14	40	0.52	Automotive / Open Storage	Yes	NO	Available	Not Used	6	6	-	12	Note 1
East Holt	1101 E HOLT BLVD	104847122	B	MU-HE	MU-2	14	40	0.83	Parking Lot	Yes	NO	Available	Not Used	9	9	-	19	Note 1
East Holt	1101 E HOLT BLVD	104847123	B	MU-HE	MU-2	14	40	0.48	Vacant Church	Yes	NO	Available	Not Used	5	5	-	11	Note 1
East Holt	1031 E HOLT BLVD	104848102		MU-HE	MU-2	14	40	1.83	Automotive repair	Yes	NO	Available	Not Used	21	21	-	41	Note 1
East Holt	1015 E HOLT BLVD	104848103		MU-HE	MU-2	14	40	0.78	Auto parts store	Yes	NO	Available	Not Used	9	9	-	17	Note 1
East Holt	E OF NEC HOLT BLVD & ALLYN AVE	104848106		MU-HE	MU-2	14	40	0.63	Vacant	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	935 E HOLT BLVD	104848107		MU-HE	MU-2	14	40	0.90	Independent Convenience Store	Yes	NO	Available	Not Used	10	10	-	20	Note 1

Table B-1: Housing Element Sites Inventory - Sites Already Suitably Zoned

East Holt	1025 E HOLT BLVD	104848122	MU-HE	MU-2	14	40	1.90	Automotive repair	Yes	NO	Available	Not Used	21	21	-	43	Note 1
East Holt	957 E HOLT BLVD	104848128	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	27	Note 1
East Holt	957 E HOLT BLVD	104848129	MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	-	26	Note 1
East Holt	803 E HOLT AVE	104851212	MU-HE	MU-2	14	40	0.61	Car Sales	Yes	NO	Available	Not Used	7	7	-	14	Note 1
East Holt	813 E HOLT BLVD	104851213	MU-HE	MU-2	14	40	0.91	Laundromat / Automotive	Yes	NO	Available	Not Used	10	10	-	21	Note 1
Ontario Ctr SP	SWC CONCOURS ST & MERCEDES LN	21020404	MU-OC	SP	see notes	see notes	8.44	Vacant	Yes	NO	Available	Not Used	63	63	-	126	Note 2
Ontario Ctr SP	888 HAVEN AVE	21020407	MU-OC	SP	see notes	see notes	4.47	Vacant	Yes	NO	Available	Not Used	33	33	-	67	Note 2
Ontario Ctr SP	NWC CONCOURS ST & DUESENBERG DR	21053115	MU-OC	SP	see notes	see notes	2.28	Vacant	Yes	NO	Available	Not Used	34	34	-	68	Note 3
Ontario Ctr SP	NEC CONCOURS ST & DUESENBERG DR	21053116	MU-OC	SP	see notes	see notes	1.36	Vacant	Yes	NO	Available	Not Used	20	20	-	41	Note 3

Notes:

Note 1: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use)- 75%

Note 2: Specific Plan does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac

Note 3: Specific Plan/ Piemonte Overlay does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac

Table B-2: Housing Element Sites Inventory - Candidate Sites to be Rezoned

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Downtown	111 N MIRAMONTE AVE	104852414	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	617 E HOLT BLVD	104852415	1	1	1	0	0.13	NC	CN	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Notes 1, 4
Downtown	609 E HOLT BLVD	104852416	2	1	3	0	0.26	NC	CN	MU-DT	MU-1	25	75	6	Nonvacant	Auto sales	Notes 1, 4
West Holt	828 W HOLT BLVD	101049102	4	2	3	3	0.53	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Auto sales	
West Holt	830 W HOLT BLVD	101049103	10	6	16	0	1.29	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
West Holt	802 W HOLT BLVD	101049116	3	2	5	0	0.43	MDR	MDR-25	HDR	HDR-45	25	45	11	Nonvacant	Automotive	
West Holt	1050 W HOLT BLVD	101050208	8	5	13	0	1.18	GC	CC	MU-HW	MU-2-AH	20	40	27	Nonvacant	Auto sales	Note 5
West Holt	1050 W HOLT BLVD	101050209	2	1	3	0	0.28	GC	CC	MU-HW	MU-2-AH	20	40	6	Nonvacant	Auto sales	Note 5
West Holt	724 W HOLT BLVD	104860414	4	2	6	0	0.52	MDR	MDR-25	HDR	HDR-45	25	45	13	Nonvacant	Restaurant	
West Holt	740 W HOLT AVE	104860415	10	6	16	0	1.27	MDR	MDR-25	HDR	HDR-45	25	45	32	Nonvacant	Auto sales	
East Holt	NWC HOLT BLVD & IMPERIAL AVE	11007102	15	9	23	0	2.07	BP	BP	MU-HE	MU-2-AH	20	40	47	Vacant	Vacant	Note 5
East Holt	1381 E HOLT BLVD	11007106	13	8	21	0	1.83	BP	BP	MU-HE	MU-2-AH	20	40	41	Vacant	Vacant	Note 5
East Holt	1387 E HOLT BLVD	11007107	4	2	6	0	0.55	BP	BP	MU-HE	MU-2-AH	20	40	12	Vacant	Vacant	Note 5
East Holt	1405 E HOLT BLVD	11007210	10	6	17	0	1.48	BP	BP	MU-HE	MU-2-AH	20	40	33	Vacant	Vacant	Note 5
Old Cardenas Market	N OF NEC MAPLE ST & EUCLID AVE	105027201	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1652 EUCLID AVE	105027220	5	3	8	0	0.63	NC	CN	HDR	HDR-45	25	45	16	Vacant	Vacant	
Old Cardenas Market	1714 S EUCLID AVE	105028401	11	6	17	0	2.23	NC	CN	MU-EF	MU*	20	30	33	Nonvacant	Vacant Grocery	Note 6
Ontario Mills SP	1050 N ONTARIO MILLS DR	23801402	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Automotive	Note 7
Ontario Mills SP	990 N ONTARIO MILLS DR	23801403	9	5	7	7	1.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	29	Nonvacant	Retail	Note 7
Ontario Mills SP	960 N ONTARIO MILLS DR	23801404	6	4	5	5	1.28	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4900 E FOURTH ST	23801405	94	55	74	74	18.62	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	298	Nonvacant	Movie theater	Note 7
Ontario Mills SP	980 N ONTARIO MILLS DR	23801406	6	4	5	5	1.24	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Retail	Note 7
Ontario Mills SP	880 N ROCHESTER AVE	23801407	7	4	5	5	1.29	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	21	Nonvacant	Retail	Note 7
Ontario Mills SP	4421 ONTARIO MILLS PKWY	23801410	17	10	13	13	3.33	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	53	Nonvacant	Retail	Note 7
Ontario Mills SP	950 N ONTARIO MILLS DR	23801418	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4549 MILLS CIR	23801419	74	43	59	59	14.67	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	235	Nonvacant	Movie theater & mall parking lot	Note 7
Ontario Mills SP	4364 E MILLS CIR	23801420	4	2	3	3	0.81	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Retail	Note 7
Ontario Mills SP	4340 MILLS CIRCLE DR	23801423	3	2	3	3	0.65	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Restaurant	Note 7

Table B-2: Housing Element Sites Inventory - Candidate Sites to be Rezoned

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Ontario Mills SP	4453 MILLS CIRCLE CIR	23801428	4	2	3	3	0.84	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4485 MILLS CIRCLE DR	23801429	7	4	6	6	1.44	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4551 EAST MILLS CIRCLE 0	23801430	10	6	8	8	1.92	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	31	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4567 MILLS CIR	23801431	3	2	2	2	0.60	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	10	Nonvacant	Automotive	Note 7
Ontario Mills SP	4583 MILLS CIR	23801432	4	2	3	3	0.79	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Automotive	Note 7
Ontario Mills SP	4605 MILLS CIR	23801433	4	2	3	3	0.74	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4649 ONTARIO MILLS DR	23801434	5	3	4	4	0.90	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	14	Nonvacant	Restaurant	Note 7
Ontario Mills SP	1 E MILLS CIR	23801436	486	285	385	385	96.34	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	1541	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4534 MILLS CIR	23801437	6	4	5	5	1.21	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	19	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23801438	7	4	5	5	1.37	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	1 MILLS CIR	23801439	6	3	5	5	1.15	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	18	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801440	9	5	7	7	1.73	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	28	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4380 MILLS CIR	23801441	2	1	1	1	0.31	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	5	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4423 EAST MILLS CIRCLE 0	23801445	7	4	6	6	1.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4320 MILLS CIR	23801446	15	9	12	12	2.94	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	47	Nonvacant	Retail	Note 7
Ontario Mills SP	4403 E MILLS CIR	23801454	12	7	10	10	2.45	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	39	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4413 E MILLS CIR	23801455	12	7	10	10	2.40	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	38	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4351 ONTARIO MILLS PKWY	23804113	5	3	4	4	1.01	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7
Ontario Mills SP	4371 ONTARIO MILLS PKWY	23804127	5	3	4	4	1.03	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	Note 7

Table B-2: Housing Element Sites Inventory - Candidate Sites to be Rezoned

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Ontario Mills SP	4400 ONTARIO MILLS PKWY	23804129	13	8	10	10	2.57	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	41	Nonvacant	Retail	Note 7
Ontario Mills SP	4440 ONTARIO MILLS PKWY	23804130	78	46	62	62	15.38	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	246	Nonvacant	Retail	Note 7
Ontario Mills SP	ONTARIO MILLS PKWY & INLAND EMPIRE BLVD (T-INTERSECTION)	23804132	23	13	18	18	4.53	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	72	Nonvacant	Retail	Note 7
Ontario Mills SP	4750 MILLS CIR	23826101	24	14	19	19	4.75	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	76	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Ontario Mills SP	4449 MILLS CIR	23826102	7	4	6	6	1.42	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Ontario Mills Mall & parking lot	Note 7
Great Park Corridor	8270 EDISON AVE	21631109	50	29	40	40	7.33	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & WALKER AVE	21631208	49	29	39	39	7.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	156	Nonvacant	Agriculture	Note 2
Great Park Corridor	8314 EDISON AVE	21631209	23	13	19	19	3.45	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	8354 EDISON AVE	21631210	26	15	21	21	3.77	MDR	SP-AG	MDR	SP-AG-AH	20	30	83	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & WALKER AVE	21631301	48	28	38	38	6.96	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Vacant	Vacant	Note 2
Great Park Corridor	NWC EDISON AVE & BAKER AVE	21631309	48	28	38	38	6.94	MDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture	Note 2
Great Park Corridor	NEC EDISON AVE & BAKER AVE	21631401	47	28	37	37	6.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	150	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NWC EDISON AVE & VINEYARD AVE	21631408	7	4	6	6	1.06	MDR	SP-AG	MDR	SP-AG-AH	20	30	23	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & VINEYARD AVE	21631409	63	37	50	50	9.04	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	8311 EDISON AVE	21632108	106	62	85	85	15.46	MDR	SP-AG	MDR	SP-AG-AH	20	30	338	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SEC EDISON AVE & PARCO AVE	21632203	20	12	16	16	2.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	8335 EDISON AVE	21632204	62	37	50	50	9.08	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & WALKER AVE	21632303	21	12	17	17	3.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	8535 EDISON 0	21632304	61	36	49	49	8.87	MDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Agriculture	
Great Park Corridor	NEC EDISON AVE & VINEYARD AVE	21818101	63	37	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & VINEYARD AVE	21818102	28	16	22	22	4.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	89	Nonvacant	Agriculture	Note 2
Great Park Corridor	9064 EDISON AVE	21818111	37	22	29	29	5.31	MDR	SP-AG	MDR	SP-AG-AH	20	30	117	Nonvacant	Agriculture	Note 2
Great Park Corridor	9060 EDISON AVE	21818112	50	29	40	40	7.29	MDR	SP-AG	MDR	SP-AG-AH	20	30	159	Nonvacant	Agriculture	
Great Park Corridor	NWC EDISON AVE & BON VIEW AVE	105330101	54	32	43	43	7.86	MDR	SP-AG	MDR	SP-AG-AH	20	30	173	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CAMPUS AVE	105330102	56	33	44	44	8.05	MDR	SP-AG	MDR	SP-AG-AH	20	30	177	Nonvacant	Agriculture	Note 2
Great Park Corridor	NWC EDISON AVE & CUCAMONGA AVE	105331101	54	32	43	43	7.79	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	13905 BON VIEW AVE	105331102	54	32	43	43	7.78	MDR	SP-AG	MDR	SP-AG-AH	20	30	171	Nonvacant	Agriculture	Note 2
Great Park Corridor	7914 EDISON AVE	105332102	30	18	24	24	4.36	MDR	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Agriculture	
Great Park Corridor	N OF NEC EDISON AVE & CUCAMONGA AVE	105332103	23	14	18	18	3.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	SEC EDISON AVE & CUCAMONGA AVE	105333101	53	31	42	42	7.63	MDR	SP-AG	MDR	SP-AG-AH	20	30	168	Nonvacant	Agriculture	
Great Park Corridor	E OF NEC EDISON AVE & CUCAMONGA AVE	105333103	8	5	6	6	1.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	25	Nonvacant	Agriculture	
Great Park Corridor	S OF SEC EDISON AVE & CUCAMONGA AVE	105334101	23	14	18	18	3.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	74	Nonvacant	Agriculture	Note 2
Great Park Corridor	14213 BON VIEW AVE	105335101	19	11	16	16	2.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	63	Nonvacant	Agriculture	Note 2
Great Park Corridor	S OF SWC EDISON AVE & CUCAMONGA AVE	105335102	21	12	17	17	3.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	67	Nonvacant	Agriculture	Note 2
Great Park Corridor	7721 EDISON AVE	105336101	62	36	50	50	9.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	

Table B-2: Housing Element Sites Inventory - Candidate Sites to be Rezoned

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Great Park Corridor	SWC EDISON AVE & CUCAMONGA AVE	105336102	62	36	49	49	8.95	MDR	SP-AG	MDR	SP-AG-AH	20	30	197	Nonvacant	Agriculture	
Great Park Corridor	7587 EDISON AVE	105337101	162	95	130	130	23.60	MDR	SP-AG	MDR	SP-AG-AH	20	30	517	Nonvacant	Agriculture	Note 2
Great Park Corridor	N OF NEC EUCALYPTUS AVE & CAMPUS AVE	105353101	21	12	17	17	3.02	MDR	SP-AG	MDR	SP-AG-AH	20	30	66	Nonvacant	Agriculture	Note 2
Great Park Corridor	14366 BON VIEW AVE	105353104	20	12	16	16	2.89	MDR	SP-AG	MDR	SP-AG-AH	20	30	64	Nonvacant	Agriculture	Note 2
Great Park Corridor	14450 BON VIEW AVE	105354101	38	22	30	30	5.52	MDR	SP-AG	MDR	SP-AG-AH	20	30	121	Nonvacant	Agriculture	Note 2
Great Park Corridor	14451 BON VIEW AVE	105357101	62	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Great Park Corridor	NEC EUCALYPTUS AVE & BON VIEW AVE	105357102	63	37	50	50	9.10	MDR	SP-AG	MDR	SP-AG-AH	20	30	200	Nonvacant	Agriculture	
Great Park Corridor	7556 EUCALYPTUS AVE	105358103	63	37	50	50	9.14	MDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Great Park Corridor	14330 BON VIEW 0	105358104	62	36	50	50	9.03	MDR	SP-AG	MDR	SP-AG-AH	20	30	198	Nonvacant	Agriculture	
Great Park Corridor	7330 EDISON AVE	105320101	150	88	138	138	23.54	MDR	SP-AG	MDR	SP-AG-AH	20	30	515	Nonvacant	Agriculture	Note 2
Great Park Corridor	14350 WALKER AVE	21632210a	81	48	65	65	11.80	MDR	SP-AG	MDR	SP-AG-AH	20	30	259	Nonvacant	Agriculture	Note 3
Great Park Corridor	14474 GROVE AVE	21632101	38	22	31	31	8.78	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	122	Nonvacant	Agriculture	Note 7
Great Park Corridor	14361 GROVE AVE	21632102	32	19	26	26	7.47	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	104	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NWC EUCALYPTUS AVE & PARCO AVE	21632106	25	15	20	20	5.71	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	80	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	NWC EUCALYPTUS AVE & PARCO AVE	21632107	40	24	32	32	9.14	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	128	Nonvacant	Agriculture	Note 7
Great Park Corridor	NEC EUCALYPTUS AVE & PARCO AVE	21632201	40	24	32	32	9.08	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	127	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	N OF NEC EUCALYPTUS AVE & PARCO AVE	21632202	13	8	11	11	3.06	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	43	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14400 S GROVE AVE	105355101	118	69	93	93	26.67	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	373	Nonvacant	Agriculture	Notes 2, 7
Great Park Corridor	14350 WALKER AVE	21632210b	52	31	41	41	11.80	MDR	SP-AG	MU-BC	SP-AG-AH	25	45	165	Nonvacant	Agriculture	Notes 3, 7
Great Park Corridor	E OF NEC EDISON AVE & GROVE AVE	21631101	29	17	23	23	3.69	GC	SP-AG	MU-GP	SP-AG-AH	20	65	90	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14049 GROVE AVE	21631102	29	17	23	23	3.72	GC	SP-AG	MU-GP	SP-AG-AH	20	65	91	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	8185 EDISON AVE	21632103	120	70	96	96	15.67	GC	SP-AG	MU-GP	SP-AG-AH	20	65	382	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7244 EDISON AVE	105328101	65	38	51	51	8.37	MDR	SP-AG	MU-GP	SP-AG-AH	20	65	205	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7218 EDISON AVE	105328102	16	9	13	13	2.06	OC	SP-AG	MU-GP	SP-AG-AH	20	65	50	Nonvacant	Open storage	Note 8
Great Park Corridor	NWC EDISON AVE & EUCLID AVE	105328103	21	12	17	17	2.73	OC	SP-AG	MU-GP	SP-AG-AH	20	65	67	Nonvacant	Vacant w/ concrete pad & fence	Note 8
Great Park Corridor	N OF NWC EDISON AVE & EUCLID AVE	105328108	40	24	32	32	5.23	OC	SP-AG	MU-GP	SP-AG-AH	20	65	128	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	14050 GROVE AVE	105332101	55	32	44	44	7.13	GC	SP-AG	MU-GP	SP-AG-AH	20	65	175	Nonvacant	Open storage	Notes 2, 8
Great Park Corridor	8061 EDISON AVE	105333104	65	38	52	52	8.48	GC	SP-AG	MU-GP	SP-AG-AH	20	65	208	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SWC EDISON AVE & GROVE AVE	105334102	43	25	34	34	5.62	GC	SP-AG	MU-GP	SP-AG-AH	20	65	138	Nonvacant	Agriculture	Notes 2, 8
Great Park Corridor	7325 EDISON AVE	105339101	281	165	223	223	36.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	892	Nonvacant	Agriculture	Note 8
Great Park Corridor	7225 EDISON AVE	105341101	142	83	112	112	18.35	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	450	Nonvacant	Agriculture	Note 8
Great Park Corridor	14251 EUCLID AVE	105342101	50	29	39	39	6.45	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	158	Nonvacant	Agriculture	Note 8
Great Park Corridor	14211 S EUCLID 0	105342102	42	25	33	33	5.42	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	133	Nonvacant	Open storage	Note 8
Great Park Corridor	14187 EUCLID AVE	105342104	44	26	35	35	5.71	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	140	Nonvacant	Agriculture	Note 8
Great Park Corridor	S OF SEC EDISON AVE & EUCLID AVE	105342107	5	3	4	4	0.61	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	15	Nonvacant	Open storage	Note 8
Great Park Corridor	14107 EUCLID AVE	105342108	9	5	7	7	1.18	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	29	Nonvacant	Truck rental / open storage	Note 8
Great Park Corridor	7145 EDISON AVE	105342109	27	16	22	22	3.54	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	87	Nonvacant	Open storage	Note 8
Great Park Corridor	14393 S EUCLID AVE	105351101	46	27	36	36	5.92	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	145	Nonvacant	Truck wash	Note 8
Great Park Corridor	N OF NEC EUCALYPTUS AVE & EDISON AVE	105351105	45	26	36	36	5.84	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	143	Nonvacant	Agriculture	Note 8

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Great Park Corridor	N OF NWC EUCALYPTUS AVE & SULTANA AVE	105351106	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	233	Nonvacant	Agriculture	Note 8
Great Park Corridor	14389 SULTANA AVE	105352101	73	43	58	58	9.49	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	232	Nonvacant	Agriculture	Note 8
Great Park Corridor	N OF NWC EUCALYPTUS AVE & CAMPUS AVE	105352102	72	42	57	57	9.36	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	229	Nonvacant	Agriculture	Note 8
Great Park Corridor	7511 EUCALYPTUS AVE	105359101	69	41	56	56	9.17	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	223	Nonvacant	Agriculture	Note 8
Great Park Corridor	7388 EUCALYPTUS AVE	105359102	69	40	55	55	9.01	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	220	Nonvacant	Agriculture	Note 8
Great Park Corridor	7280 EUCALYPTUS 0	105360101	70	41	55	55	9.02	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	221	Nonvacant	Agriculture	Note 8
Great Park Corridor	NEC EUCALYPTUS AVE & EDISON AVE	105360102	43	25	34	34	5.58	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	137	Nonvacant	Agriculture	Note 8
Great Park Corridor	14437 EUCLID AVE	105360103	22	13	17	17	2.82	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	69	Nonvacant	Agriculture	Note 8
Great Park Corridor	14411 EUCLID AVE	105360104	26	15	20	20	3.33	MU-GP	SP-AG	MU-GP	SP-AG-AH	20	65	82	Nonvacant	Truck wash	Note 8
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617102	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	21617103	33	19	0	157	9.51	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	21617105	32	19	0	151	9.18	MDR	SP-AG	MDR	SP-AG-AH	20	30	202	Nonvacant	Agriculture	
Grove Corridor	0 COMET AVE	21617106	33	20	0	159	9.62	MDR	SP-AG	MDR	SP-AG-AH	20	30	212	Nonvacant	Agriculture	
Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	21617111	16	10	0	79	4.76	LMDR	SP-AG	MDR	SP-AG-AH	20	30	105	Nonvacant	Agriculture	
Grove Corridor	13605 GROVE AVE	21621101	30	18	0	147	8.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	195	Nonvacant	Open storage	
Grove Corridor	13403 GROVE AVE	21621104	33	19	0	157	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	21631103	48	28	0	114	8.64	LMDR	SP-AG	MDR	SP-AG-AH	20	30	190	Nonvacant	Agriculture	Note 2
Grove Corridor	13817 GROVE AVE	21631104	53	31	0	126	9.52	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	13715 GROVE AVE	21631105	50	29	0	120	9.06	LMDR	SP-AG	MDR	SP-AG-AH	20	30	199	Nonvacant	Agriculture	
Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	105217102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	105247102	33	19	0	157	9.51	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Vacant	Vacant	
Grove Corridor	13524 S GROVE AVE	105248102	24	14	0	114	6.94	LMDR	SP-AG	MDR	SP-AG-AH	20	30	153	Nonvacant	Agriculture & open storage	Note 2
Grove Corridor	13608 GROVE AVE	105249105	15	9	0	73	4.43	NC	SP-AG	MDR	SP-AG-AH	20	30	96	Nonvacant	Open storage	Note 3
Grove Corridor	8010 SCHAEFER AVE	105249106	14	8	0	70	4.25	NC	SP-AG	MDR	SP-AG-AH	20	30	92	Nonvacant	Open storage	Note 4
Grove Corridor	8025 E SCHAEFER AVE	105315104	26	15	0	61	4.63	LMDR	SP-AG	MDR	SP-AG-AH	20	30	102	Nonvacant	Open storage	
Grove Corridor	8087 E SCHAEFER AVE	105315105	22	13	0	52	3.92	LMDR	SP-AG	MDR	SP-AG-AH	20	30	86	Nonvacant	Open storage	
Grove Corridor	13814 GROVE AVE	105316102	53	31	0	125	9.50	LMDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Building supply	
Grove Corridor	13908 GROVE AVE	105317103	24	14	0	56	4.28	LMDR	SP-AG	MDR	SP-AG-AH	20	30	94	Nonvacant	Open storage	
Grove Corridor	13960 GROVE AVE	105317105	20	12	0	48	3.61	LMDR	SP-AG	MDR	SP-AG-AH	20	30	79	Nonvacant	Agriculture	Note 2
Grove Corridor	13519 S GROVE AVE	21621124	23	14	0	112	6.77	LMDR	SP-AG	MDR	SP-AG-AH	20	30	149	Nonvacant	Open storage	Note 2
Grove Corridor	8146 CHINO AVE	21617101	32	19	0	155	9.09	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	206	Nonvacant	Agriculture	Note 9
Grove Corridor	8113 CHINO AVE	21621105	32	19	0	153	8.96	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Grove Corridor	8074 CHINO AVE	105218101	31	18	0	153	8.94	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	202	Nonvacant	Agriculture	Note 9
Grove Corridor	8089 CHINO AVE	105246103	-1	0	0	205	8.99	LMDR	SP-AG	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Agriculture	Note 9
Euclid Corridor	7247 RIVERSIDE DR	105207105	5	3	0	31	1.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	40	Nonvacant	Agriculture	
Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	105207107	62	36	0	295	14.98	GC	SP-AG	MU-ER	SP-AG-AH	20	75	393	Nonvacant	Agriculture	Note 10
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207108	25	15	0	121	7.32	MDR	SP-AG	MDR	SP-AG-AH	20	30	161	Nonvacant	Agriculture	
Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	105207109	16	9	0	76	4.61	MDR	SP-AG	MDR	SP-AG-AH	20	30	101	Nonvacant	Agriculture	
Euclid Corridor	7297 RIVERSIDE DR	105207110	7	4	0	38	2.30	MDR	SP-AG	MDR	SP-AG-AH	20	30	49	Nonvacant	Agriculture	
Euclid Corridor	S OF SWC RIVERSIDE DR & SULTANA AVE	105208104	33	19	0	157	9.50	MDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Euclid Corridor	7325 RIVERSIDE DR	105210101	27	16	0	145	8.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	189	Nonvacant	Parking, vacant field w/ unused ag bldg	

Opportunity Area	Site Address/Intersection	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
Euclid Corridor	7192 CHINO AVE	105226101	18	10	0	84	5.07	MDR	SP-AG	MDR	SP-AG-AH	20	30	112	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC CHINO AVE & EUCLID AVE	105226102	20	12	0	96	5.84	MDR	SP-AG	MDR	SP-AG-AH	20	30	128	Nonvacant	Agriculture	
Euclid Corridor	13165 EUCLID AVE	105226106	40	24	0	192	11.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	256	Nonvacant	Agriculture	
Euclid Corridor	13647 EUCLID AVE	105238101	54	32	0	258	15.65	MDR	SP-AG	MDR	SP-AG-AH	20	30	344	Nonvacant	Agriculture	
Euclid Corridor	N OF NEC SCHAEFER AVE & EUCLID AVE	105238102	3	2	0	16	0.97	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Agriculture	
Euclid Corridor	13583 EUCLID AVE	105238104	14	8	0	66	3.98	MDR	SP-AG	MDR	SP-AG-AH	20	30	87	Vacant	Vacant	
Euclid Corridor	13573 EUCLID AVE	105238105	2	1	0	11	0.64	MDR	SP-AG	MDR	SP-AG-AH	20	30	14	Nonvacant	Agriculture	
Euclid Corridor	13555 EUCLID AVE	105238106	2	1	0	12	0.71	MDR	SP-AG	MDR	SP-AG-AH	20	30	15	Nonvacant	Agriculture	
Euclid Corridor	13545 EUCLID AVE	105238108	3	2	0	13	0.81	MDR	SP-AG	MDR	SP-AG-AH	20	30	18	Nonvacant	Building supply	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238111	22	13	0	105	6.34	MDR	SP-AG	MDR	SP-AG-AH	20	30	140	Vacant	Vacant	
Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	105238112	10	6	0	47	2.82	MDR	SP-AG	MDR	SP-AG-AH	20	30	62	Nonvacant	Agriculture	
Euclid Corridor	13525 S EUCLID AVE	105238113	5	3	0	22	1.35	MDR	SP-AG	MDR	SP-AG-AH	20	30	30	Nonvacant	Veterinarian	
Euclid Corridor	13529 EUCLID AVE	105238116	3	2	0	15	0.90	MDR	SP-AG	MDR	SP-AG-AH	20	30	20	Nonvacant	Auto rentals	
Euclid Corridor	7220 CHINO AVE	105238110	51	30	0	244	14.76	MDR	SP-AG	MDR	SP-AG-AH	20	30	325	Nonvacant	Agriculture	Note 2
Euclid Corridor	7110 CHINO AVE	105238114	38	23	0	186	11.27	MDR	SP-AG	MDR	SP-AG-AH	20	30	247	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SWC RIVERSIDE DR & VINEYARD AVE	21617406	33	19	0	157	9.50	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NWC CHINO AVE & VINEYARD AVE	21617407	33	19	0	157	9.51	LDR	SP-AG	MDR	SP-AG-AH	20	30	209	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NWC CHINO AVE & VINEYARD AVE	21617408	32	19	0	151	9.15	LDR	SP-AG	MDR	SP-AG-AH	20	30	201	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	NEC CHINO AVE & VINEYARD AVE	21810101	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	N OF NEC CHINO AVE & VINEYARD AVE	21810102	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	S OF SEC RIVERSIDE DR & VINEYARD AVE	21810103	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	
Vineyard / Armstrong Ranch Specific Plan	SEC RIVERSIDE DR & VINEYARD AVE	21810104	31	18	0	149	9.05	LDR	SP	MDR	SP- City to ammend Armstrong Ranch Specific Plan	20	30	199	Nonvacant	Agriculture	

Notes:

Note 1: Lot Consolidation Proposed: Site A

Note 2: This parcel has multiple land use designations. Only the portion of the parcel that allows residential uses were included in the acreage in this table and used to calculate capacity.

Note 3: This parcel has been split in the inventory to reflect multiple proposed land uses. Only the portions of the parcel that allow residential uses were included in the acreage in this table and used to calculate capacity.

Note 4: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 60%

Note 5: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%

Note 6: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 50%

Note 7: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 40%

Note 8: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 70%

Note 9: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 65%

Note 10: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%





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