

HOUSING ELEMENT

1. Planning Context

State Law Requirements

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

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

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

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

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

General Plan Consistency

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

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

Purpose

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

Principles

We believe:

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

Content of Housing Element

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

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

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

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

Housing Planning Context

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

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

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

Housing Challenges

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

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

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

2. Demographic Profile

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

Population Growth

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

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

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

