

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

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

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

Table H-11
Overcrowding by Tenure

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

Source: US Census Bureau 2010

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

4. Special Housing Needs

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

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

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

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

Table H-12
Special Needs Groups

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

Source: CHAS, 2009.

Notes:

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

Family Households

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

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

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

Table H-13
Large Family Housing Overpayment

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

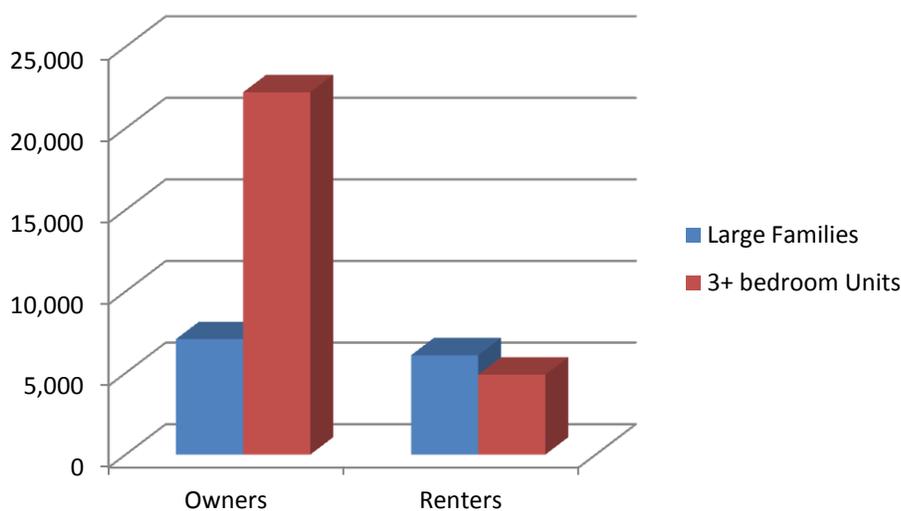
Source: CHAS 2010

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

Housing Supply

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

Figure H-3. Large Family Housing in Ontario



Comprehensive Housing Affordability Survey, 2009.

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

**Table H-14
Affordable Family Housing in Ontario**

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

Source: City of Ontario 2012

Seniors

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

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

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

Table H-15
Senior Housing Needs

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

Source: US Census Bureau 2010

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

Housing Supply

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

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

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

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

Table H-16
Senior Housing and Care Options

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

Source: City of Ontario 2013

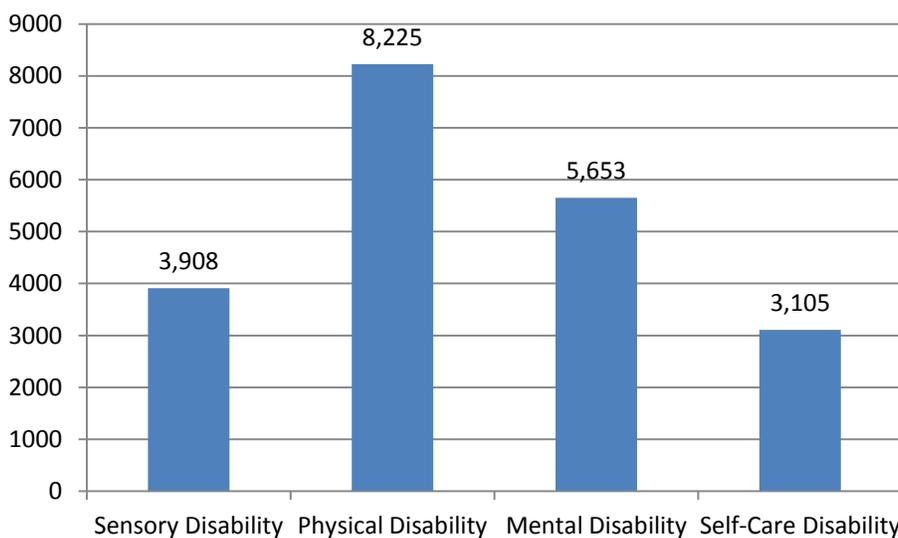
People with Disabilities

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

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

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

Figure H-4. Disabled Residents in Ontario



Source: HUD 2010.

Persons with Developmental Disabilities

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

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

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

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

Table H-17
Developmentally Disabled Residents By Age

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

Source: Inland Resource Center 2012.

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

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

Housing Design and Availability

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

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

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

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

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

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

Table H-18
Housing for People with Disabilities

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

Source: California Department of Health Services 2008

Homeless People

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

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

Continuum of Care Program

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

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

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

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

Table H-19
Housing for Homeless People

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

Source: City of Ontario, 2013.

Farmworkers

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

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

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

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

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

Extremely Low Income

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

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

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

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

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

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

5. Neighborhood Conditions

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

Historic Neighborhoods

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

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

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

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