

7. Housing Resources

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

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

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

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

Source: SCAG 2012.

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

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

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

Table H-39
Density Impact of Construction Costs

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

Source: Lewis Group 2013. .

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

Table H-40
Affordable Housing Developments in Nearby Communities

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

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

Realistic Capacity

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

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

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

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

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

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

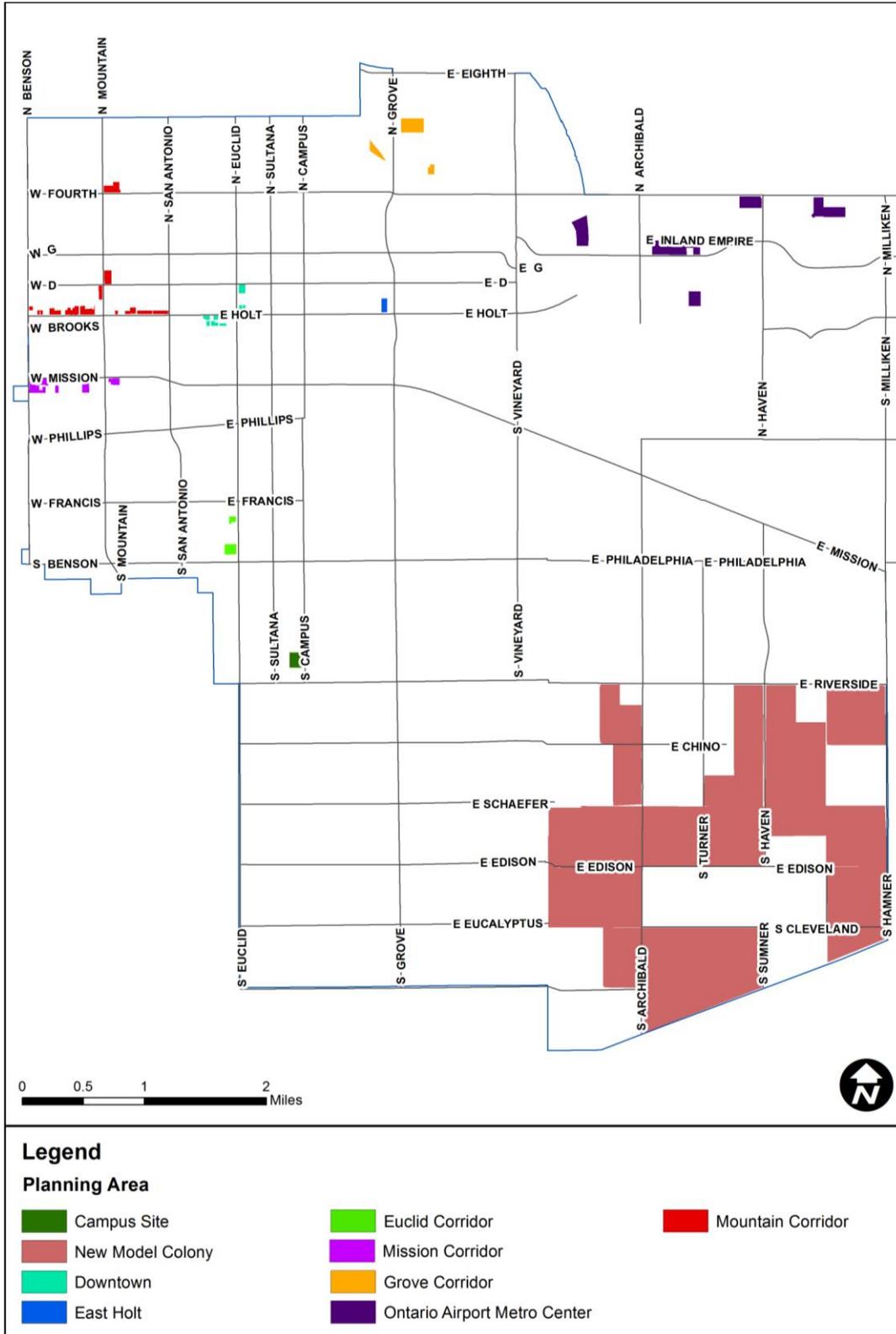
Additionally, several of the Planned Unit Developments throughout the City and specific plans in the Airport Metro Center could accommodate residential development between 14 and 125 dwelling units per acre.

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

Availability of Land

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

Figure H-9. Housing Opportunity Areas



Non-Vacant Sites

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

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

Summary of Housing Production

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

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

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

1. Sites identified are zoned to accommodate 25 d/u per acre and are based on realistic capacity.
Source: City of Ontario 2013

Financial Resources

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

Housing Choice Vouchers

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

Community Development Block Grants

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

HOME Partnership

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

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

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

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

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

8. Program Evaluation

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

2008–2014 Housing Element Accomplishments

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

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