

- 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.

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
Neighborhoods and Housing			
<p>1. Code Enforcement</p> <p>Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City-administered loan programs, including grants and rehabilitation loans. The properties may also be eligible for assistance under the CARES program. Should corrections not occur in a timely manner, the City can issue citations or initiate legal action.</p>	<p>Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Inspect 2,000 properties annually for compliance.</p> <p>Responsible Agencies: Police, Building, and Planning Departments</p> <p>Funding: CDBG, HOME, and ORA funds</p> <p>Timing: Ongoing</p>	<p>Conducted 15,149 inspections and closed 7,641 cases in 2010 and 2011.</p>	<p>Continue</p>
<p>2. Quiet Home</p> <p>Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport. Since the program began in 1994, 971 units have been sound insulated and an estimated 2,100 homes are eligible for sound insulation. To date, the RDA has acquired 217 properties and 120 are eligible for acquisition.</p>	<p>Objectives: Continue to implement program.</p> <p>Responsible Agencies: Ontario Housing Authority</p> <p>Funding: Federal Aviation Administration, Los Angeles World Airport</p> <p>Timing: Ongoing</p>	<p>Since the program began in 1994, 1,204 units have been insulated and an estimated 900 homes remain eligible for future sound insulation. To date, the City has acquired 240 properties, and approximately 92 remain eligible for future voluntary acquisition. During this planning period, the City insulated 82 homes, acquired 18 properties, converted 7 acres to airport-compatible uses, and relocated 79 individuals.</p>	<p>Continue</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 the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas</p>	<p>Objectives: Continue to implement program.</p> <p>Responsible Agencies: Planning Department</p> <p>Funding: General Fund, state and federal grants</p> <p>Timing: Ongoing</p>	<p>City staff continues to implement the historic preservation program: 4 properties became local landmarks, 26 properties on the list of historic resources were reviewed, 1 local landmark property was added to the National Register of Historic Places, 5 Mills Act contracts,</p>	<p>Continue</p>

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

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>also available in certain cases. Owner occupants earning up to 50 percent of the median area income can receive a grant of up to \$5,000 to assist with health and safety improvements.</p>			
<p>6. CARES The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, releaf program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components:</p> <p>Single-Family Improvement Loans. The City offers two low-interest deferred loan programs for homeowners (with a one-to-five-year deferment) to make exterior improvements to their home.</p> <p>Neighborhood Improvements. The City improves streets (e.g., resurfacing, replacing curb and gutter, improves sidewalks, and drainage), plants trees and greenways, and enforces codes.</p>	<p><i>Objectives:</i> Continue program implementation. <i>Responsible Agencies:</i> Housing Department <i>Funding:</i> CDBG, HOME, General Fund <i>Timing:</i> Ongoing</p>	<p>During the reporting period, exterior improvements were completed on 254 housing units through the CARES grant program within focus neighborhoods and 28 emergency grants were completed.</p>	<p>Continue</p>
<p>7. Neighborhood Plans Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans.</p>	<p><i>Objectives:</i> Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> 2010</p>	<p>The Housing Element was approved in 2010 as part of a comprehensive General Plan update. The Planning Department established a Neighborhood Planning Section that is responsible for increasing neighborhood participation in the planning process and obtaining feedback from Ontario residents. The staff assigned to this section has begun identifying focus areas and designing surveys that will be used to obtain information from the community. Surveys and neighborhood meetings with Ontario residents will take place by the summer of 2013.</p>	<p>Continue</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>8. Neighborhood Stabilization</p> <p>Title III of Division B of the Housing and Economic Recovery Act of 2008 appropriates 3.9 billion for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The program created by this Act is called the “Neighborhood Stabilization Program.” The City of Ontario was allocated \$2.7 million, of which federal law requires that all funds must benefit low and moderate income households. The City will utilize these funds to: 1) acquire, rehabilitate, and resell single-family homes; 2) acquire and rehabilitation multiple-family properties; 3) provide financial assistance; 4) establish land banks; 5) demolish blighted structures; 6) redevelop demolished or vacant properties; and 7) administration (capped at 10 percent).</p>	<p><i>Objectives:</i> Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization Agency</p> <p><i>Funding:</i> Federal NSP funds</p> <p><i>Timing:</i> Ongoing</p>	<p>During calendar year 2011, the City worked in cooperation with the Ontario Housing Authority to utilize NSP funds on eligible activities. The Authority solicited for bids to complete the rehabilitation work for 20 NSP-funded units.</p>	<p>Modify to reflect the use of NSP 3 funds</p>
<p>9. Community Oriented Policing</p> <p>The City of Ontario Police Department uses CDBG funds to implement a community oriented policing program in designated low and moderate income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.</p>	<p><i>Objectives:</i> Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.</p> <p><i>Responsible Agencies:</i> Code Enforcement, Police Department</p> <p><i>Funding:</i> General Fund, CDBG</p> <p><i>Timing:</i> Ongoing</p>	<p>Code Enforcement made three presentations at the Multi-Family Crime-Free Training at the Police Department for apartment complex property owners and managers.</p>	<p>Continue</p>
<p>Housing Supply and Diversity</p>			
<p>10. Downtown Plan</p> <p>Ontario’s Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high intensity, multiuse central business district and</p>	<p><i>Objectives:</i> Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.</p> <p><i>Responsible Agencies:</i> Planning</p>	<p>The Housing Element was approved in 2010 as part of a comprehensive General Plan update. The Planning Department now has a Neighborhood Planning Section that will be responsible for increasing neighborhood participation in</p>	<p>Continue</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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>Department/Redevelopment Agency <i>Funding:</i> General Fund, Tax Increment <i>Timing:</i> By 2010</p>	<p>the planning process and obtaining feedback from Ontario residents. The staff assigned to this section has begun identifying focus areas and designing surveys that will be used to obtain information from the community. Surveys and neighborhood meetings with Ontario residents will take place by the summer of 2013.</p>	
<p>11. Mountain and Euclid Corridors Euclid and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, while Euclid Avenue has also begun to receive the same developer interest. Both corridors have commercial property that is proposed for redesignation residential. To facilitate corridor development, the City will redesignate properties along Euclid and Mountain Avenue for medium and high density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. The incentives may include fee modifications, flexibility in design, expedited permit processing, or others.</p>	<p><i>Objectives:</i> Redesignate corridors for medium and high density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> Adopt general plan by 2009 and incentives by 2010</p>	<p>The zone changes for residential properties began in 2012/2013. The first portion went to the Planning Commission in January 2012 and is scheduled to go to the City Council in 2013. Most of the medium-density zone changes are included in this effort. The high-density residential zone changes had to wait until the Development Code was completed (since there is not an appropriate zone to go to). The residential section of the new Development Code went to the Planning Commission in February 2012 and is scheduled for the City Council in 2013. The amendment includes incentives for lot consolidation. Work has begun on the zone changes to high-density residential. No public hearings have been scheduled yet, but June 2013 is the target date to get them to the City Council. The remainder of the Development Code is anticipated to be heard before the City Council in summer 2013.</p>	<p>Continue</p>
<p>12. 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 amount of underutilized uses</p>	<p><i>Objectives:</i> Redesignate Holt Boulevard for high density residential and mixed uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. <i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund</p>	<p>In March of 2011, the City was awarded and accepted a Caltrans Community-Based Transportation Planning Grant. The purpose of the grant is to promote balanced, comprehensive multimodal transportation systems and support “livable” community concepts through</p>	<p>Continue. The Reach Program is a major focus of the City’s planning efforts/ Development Code adoption anticipated in 2013.</p>

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>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><i>Timing:</i> Ongoing</p>	<p>coordinated land-use and transportation planning, and community involvement. The corridor plan will support the zone change analysis by providing preferred right of way and identifying station locations.</p> <p>Since 2011, the City, along with KTU+A (project consultant), has been working together to develop the Holt Boulevard Mobility and Streetscape Strategic Plan. The focus of the plan is to stimulate investment along the Holt Boulevard corridor through the incorporation of “Complete Streets” strategies to create a safe and inviting transportation network that serves the needs of everyone who travels the corridor, including bicyclists, drivers, transit, and pedestrians of all ages and abilities.</p> <p>Holt Boulevard is part of the Omnitrans Route 61 transit corridor. This transit corridor has the highest ridership in San Bernardino County, averaging more than 5,700 boardings per day. The portion of Route 61 along the Holt Boulevard corridor has the highest ridership. Route 61 has been identified in the Omnitrans System-wide Transit Corridor Plan for the San Bernardino Valley as a future sbX bus rapid transit (BRT) corridor with potential for major transit investment. Working with Omnitrans, the Holt Boulevard Mobility and Streetscape Strategic Plan has identified the preferred street design for the BRT system and four major stations along the Holt Boulevard corridor based on future employment and residential population projections of the City’s Policy Plan (General Plan). The plan was completed in April 2013.</p>	

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>13. Cimarron Project Area</p> <p>Ontario has several scattered commercial and residential areas that are in need of housing rehabilitation and reinvestment. These areas have smaller, investor-owned multiple-family projects that were built with inadequate parking, open space, and amenities, and these projects have deteriorated. In addition, several commercial areas are also underperforming. To address these areas, the City created the Cimarron Redevelopment project area. In 2007, the Project Area was substantially expanded to include areas throughout the community, including significant residential areas surrounding the intersection of Fourth Street and Interstate 10. Several sites proposed for residential development are located in that area. To further stimulate investment, the City will continue to acquire sites within the project area, remove blighting influences, and sell acquired property to developers to build affordable housing.</p>	<p><i>Objectives:</i> Continue to acquire property, remove blighting influences, and sell property to qualified developers to build new housing, including affordable housing.</p> <p><i>Responsible Agencies:</i> City of Ontario Redevelopment Agency/Housing and Neighborhood Revitalization Agency</p> <p><i>Funding:</i> LMIHF, General Fund, state and federal monies</p> <p><i>Timing:</i> Ongoing for 2008–2014</p>	<p>The City, in cooperation with the Ontario Housing Authority, continued to implement the Begonia Avenue Apartments project in the 200–300 block of North Begonia Avenue within the Cimarron Project Area. This project includes the acquisition and rehabilitation of 32 units on eight properties on Begonia Avenue. During calendar year 2011, five properties were rehabilitated. In addition, the City, in cooperation with Mercy House Living Centers, Inc., continued to operate affordable housing units at 411/412 North Parkside Avenue (Guadalupe Residence) within the Cimarron Project Area.</p>	<p>Delete. With the dissolution of redevelopment, these efforts are being completed through the Continuum of Care document and programs.</p>
<p>14. Ontario Airport Metro Center</p> <p>The City of Ontario is creating an urban center along Interstate 10, referred to as the Ontario Airport Metro Center area. This center is intended to be a pedestrian-oriented, 24-hour community, anchored by an entertainment arena, hospitality uses, Mills Center, and significant business headquarters. To facilitate this development, the City has approved several specific plans, and the construction of more than 700 apartments, and redesignated much of the area for mixed uses. Given the area's size, infrastructure needs, and separate and adjacent specific plans, a larger area plan is needed to coordinate these efforts into a unified vision. The City will therefore develop a focused area or master plan to implement the General Plan goals and objectives for that area.</p>	<p><i>Objectives:</i> Create an area plan to link the specific plan areas and coordinate the buildout of the Ontario Airport Metro Center area.</p> <p><i>Responsible Agencies:</i> City Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> By 2010</p>	<p>This work was not completed. Due to the dissolution of redevelopment funds and staff cutbacks, the City will not be pursuing this area plan.</p>	<p>Delete, due to the dissolution of redevelopment funds and staff cutbacks, the City will not be pursuing this area plan.</p>
<p>15. New Model Colony</p> <p>The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for</p>	<p><i>Objectives:</i> Continue to review, approve, and implement plans to develop the New Model Colony.</p> <p><i>Responsible Agencies:</i> Planning Department</p>	<p>City staff continues to review and process applications for development in the New Model Colony, including infrastructure improvement plans and plans for the</p>	<p>Continue</p>

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

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

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

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

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

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

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p><i>28. Homeownership</i></p> <p>The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, CalHFA) to provide down payment assistance to homebuyers seeking to purchase units in the Town Square project. The Ontario OPEN (Ownership Program Enhancing Neighborhoods) House Program provides down payment and closing cost assistance to first-time low income homebuyers. Financial assistance not to exceed 6 percent of the sales price of the property is provided in the form of a 45-year, zero percent, deferred payment loan with an equity share component based on the length of ownership at the time of resale. The City of Ontario also works in conjunction with NPHS, a nonprofit organization, to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.</p>	<p><i>Objectives:</i> Implement down payment assistance programs citywide and for the Town Square project.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> HCD, BEGIN, CALHFA, grants</p> <p><i>Timing:</i> Ongoing</p>	<p>The Ontario OPEN House Program is a down payment program funded with federal HOME American Dream Downpayment Initiative (ADDI). The program is designed to increase homeownership rates and revitalize neighborhoods. Two loans were processed during 2011.</p> <p>The City was able to secure approximately \$1.5 million in BEGIN funds to offer down payment assistance to qualified moderate-income families within Edenglen. During this reporting period, the City processed four loans.</p> <p>Through the City's CHDO Program, the City was able to work with a nonprofit organization to acquire, rehabilitate, and resell a property located at 1737 East Granada Court to a qualified low-income household.</p>	<p>Modify to update funding sources</p>
<p><i>29. Housing Partnerships</i></p> <p>In today's housing market, public-private partnerships are essential to address the housing needs of Ontario residents. The City has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources. The intent of the program is to also help preserve, enhance, and improve existing neighborhoods through the acquisition, rehabilitation, and/or new construction of housing. The City accepts applications for financial assistance from certified CHDOs for proposed high quality housing projects that enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents, including the acquisition, rehabilitation, or construction of single-and multiple-family housing. The City will use HOME funds and strive to require more restrictive covenants that required by HOME funds.</p>	<p><i>Objectives:</i> Make available funding applications available and/or accept requests by CHDOs for eligible housing activities. Continue to seek additional partnership to further housing goals.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> Federal HOME funds</p> <p><i>Timing:</i> Ongoing</p>	<p>The City maintained an ongoing relationship with Mercy House Living Centers, Inc. to implement the Ontario Homeless Continuum of Care established in May 2005. The Continuum of Care served a total of 3,038 new (unduplicated) persons through the Assisi House Transitional Housing Program and the Mercy House Center Ontario.</p> <p>In addition, the City was designated by the State of California as a California Catalyst Community for the Downtown Core Catalyst Project.</p> <p>The City also was awarded funds from the State of California for the following two programs:</p> <ul style="list-style-type: none"> • CalHome Program – to provide an owner-occupied single-family rehabilitation program to low-income homeowners within qualified 	<p>Delete; addressed in programs 19 and 20</p>

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

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>improvement. Over the past decade, the City has preserved the majority of its housing through 2025 through the issuance of multifamily revenue bonds and active City assistance. As of 2008, only two projects totaling 186 housing units are still at risk of conversion. Neither project has filed a notice to terminate their Section 8 contracts. As the City remains committed to preserving its affordable housing, the City will monitor the status of the projects, provide technical assistance, and consider appropriate actions should these projects become at imminent risk of conversion.</p>	<p>Authority Funding: Federal government Timing: Ongoing</p>	<p>County of San Bernardino Multi-family Mortgage Revenue Bond Program, HOME funds, and other Ontario Redevelopment Agency Funds. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate to the owner the importance of the units to the supply of affordable housing in Ontario as well as the City's desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.</p>	
<p>32. Jack Galvin Accord The City of Ontario has more than 2,100 mobile homes, which provide affordable market rate housing for lower income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance.</p>	<p><i>Objectives:</i> Continue to implement Jack Galvin Accord and monitor the effectiveness of the Accord. <i>Responsible Agencies:</i> Housing and Neighborhood Revitalization <i>Funding:</i> General Fund <i>Timing:</i> Ongoing</p>	<p>City staff administered the accord that covers 1,890 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the accord and designed to limit rental increases within the participating mobile home parks.</p>	<p>Continue</p>
<p>Special Needs Housing</p>			
<p>33. 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</p>	<p><i>Objectives:</i> Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Conduct AI concurrently with the development</p>	<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</p>	<p>Continue</p>

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

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

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
people.	<i>Responsible Agencies:</i> Planning Department <i>Funding:</i> General Fund <i>Timing:</i> 2009 (emergency shelters) and 2010 for transitional housing		
<p>36. Senior Housing</p> <p>The City of Ontario is actively involved in facilitating the construction of a continuum of care for senior housing within the community. Housing includes independent housing, assisted senior housing, semi-independent housing, and assisted living settings. The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.</p>	<p><i>Objectives:</i> Complete construction of the Mountain View, Senior Housing Project Phase II, and Ontario Town Square Senior Projects. Continue to provide a full range of housing support services.</p> <p><i>Responsible Agencies:</i> Housing and Neighborhood Revitalization</p> <p><i>Funding:</i> State and federal funds</p> <p><i>Timing:</i> Ongoing</p>	<p>The City continued to monitor 687 units of affordable senior housing.</p> <p>During calendar year 2010, the City of Ontario, in cooperation with Related Companies of California, completed the City Center Apartments. The project consists of 75 units of affordable senior housing and for very low- and low-income residents and one property manager's unit.</p>	Continue
<p>37. 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, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing.</p>	<p><i>Objectives:</i> Evaluate the feasibility and appropriateness of modifying standards to encourage visitability in new housing.</p> <p><i>Responsible Agencies:</i> Building and Planning Department</p> <p><i>Funding:</i> General Fund</p> <p><i>Timing:</i> Ongoing and 2010</p>	<p>These provisions were incorporated into the Development Code, completed in August 2013.</p>	Continue; update to address developmental disabilities as well

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

Program	Implementation	Result/Effectiveness	Continue/Modify/Delete
<p>40. Family Housing</p> <p>Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority allocates housing choice vouchers to lower income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and Agency have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, afterschool programs, food programs, and other services targeted for lower income households, including large families.</p>	<p><i>Objectives:</i> Continue program implementation. <i>Responsible Agencies:</i> Housing and Neighborhood Revitalization <i>Funding:</i> General Fund, CDBG <i>Timing:</i> Ongoing</p>	<p>During calendar year 2011, the City of Ontario, in cooperation with the Ontario Housing Authority and Mercy House, completed the rehabilitation of the 47 units of affordable family housing for very low-, low-, and moderate-income households on Begonia Avenue and Francis Street. In addition, the City continued to monitor 1,778 units of affordable family housing.</p>	<p>Continue</p>
<p>41. Housing and Community Development</p> <p>The City of Ontario provides millions of dollars in funding and grants each year to a wide range of non-profit human service and housing development organizations that implement community programs. These programs assist homeless persons, very low and low income households, families with children, others to find housing and appropriate supportive services. Funding is provided annually, contingent upon the continuation of adequate funds and City Council approval. Funds are provided through the General Fund, HOME funds, Community Development Block grants, and a variety of other sources. In other cases, the City provides technical assistance and support to help nonprofit organizations secure funds.</p>	<p><i>Objectives:</i> Continue funding non-profit human service and housing development organizations through the City's Housing and Community Development program subject to funding availability and City Council approval. <i>Responsible Agencies:</i> Planning Department, Housing and Neighborhood Revitalization <i>Funding:</i> General Fund, CDBG, HOME, grants <i>Timing:</i> Ongoing</p>	<p>During calendar year 2011, the City completed the following housing and community development projects:</p> <ul style="list-style-type: none"> • 728 Imperial Ave. (CHDO acquisition, rehabilitation, and resale project) – One resident was provided down payment assistance through the Ontario OPEN House Program. • Four Edenglen BEGIN down payment assistance loans were processed. • Water Conservation Projects Energy Efficient Lighting Project Phase I and II induction lighting (Parks) Pervious Concrete Gutter Project. <p>During calendar year 2010, the City completed the following housing and community development projects:</p> <ul style="list-style-type: none"> • Ontario Town Square Project public improvements • City Center Apartments 	<p>Delete. The 2013–2021 Housing Element programs reflect the City's new initiatives; this program is repetitive.</p>

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

Housing Element Outreach

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

Stakeholder/Service Provider Study Session and Public Workshop

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

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

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

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

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

Some of the comments and community needs identified were:

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

Consultations

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

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

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

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

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

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

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

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

Very Important	Somewhat Important	Not Important	Don't Know
5			

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

Very Important	Somewhat Important	Not Important	Don't Know
5			

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

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

6. Encourage energy conservation through site and building design.

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

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

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

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

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

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

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

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

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

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

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

12. Total of 5 that apply:

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

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

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

Yes	No
0	5

14. If so, which one(s)?

- None

Public Hearings

TBD

The City also held a public outreach workshop