

## 10. Housing Programs

### Neighborhoods and Housing

#### 1. Code Enforcement

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:

- **General Code Enforcement:** The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City-administered rehabilitation loans and/or other nonprofit housing loan programs, where available.
- **Community Improvement Team:** This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.
- **Systematic Health and Safety Inspection Program:** The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.
- **Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program:** These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.

#### *Implementation*

- *Objectives:* Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.
- *Responsible Agencies:* Housing and Neighborhood Revitalization, Police, Fire, Economic Development, Building, and Planning Departments
- *Funding:* CDBG, HOME, ORA, and CalHOME funds
- *Timing:* Ongoing, inspect properties annually

## 2. *Quiet Home*

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.

Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015.

### *Implementation*

- **Objectives:** Continue to implement program.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** Federal Aviation Administration, Los Angeles World Airport
- **Timing:** Ongoing

## 3. *Historic Preservation*

Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). 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.

### *Implementation*

- **Objectives:** Continue to implement program.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund, state and federal grants
- **Timing:** Ongoing

#### 4. *Housing Rehabilitation Loan and Grants*

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives.

##### *Implementation*

- **Objectives:** Continue to implement program, as funding is available.
- **Responsible Agencies:** Housing Department
- **Funding:** CDBG, HOME , CalHOME
- **Timing:** Ongoing

#### 5. *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, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components:

- **Single-Family Improvement Loans.** The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home.
- **Neighborhood Improvements.** The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes.

##### *Implementation*

- **Objectives:** Continue program implementation, as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** CDBG, HOME, General Fund
- **Timing:** Ongoing

## 6. *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.

### *Implementation*

- **Objectives:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- **Responsible Agencies:** Planning Department, Housing and Neighborhood Revitalization Agency
- **Funding:** General Fund
- **Timing:** Ongoing

## 7. *Neighborhood Stabilization*

The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional \$1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of \$1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent).

### *Implementation*

- **Objectives:** Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** Federal NSP3 funds
- **Timing:** Ongoing

## 8. *Community-Oriented Policing*

The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free 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.

### *Implementation*

- **Objectives:** Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department
- **Funding:** General Fund, CDBG
- **Timing:** Ongoing

## Housing Supply and Diversity

### 9. *Downtown Plan*

Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The \$200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown.

### *Implementation*

- **Objectives:** Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund, Tax Increment
- **Timing:** 2015

### 10. *Mountain and Euclid Corridors*

Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others.

#### *Implementation*

- **Objectives:** Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Summer 2014

### 11. *Holt Boulevard*

Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The 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.

#### *Implementation*

- **Objectives:** Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** 2015

## 12. *New Model Colony*

The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the city's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund \$430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in the western New Model Colony.

### *Implementation*

- **Objectives:** Continue to review, approve, and implement plans to develop the New Model Colony.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

## 13. *Downtown Core Catalyst Project*

The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed.

### *Implementation*

- **Objectives:** Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** State and federal
- **Timing:** By 2018

#### 14. 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 methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design.

##### *Implementation*

- **Objectives:** Continue to implement design review process.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing

#### 15. 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 that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

##### *Implementation*

- **Objectives:**
  - Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.
  - Renewable energy incentive and energy efficiency programs.
  - Develop a citywide 20-year energy plan.
  - Support pilot development project as a net-zero-energy community, and formulate solar site orientation guidelines.
- **Responsible Agencies:** Planning/Building/Public Works
- **Funding:** General Fund
- **Timing:** Ongoing

### *16. Land Monitoring Program to Meet the RHNA*

The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, through out the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.

All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.

#### *Implementation*

- **Objectives:** Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.
- **Responsible Agencies:** Planning
- **Funding:** General Fund
- **Timing:** Within the first three years of the planning period.

### **Governmental Constraints**

#### *17. Incentives*

The City of Ontario offers several different types of incentives to facilitate housing production, including:

- **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., \$1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.
- **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special

incentives may be granted for mixed-use developments, residential infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.

### *Implementation*

- **Objectives:** Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.
- **Responsible Agencies:** Housing and Neighborhood Revitalization Agency
- **Funding:** General Fund
- **Timing:** Ongoing and at least annual outreach to developers of affordable housing, including non-profit.

### *18. Land Acquisition*

Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a \$1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.

### *Implementation*

- **Objectives:** Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** General Fund, NSP3, and other funding as available
- **Timing:** Ongoing

### *19. Planned Unit Development (PUD)*

Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.

#### *Implementation*

- **Objectives:** Continue to utilize the PUD to create tailored development standards to facilitate new housing.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing, 2010

### *20. Mixed-Use and High-Density Residential Zone and Standards*

The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right.

#### *Implementation*

- **Objectives:** Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.
- **Responsible Agencies:** Planning Department
- **Funding:** General Fund
- **Timing:** 2014

## Housing Assistance

### 21. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario.

#### Implementation

- **Objectives:** Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.
- **Responsible Agencies:** Housing Authority of the County of San Bernardino
- **Funding:** US Department of Housing and Urban Development
- **Timing:** Ongoing

### 22. Homeownership

The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance.

#### Implementation

- **Objectives:** Implement down payment assistance programs citywide.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** HCD, BEGIN, CalHOME
- **Timing:** Ongoing

### *23. Preservation of At-Risk Housing*

The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion.

#### *Implementation*

- **Objectives:** Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** Federal government
- **Timing:** Ongoing

### *24. 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.

#### *Implementation*

- **Objectives:** Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** General Fund
- **Timing:** Ongoing

## Special Needs Housing

### 25. Fair Housing

Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. 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.

#### *Implementation*

- **Objectives:**
  - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services.
  - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments, including the definition of a family.
  - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.
- **Responsible Agencies:** Ontario Housing Authority
- **Funding:** CDBG
- **Timing:** Ongoing

### 26. Homeless Continuum of Care

The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds.

The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.

#### *Implementation*

- **Objectives:** Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** Federal funds and private financing
- **Timing:** Ongoing

## 27. Senior Housing

The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.

### Implementation

- **Objectives:** Continue to provide a full range of housing support services.
- **Responsible Agencies:** Housing and Neighborhood Revitalization
- **Funding:** State and federal funds
- **Timing:** Ongoing

## 28. Housing for People with Disabilities

The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

### Implementation

- **Objectives:**
  - Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
  - Update the definition of family to comply with state law.
- **Responsible Agencies:** Building and Planning Department
- **Funding:** General Fund
- **Timing:** Ongoing, update the definition of family within one year of adoption of the Housing Element.

### 29. Family Housing

Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families.

#### Implementation

- **Objectives:** Continue program implementation.
- **Responsible Agencies:** Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino
- **Funding:** General Fund, CDBG
- **Timing:** Ongoing

### 30. Extremely Low-Income Households

The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.

- **Objectives:**
  - Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications.
  - Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.
- **Responsible Agencies:** Planning Department, Housing and Neighborhood Revitalization
- **Funding:** CDBG, HOME, federal and state grants
- **Timing:** Annually

### *31. Special Needs Housing*

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

- **Objectives:** Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.
- **Responsible Agencies:** Planning Department, Housing and Neighborhood Revitalization
- **Funding:** CDBG, HOME, federal and state grants
- **Timing:** Annually

**Table H-42**  
**Housing Program Implementation**

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
<b>Goal #1: Neighborhoods and Housing</b>				
1. Code Enforcement	Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.	Housing and Neighborhood Revitalization, Police, Fire, Economic Development, Building, and Planning Departments	CDBG, HOME, and ORA, and CalHOME funds	Ongoing
2. Quiet Home	Continue to implement program.	Ontario Housing Authority	Federal Aviation Administration, Los Angeles World Airport	Ongoing
3. Historic Preservation	Continue to implement program.	Planning Department	General Fund, state and federal grants	Ongoing
4. Housing Rehabilitation Loan and Grants	Continue to implement program, as funding is available.	Housing Department	CDBG, HOME, CalHOME	Ongoing
5. CARES	Continue program implementation, as funding is available.	Housing and Neighborhood Revitalization Agency	CDBG, HOME, General Fund	Ongoing
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Planning Department	General Fund	Ongoing
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Housing and Neighborhood Revitalization Agency	Federal NSP3 funds	Ongoing
8. Community Oriented Policing	Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.	Housing and Neighborhood Revitalization Agency, Code Enforcement, Police Department	General Fund, CDBG	Ongoing
<b>Goal #2: Housing Supply and Diversity</b>				
9. Downtown Plan	Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Planning Department	General Fund, Tax Increment	2015
10. Mountain and Euclid Corridors	Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Planning Department	General Fund	2014
11. Holt Boulevard	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.	Planning Department	General Fund	2015
12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Planning Department	General Fund	Ongoing
13. Downtown Core	Continue to implement the programs identified in	Housing and Neighborhood	State and Federal	By 2018

**Table H-42  
Housing Program Implementation**

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
Catalyst Project	the Downtown Core Catalyst Project as funding is available.	Revitalization Agency		
14. Design Review	Continue to implement design review process.	Planning Department	General Fund	Ongoing
15. Green Building	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.	Planning/Building/Public Works	General Fund	Ongoing
16. Land Monitoring Program to Meet the RHNA	Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Planning	General Fund	Ongoing
<b>Goal #3: Governmental Constraints</b>				
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Housing and Neighborhood Revitalization Agency	General Fund	Ongoing
18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.	Ontario Housing Authority	General Fund, NSP3, and other funding as available	Ongoing
19. Planned Residential Overlay	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Planning Department	General Fund	Ongoing
20. Mixed-Use and High-Density Residential Zone Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Planning Department	General Fund	July/August 2013
<b>Goal #4: Housing Assistance</b>				
21. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Housing Authority of the County of San Bernardino	US Department of Housing and Urban Development	Ongoing
22. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Housing and Neighborhood Revitalization	HCD, BEGIN, CALHFA, grants	Ongoing
23. Preservation of At-Risk Housing	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.	Ontario Housing Authority	Federal government	Ongoing
24. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Housing and Neighborhood Revitalization	General Fund	Ongoing
25. Fair Housing	Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Conduct AI prior to the Consolidated Plan, and review and change potential impediments, including the definition of a family.	Ontario Housing Authority	CDBG	Ongoing

**Table H-42**  
**Housing Program Implementation**

<i>Housing Program</i>	<i>Objectives</i>	<i>Responsible Agencies</i>	<i>Funding</i>	<i>Timing</i>
26. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available	Housing and Neighborhood Revitalization	Federal funds, private financing	Ongoing
27. Senior Housing	Continue to provide a full range of housing support services.	Housing and Neighborhood Revitalization	State and federal funds	Ongoing
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	Building and Planning Department	General Fund	Ongoing
29. Family Housing	Continue program implementation.	Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino	General Fund, CDBG	Ongoing
30. Extremely Low-Income Households	Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.	Planning Department, Housing and Neighborhood Revitalization	CDBG, HOME, federal and state grants	Annually
31. Special Needs Housing	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	Planning Department, Housing and Neighborhood Revitalization	CDBG, HOME, federal and state grants	Annually

**Table H-43**  
**Quantified Objectives**

<i>Income Level</i>	<i>New Construction</i>	<i>Preservation of At-Risk Units</i>	<i>Rehabilitation<sup>1</sup></i>
Extremely Low	1,296	86	0
Very Low	1,296		
Low	1,745		
Moderate	1,977	0	0
Above Moderate	4,547	0	0
<b>Total</b>	<b>10,861</b>	<b>86</b>	<b>0</b>

1. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs, and therefore has a quantified rehabilitation objective of 0. Should funding become available, the City will re-establish this program and provide associated quantified objectives.