2010 – 2014
CONSOLIDATED PLAN

May 14, 2010

Prepared by the
City of Ontario Housing and Neighborhood Revitalization Agency
208 West Emporia Street
Ontario, CA 91762
(909) 395-2006

FOUNDED AS A MODEL COLONY, BASED ON INNOVATION, PLANNED DEVELOPMENT, COMMUNITY SERVICE AND FAMILY VALUES, THE CITY OF ONTARIO HAS BECOME THE ECONOMIC HEART OF THE REGION. THE CITY COUNCIL IS COMMITTED TO MAINTAINING ONTARIO'S LEADERSHIP ROLE IN THE INLAND EMPIRE BY CONTINUING TO INVEST IN THE GROWTH AND EVOLUTION OF THE AREA'S ECONOMY WHILE PROVIDING A BALANCE OF JOBS, HOUSING AND EDUCATIONAL AND RECREATIONAL OPPORTUNITIES FOR OUR RESIDENTS IN A SAFE, WELL-MAINTAINED COMMUNITY.

City of Ontario
Mission Statement

CITY OF ONTARIO

2010-2014 Consolidated Plan
May 14, 2010

CITY COUNCIL

Mayor
Paul S. Leon

Mayor Pro Tem
Alan D. Wapner

Council Members
Sheila Mautz
Jim W. Bowman
Debra Dorst-Porada

CITY MANAGER

Chris Hughes

HOUSING AND NEIGHBORHOOD REVITALIZATION DIRECTOR

Brent D. Schultz

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CITY OF
ONTARIO

2010 – 2014 Consolidated Plan
Executive Transmittal Letter

CITY OF ONTARIO

303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105 (909) 395-2000
FAX (909) 395-2070

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

SHEILA MAUTZ
JIM W. BOWMAN
DEBRA DORST-PORADA
COUNCIL MEMBERS

CHRIS HUGHES
CITY MANAGER

MARY E. WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

May 14, 2010

William G. Vasquez, Director
Office of Community Planning and Development, 9D
U.S. Department of Housing and Urban Development
611 W. Sixth St., Ste. 800
Los Angeles, CA 90017-3127
Attn: Chris Yao, Community Planning and Development Representative

SUBJECT: CITY OF ONTARIO FINAL FIVE-YEAR CONSOLIDATED PLAN 2010-2014 AND ONE-YEAR ACTION PLAN FY 2010-2011

Dear Ms. Yao:

On behalf of the City of Ontario, I am pleased to submit three (3) copies of the City of Ontario's Final Five-Year Consolidated Plan 2010-2014 and One-Year Action Plan FY 2010-2011.

The City of Ontario looks forward to working in partnership with HUD to develop and implement the programs described in the Five-Year Consolidated Plan and One-Year Action Plan to address identified needs and priorities within Ontario.

Should you require additional information or clarification regarding the Final Five-Year Consolidated Plan 2010-2014 and One-Year Action Plan FY 2010-2011, please contact Jamie Richardson, Project Coordinator, at (909) 395-2298.

Sincerely,

Chris Hughes
City Manager

Enclosures

CITY OF

ONTARIO

2010 – 2014 Consolidated Plan
SF 424 Forms

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s)
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	*Other (Specify)
☐ Changed/Corrected Application	☐ Revision	

3. Date Received:

4. Applicant Identifier: B-10-MC-06-0537

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Ontario

*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

*c. Organizational DUNS: 078136223

d. Address:

*Street 1: 208 W. Emporia St.

Street 2:

*City: Ontario

County: San Bernardino

*State: CA

Province:

*Country: United States of America

*Zip / Postal Code 91762

e. Organizational Unit:

Department Name: Housing and Neighborhood Revitalization Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

*First Name: Jamie

Middle Name: L.

*Last Name: Richardson

Suffix:

Title: Project Coordinator

Organizational Affiliation:

*Telephone Number: (909) 395-2298

Fax Number: (909) 395-2288

*Email: jrichardson@ci.ontario.ca.us

Application for Federal Assistance SF-424 Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

***12 Funding Opportunity Number:**

N/A

*Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Ontario, County of San Bernardino, State of California

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: 43 *b. Program/Project: 43

17. Proposed Project:

*a. Start Date: 07/01/2010 *b. End Date: 06/30/2011

18. Estimated Funding ($):

*a. Federal	2,620,045
*b. Applicant	
*c. State	
*d. Local	
*e. Other	0
*f. Program Income	25,000
*g. TOTAL	2,645,045

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Chris

Middle Name:

*Last Name: Hughes

Suffix:

*Title: City Manager

*Telephone Number: (909) 395-2000 Fax Number: (909) 395-2070

* Email: chughes@ci.ontario.ca.us

*Signature of Authorized Representative: *Date Signed: 5/7/10

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424 Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:
1.	**Type of Submission:** (Required): Select one type of submission in accordance with agency instructions. • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	**Type of Application:** (Required) Select one type of application in accordance with agency instructions. • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)
3.	**Date Received:** Leave this field blank. This date will be assigned by the Federal agency.
4.	**Applicant Identifier:** Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.
5a	**Federal Entity Identifier:** Enter the number assigned to your organization by the Federal Agency, if any.
5b.	**Federal Award Identifier:** For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.
6.	**Date Received by State:** Leave this field blank. This date will be assigned by the State, if applicable.
7.	**State Application Identifier:** Leave this field blank. This identifier will be assigned by the State, if applicable.
8.	**Applicant Information:** Enter the following in accordance with agency instructions: **a. Legal Name:** (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. **b. Employer/Taxpayer Number (EIN/TIN):** (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. **c. Organizational DUNS:** (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. **d. Address:** Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US). **e. Organizational Unit:** Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the

Item	Entry:
10.	**Name Of Federal Agency:** (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
11.	**Catalog Of Federal Domestic Assistance Number/Title:** Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
12.	**Funding Opportunity Number/Title:** (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
13.	**Competition Identification Number/Title:** Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
14.	**Areas Affected By Project:** List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
15.	**Descriptive Title of Applicant's Project:** (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
16.	**Congressional Districts Of:** (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5th district, CA-012 for California 12th district, NC-103 for North Carolina's 103rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
17.	**Proposed Project Start and End Dates:** (Required) Enter the proposed start date and end date of the project.
18.	**Estimated Funding:** (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	**Is Application Subject to Review by State Under Executive Order 12372 Process?** Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable. **f. Name and contact information of person to be contacted on matters involving this application:** Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.			State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State
			20.	**Is the Applicant Delinquent on any Federal Debt?** (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.		21.	**Authorized Representative:** (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
	A. State Government B. County Government C. City or Township Government D. Special District Government E. Regional Organization F. U.S. Territory or Possession G. Independent School District H. Public/State Controlled Institution of Higher Education I. Indian/Native American Tribal Government (Federally Recognized) J. Indian/Native American Tribal Government (Other than Federally Recognized) K. Indian/Native American Tribally Designated Organization L. Public/Indian Housing Authority	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education) N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education) O. Private Institution of Higher Education P. Individual Q. For-Profit Organization (Other than Small Business) R. Small Business S. Hispanic-serving Institution T. Historically Black Colleges and Universities (HBCUs) U. Tribally Controlled Colleges and Universities (TCCUs) V. Alaska Native and Native Hawaiian Serving Institutions W. Non-domestic (non-US) Entity X. Other (specify)		

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s)
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	*Other (Specify)
☐ Changed/Corrected Application	☐ Revision	

3. Date Received:

4. Applicant Identifier: S-10-MC-06-0537

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Ontario

*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

*c. Organizational DUNS: 078136223

d. Address:

*Street 1: 208 W. Emporia St.

Street 2:

*City: Ontario

County: San Bernardino

*State: CA

Province:

*Country: United States of America

*Zip / Postal Code 91762

e. Organizational Unit:

Department Name: Housing and Neighborhood Revitalization Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Jamie

Middle Name: L.

*Last Name: Richardson

Suffix:

Title: Project Coordinator

Organizational Affiliation:

*Telephone Number: (909) 395-2298 Fax Number: (909) 395-2288

*Email: jrichardson@ci.ontario.ca.us

Application for Federal Assistance SF-424 Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Shelter Grant Program

***12 Funding Opportunity Number:**

N/A

*Title:

Emergency Shelter Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Ontario, County of San Bernardino, State of California

***15. Descriptive Title of Applicant's Project:**

Emergency Shelter Grant

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: 43 *b. Program/Project: 43

17. Proposed Project:

*a. Start Date: 07/01/2010 *b. End Date: 06/30/2011

18. Estimated Funding ($):

*a. Federal	106,441
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	106,441

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Chris

Middle Name:

*Last Name: Hughes

Suffix:

*Title: City Manager

*Telephone Number: (909) 395-2000 Fax Number: (909) 395-2070

* Email: chughes@ci.ontario.ca.us

*Signature of Authorized Representative: *Date Signed: 5/13/10

Application for Federal Assistance SF-424 Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:
1.	**Type of Submission:** (Required): Select one type of submission in accordance with agency instructions. • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	**Type of Application:** (Required) Select one type of application in accordance with agency instructions. • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)
3.	**Date Received:** Leave this field blank. This date will be assigned by the Federal agency.
4.	**Applicant Identifier:** Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.
5a	**Federal Entity Identifier:** Enter the number assigned to your organization by the Federal Agency, if any.
5b.	**Federal Award Identifier:** For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.
6.	**Date Received by State:** Leave this field blank. This date will be assigned by the State, if applicable.
7.	**State Application Identifier:** Leave this field blank. This identifier will be assigned by the State, if applicable.
8.	**Applicant Information:** Enter the following in accordance with agency instructions:
	a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website
	b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.
	c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.
	d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).
	e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the

Item	Entry:
10.	**Name Of Federal Agency:** (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
11.	**Catalog Of Federal Domestic Assistance Number/Title:** Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
12.	**Funding Opportunity Number/Title:** (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
13.	**Competition Identification Number/Title:** Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
14.	**Areas Affected By Project:** List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
15.	**Descriptive Title of Applicant's Project:** (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
16.	**Congressional Districts Of:** (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5th district, CA-012 for California 12th district, NC-103 for North Carolina's 103rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
17.	**Proposed Project Start and End Dates:** (Required) Enter the proposed start date and end date of the project.
18.	**Estimated Funding:** (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	**Is Application Subject to Review by State Under Executive Order 12372 Process?** Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable. **f. Name and contact information of person to be contacted on matters involving this application:** Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.		State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State
		20.	**Is the Applicant Delinquent on any Federal Debt?** (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions. A. State Government B. County Government C. City or Township Government D. Special District Government E. Regional Organization F. U.S. Territory or Possession G. Independent School District H. Public/State Controlled Institution of Higher Education I. Indian/Native American Tribal Government (Federally Recognized) J. Indian/Native American Tribal Government (Other than Federally Recognized) K. Indian/Native American Tribally Designated Organization L. Public/Indian Housing Authority M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education) N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education) O. Private Institution of Higher Education P. Individual Q. For-Profit Organization (Other than Small Business) R. Small Business S. Hispanic-serving Institution T. Historically Black Colleges and Universities (HBCUs) U. Tribally Controlled Colleges and Universities (TCCUs) V. Alaska Native and Native Hawaiian Serving Institutions W. Non-domestic (non-US) Entity X. Other (specify)	21.	**Authorized Representative:** (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s)
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	*Other (Specify)
☐ Changed/Corrected Application	☐ Revision	

3. Date Received:

4. Applicant Identifier: M-10-MC-06-0524

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Ontario

*b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000754

*c. Organizational DUNS: 078136223

d. Address:

*Street 1: 208 W. Emporia St.

Street 2:

*City: Ontario

County: San Bernardino

*State: CA

Province:

*Country: United States of America

*Zip / Postal Code 91762

e. Organizational Unit:

Department Name: Housing and Neighborhood Revitalization Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

*First Name: Jamie

Middle Name: L.

*Last Name: Richardson

Suffix:

Title: Project Coordinator

Organizational Affiliation:

*Telephone Number: (909) 395-2298

Fax Number: (909) 395-2288

*Email: jrichardson@ci.ontario.ca.us

Application for Federal Assistance SF-424 Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership Program

***12 Funding Opportunity Number:**

N/A

*Title:

HOME Investment Partnership Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Ontario, County of San Bernardino, State of California

***15. Descriptive Title of Applicant's Project:**

HOME Investment Partnership Program

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: 43 *b. Program/Project: 43

17. Proposed Project:

*a. Start Date: 07/01/2010 *b. End Date: 06/30/2011

18. Estimated Funding ($):

*a. Federal	1,020,804
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	50,000
*g. TOTAL	1,070,804

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Chris

Middle Name:

*Last Name: Hughes

Suffix:

*Title: City Manager

*Telephone Number: (909) 395-2000 Fax Number: (909) 395-2070

* Email: chughes@ci.ontario.ca.us

*Signature of Authorized Representative: *Date Signed: 5/5/10

Application for Federal Assistance SF-424 Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:
1.	**Type of Submission:** (Required): Select one type of submission in accordance with agency instructions. • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	**Type of Application:** (Required) Select one type of application in accordance with agency instructions. • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)
3.	**Date Received:** Leave this field blank. This date will be assigned by the Federal agency.
4.	**Applicant Identifier:** Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.
5a	**Federal Entity Identifier:** Enter the number assigned to your organization by the Federal Agency, if any.
5b.	**Federal Award Identifier:** For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.
6.	**Date Received by State:** Leave this field blank. This date will be assigned by the State, if applicable.
7.	**State Application Identifier:** Leave this field blank. This identifier will be assigned by the State, if applicable.
8.	**Applicant Information:** Enter the following in accordance with agency instructions:
	a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website.
	b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.
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17.	**Proposed Project Start and End Dates:** (Required) Enter the proposed start date and end date of the project.
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2010 – 2014 Consolidated Plan
Section I Executive Summary

SECTION I EXECUTIVE SUMMARY

A. What is the Consolidated Plan?

The Consolidated Plan seeks to alter the relationship between HUD, State and local governments, and citizens. Developed with the input of citizens and community groups, the Consolidated Plan serves four functions.

- It is a planning document for each community, built upon public participation and input.
- It is the application for funds under HUD's formula grant programs: the Community Development Block Grant (CDBG) Program, the HOME Program, and the Emergency Shelter Grants (ESG) Program.
- It articulates local priorities.
- It is a five-year strategy the jurisdiction will follow in implementing HUD programs.

A completed Consolidated Plan describes the lead agency responsible for overseeing the development and implementation of the plan and agencies, groups, and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The Consolidated Plan identifies the City's needs in housing, homelessness, community development, and economic development. It also presents the City's strategies to address those needs. The City of Ontario Housing and Neighborhood Revitalization Agency develops and carries out the Consolidated Plan.

The U.S. Department of Housing and Urban Development requires the City of Ontario to complete a Consolidated Plan to receive funds under the CDBG, HOME, and ESG programs. Consolidated Plans are required to be prepared every five years and include five Annual Action Plans (described below) to be produced for each year.

CDBG can fund a variety of activities to help low-income people and neighborhoods, such as planning activities, housing assistance, public services, infrastructure, economic development, and other community development projects. The HOME program can fund housing-related activities for lower-income people such as construction, rehabilitation, and rental assistance. ESG funds shelters and services to help the homeless and homeless prevention activities**.**

The Consolidated Plan builds on a comprehensive consultation and citizen participation process. The City of Ontario Housing and Neighborhood Revitalization Agency is the lead agency for the Consolidated Plan.

B. Major Components of the Consolidated Plan

The Consolidated Plan contains several major components:

- An analysis of housing, homelessness, public housing, community development, economic development, and other related needs
- A housing market analysis
- A description of the priority needs selected by the City

- Long-term strategies to address those priority needs
- An explanation of how the City will work with organizations in the public, private, and nonprofit sectors to help carry out those strategies
- A description of annual projects and activities the Agency will undertake to carry out those strategies
- Certification to Affirmatively Further Fair Housing and other certifications

The City of Ontario must produce five Annual Action Plans under the City of Ontario 2010–2014 Consolidated Plan. The 2010-2011 Annual Action Plan is the first one and is incorporated into this Consolidated Plan. Each Annual Action Plan must describe how the City intends to invest its CDBG, HOME, and ESG funds for the upcoming program year. Each year's Annual Action Plan contains its own Executive Summary.

C. What's New in the Consolidated Plan

The City of Ontario 2010-2014 Consolidated Plan contains several new items and methodologies compared to the previous Consolidated Plan:

- New research using the latest data from the U.S. Census Bureau, the Bureau of Labor Statistics, Housing Agencies, and the results of the City's *Needs Assessment – Resident Survey*.
- A total of 1,186 citizens responded to the *Needs Assessment – Resident Survey* relating to needs in the areas of affordable housing, public facilities, public improvements, public services, and economic development.
- Citizens and representatives from local organizations attended community meetings that examined affordable and fair housing issues, the delivery of services, and how to better serve persons with special needs.
- A performance matrix has been included in the Strategic Plan that lays the groundwork for measurable accomplishments in each year's Action Plan.

D. How the Executive Summary is Organized

This Executive Summary contains 14 subsections that mirror the 14 sections of the City of Ontario 2010-2014 Consolidated Plan:

- Community Profile - describes some of Ontario's characteristics, including its residents and economy.
- Consolidated Plan Development – discusses the City's outreach to allow citizens and community partners to comment on needs, proposed strategies, and projects. In addition, this section contains the City of Ontario's Anti-displacement and Relocation Plan for 2010–2014.
- Housing Market Analysis - presents an overview of the City of Ontario's projected housing supply and demand, and assesses housing needs.
- Public Housing Needs - describes the agencies that provide public and assisted housing needs in Ontario.

- Homeless and Special Needs Assessment - examines the needs of the City of Ontario's homeless population and those persons with special needs.
- Non-housing Community Development Needs Assessment - examines "non-housing" community development needs in the City of Ontario such as planning, economic development, public services, and public facilities.
- Barriers to Affordable Housing - examines barriers to affordable housing and the City's strategy for addressing those barriers.
- Fair Housing - describes the impediments to fair housing choices in the City of Ontario.
- Lead-based Paint Needs - summarizes the lead-based paint hazards in housing.
- Housing and Community Development Delivery System - summarizes the gaps in the City's housing and community development delivery system.
- Anti-poverty Strategy - describes how CDBG and HOME projects are part of the City's efforts to move low-income families toward self-sufficiency.
- Strategic Plan - presents the City's strategies to meet the housing and community development needs found in the previous sections.
- Monitoring - describes how the City monitors CDBG, HOME, and ESG projects as well as its progress in carrying out Consolidated Plan strategies and objectives.
- Leveraging – describes how the City will use other available funding sources to maximize the effect of CDBG, HOME, and ESG funds.

E. Community Profile

Ontario was first developed as an agricultural community, largely but not exclusively devoted to citrus. Since World War II, Ontario has become a much more diversified community. The City currently has an approximate population of 162,630 and contains almost 50 square miles. The economy now reflects an industrial and manufacturing base. Ten thousand acres are zoned for industrial use. Ontario benefits from major transportation resources with three major railroads, the San Bernardino, Pomona, and Devore Freeways (10, 60, and 15), and the Ontario International Airport all within its city limits. Its proximity to Los Angeles ensures that Ontario will continue to grow in the years ahead.

The population of Ontario is a multi-cultural diverse community. Racial and ethnic minorities are the fastest growing segment of the population. About 52.9 percent of the population is non-white, a higher proportion than the national average for metropolitan areas. The table on the following page represents a breakdown of Ontario's population.

Race	Percent
White alone	47.8%
Black or African American alone	7.5%
American Indian and Alaska Native alone	1.0%
Asian alone	3.9%
Native Hawaiian and Other Pacific Islander alone	0.4%

Race	Percent
Some other race alone	34.1%
Two or more races:	5.3%
TOTAL	**100.0%**
Hispanic or Latino	59.9%
Source: 2006-2008 American Community Survey 3-Year Estimates Table B02001 Race - Universe: Total Population.	

Hispanics or Latinos of any race account for 59.9 percent of the total population. Today's population is a relatively even mix of males (50.2 percent) and females (49.8 percent).

F. Consolidated Plan Development

The City of Ontario Housing and Neighborhood Revitalization Agency is the lead agency for the 2010-2014 Consolidated Plan. The City of Ontario Housing and Neighborhood Revitalization Agency urges citizens to voice their concerns, share their ideas concerning Federal programming, and welcomes comments and suggestions.

Part D of the Consolidated Plan Development section describes how residents and local organizations participated in the development of the Consolidated Plan. The City of Ontario Housing and Neighborhood Revitalization Agency offered numerous opportunities for public input, comment, and review including the following:

- A *Needs Assessment – Resident Survey* that was sent via mail to all residents of targeted low- and moderate-income areas of the City for residents to communicate their opinions and comments on affordable housing, public facilities, public improvements, public services, and economic development needs.
- Two community forums/public hearings to garner citizen comments on the needs, strategies, actions, and projects in the Consolidated Plan.
- Distribution of the draft Consolidated Plan combined with a minimum 30-day public comment period.

Part E of the Consolidated Plan Development section describes how the City will help persons who must be temporarily relocated or permanently displaced due to the activity of CDBG or HOME funds.

G. Housing Market Analysis and Needs Assessment

Consolidated Plan regulations require the City of Ontario to conduct a housing market analysis to serve as one of the foundations for setting priority housing needs and strategies. The housing market analysis reveals a number of important findings:

- The homeownership rate is 58 percent, which is lower than the county average of 65 percent.
- Approximately 58 percent of all housing units are more than 25 years old.
- One out of every four households is a single parent family; 58 percent of these households rent their housing.

- Approximately 13 percent of all households are considered overcrowded.
- A significant number, 49 percent of all renter households and 45 percent of all owner-occupied households, are considered cost burdened.

H. Public and Assisted Housing

The City of Ontario, as part of its mission of collaboration and leveraging, is committed to working with public and assisted housing providers to address housing needs. Several agencies provide public or assisted housing assistance in the City of Ontario city limits. Several additional agencies in the City also develop affordable housing for low and moderate income individuals and persons with special needs.

I. Homeless and Special Needs Assessment

The diversity of the homeless population continues to increase and the percentage of homeless persons suffering from mental illness and substance abuse also continues to increase. Many addicted persons have recycled in and out of homelessness with many reporting prior episodes.

The causes of homelessness in the City include a variety of factors, including:

- Substance abuse
- De-institutionalization of persons with mental illness
- Lack of resources to address the needs of homeless or those persons at risk of homelessness with substance abuse or mental illness, including persons with dual diagnoses
- Unemployment/underemployment
- Lack of job skills among persons at high risk for homelessness
- Domestic violence
- A large gap between the number of affordable housing units and the number of households which need them

J. Non-Housing Community Development Needs

Community development needs can fall into several categories, from inadequate streets and sidewalks to lack of job training programs. Since needs vary, the CDBG program provides a list of activities eligible for funding and then allows local jurisdictions to select the activities it considers to have the highest priorities.

The analysis of the non-housing community development needs identified the following activities as a high priority:

Public Facilities

- Water conservation activities in parks and other public areas.
- Community facilities for senior citizens
- Community facilities for youth/teens
- New or improved parks and recreational facilities

Public Improvements

- Neighborhood improvements, including tree planting, street lighting, and code enforcement, etc.
- Water/sewer/storm drain improvements
- Street and alley improvements
- Sidewalk improvements

Public Service Needs

- Services for battered or abused spouses and children
- Services for senior citizens
- Services for youths/teens
- Child care services
- Services for the homeless

Economic Development

- Attract new jobs
- Job retention
- Job training
- Expand local businesses

K. Barriers to Affordable Housing

Since affordable housing is becoming more difficult to find, many low-income households must pay more than they should for a home, or live in less-than-desired conditions. As reported in the housing needs section, 49 percent of renter households, and 45 percent of the owner-occupied households in the City are experiencing a cost burden (spending more than 30 percent of income on housing costs).

Findings by the working groups, combined with affordable housing issues generally cited by most jurisdictions, reveal a variety of barriers to affordable housing in Ontario:

- Increased land and material costs
- Approval process and fees
- Building codes and standards
- Zoning
- Land use controls
- Discrimination in the rental market
- Citizen opposition
- Lack of political constituency
- Lack of knowledge of available programs and resources
- Resource fragmentation and scarcity
- Housing acquisition finance requirements

- Lack of financial resources by housing providers
- Lack of coordination of resources

L. Impediments to Fair Housing

The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residents 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."

The City of Ontario Housing and Neighborhood Revitalization Agency, as the lead agency for the Consolidated Plan, is committed to working with its public, private, and nonprofit partners to ensure fair housing choice for all residents. This commitment includes incorporating fair housing needs and strategies into the Consolidated Plan. In conjunction with the *2010 Analysis of Impediments to Fair Housing Choice for the City of Ontario* the City of Ontario Housing and Neighborhood Revitalization Agency will develop measurable actions that it will undertake each year to carry out this strategy. The Annual Action Plan for each program year will describe these actions.

M. Lead-Based Paint Hazards

Lead poisoning is one of the most common and preventable health hazards to American children. Research indicates that even a low-level of lead in a child's bloodstream can have harmful effects on their physical and developmental health.

Any housing built before 1978 is at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. More than 58 percent of the housing units in Ontario were built before 1979. Since low-income people often live in older housing throughout the city, they are at much higher risk.

Young children who could ingest lead-based paint are at even higher risk. Consequently, children of very low- and low-income families are disproportionately at risk for lead poisoning, as they tend to reside in older homes. The following children in the City could be at higher risk of lead-based paint poisoning:

- Children under 5 years old equate to about 8.1 percent of the population of Ontario, or 13,132 children.
- Approximately 484 families (or 16.4 percent of the total number of families below the poverty level in 2008) have related children under six years old and are living below poverty.

N. Housing and Community Development Delivery System

The Consolidated Plan requirements include examining how organizations in the city "deliver" housing and community development (called the institutional structure). This examination

includes identifying the gaps in the institutional structure and developing strategies to address the gaps. Ontario can only achieve its Comprehensive Plan goals and Consolidated Plan strategies if its institutional structure is complete.

O. Anti-Poverty Strategy

The latest reliable poverty data from the U.S. Census estimates that in the year 2008, 35,702 individuals were living below the poverty level. This number represents 22 percent of the population. Female headed households fared much worse and account for 25.1 percent of families living below poverty level.

The City of Ontario's anti-poverty strategy and activities support the overall effort in the State to move low-income families toward economic self-sufficiency. Ontario's anti-poverty strategy is to help families move to economic self-sufficiency. Since a household earning 80 percent of a median income of an area is considered "low income" and can be helped with CDBG and HOME funds, the City supports State efforts to move residents toward economic self-sufficiency.

P. Strategic Plan

Based on the *Needs Assessment – Resident Survey*, community meetings, consultation with other organizations, individual interviews, housing market and needs study, and other factors, the City of Ontario has developed the following five-year strategies to address the priority needs found in the Consolidated Plan:

Housing Strategy

Goal #1: Preserve existing rental and owner-occupied housing resources.

Goal #2: Increase affordable homeownership opportunities, particularly for low and moderate income persons.

Goal #3: Expand affordable rental housing opportunities, particularly for low income persons.

Homeless Strategy

Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

Special Needs Strategy

Goal #1: Provide supportive services for special needs populations.

Fair Housing Strategy

Goal # 1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Public Housing Strategy

Goal #1: Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City.

Lead Hazard Strategy

Goal #1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.

Community Development Strategy

Goal #1: Provide needed public infrastructure improvements in target lower and moderate income neighborhoods.

Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.

Goal #3: Provide needed community services to serve lower and moderate income residents.

Goal #4: Expand the City's economic base and promote greater employment opportunities.

Q. Monitoring

As the lead agency for the CDBG, HOME, and ESG programs, the Housing and Neighborhood Revitalization Agency is refining monitoring procedures to ensure that projects have measurable outcomes. This refinement will allow assessment of progress toward the specified goals and objectives of the projects, as well as ensuring long-term compliance with all applicable program regulations and statutes.

R. Leveraging Resources

As part of its mission of collaboration and leveraging, the City of Ontario has put together a list of resources that public agencies, neighborhoods, and nonprofit organizations can use to further the strategies in the Consolidated Plan. The Agency anticipates that the Federal, State, local, and private resources listed in this section of the Consolidated Plan will remain available over the five-year period of the Consolidated Plan. Some of the items listed in this section are potential financial resources for both the City and local nonprofits to leverage with current funds.

2010 – 2014 Consolidated Plan
Section II Community Profile

SECTION II COMMUNITY PROFILE

A. History

In 1881 George Chaffey, a Canadian engineer, viewed the patch of land known as the Cucamonga Desert and decided that this region, if properly watered, could become productive and profitable. George and his brother William bought the "San Antonio lands," 6,218 acres with water rights for $60,000. This was the nucleus of their new model colony.

The Ontario Colony lands were quickly surveyed and went on sale in November, 1882. The centerpiece was Euclid Avenue, eight miles long, two hundred feet wide, and separated by a parkway.

The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the San Antonio canyon to tap the underground flow. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.

In 1887, Euclid Avenue became the home of Ontario's unique "gravity mule car." Charles Frankish and Godfrey Stamm established the Ontario and San Antonio Heights R.R. Co. The mule car continued to run until 1895 and then was replaced by the electric streetcar.

On December 10th, 1891 the City was incorporated as a city of the sixth class under the California Constitution. The City chose a City Council-City Manager form of government with the mayor being chosen by the Board of Trustees as it was then called. This individual was selected from within their own number and then as laws changed Ontario began to allow the people to elect the mayor directly.

Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. Even though the orange groves have been long gone from the West End of Ontario, the Sunkist plant has remained up until recent years. In addition to oranges, the production of peaches, walnuts, lemons and grapes was also important to the growth of Ontario and the adjoining City of Upland.

To help create a dominant agricultural community Chaffey College, established by Chaffey brothers, was established. It was there that Prof. George Weldon developed the Babcock peach, an adaptation to California's mild winters.

In 1923, Latimer Field was established thanks to the efforts of Judge Archie Mitchell, Waldo Waterman, and some other airplane enthusiasts. From that time on, the town became increasingly aviation conscious. Urban growth pushed the fliers progressively east, until they took up their present location, the Ontario International Airport. During World War II, this was a busy training center for pilots of the hot Lockheed P-38 "Lighting."

Since World War II, Ontario has become a much more diversified community. The City of Ontario's population is approximately 162,630. The City has also expanded from the 0.38 square mile area incorporated back in 1891, up to almost 50 square miles and the population is expected to continue to grow.

B. Demographics

According to the State of California Department of Finance Demographic Research Unit, Ontario's estimated population in 2009 was 173,188. However, there is not sufficient detail available to evaluate the characteristics of Ontario's population from this source. As such, the 2006-2008 American Community Survey 3-Year Estimates were used for additional analysis.

According to the 2006-2008 American Community Survey 3-Year Estimates, Ontario's population is 162,630. Approximately 58.7 percent of Ontario's residents were born in California, 10.5 percent were born in a different state, 0.6 percent were born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s) and 30.2 percent were outside of the United States.

The population of Ontario is a multi-culturally diverse community. Racial and ethnic minorities are the fastest growing segment of the population. About 52.9 percent of the population is non-white, a higher proportion than the national average for metropolitan areas. Table 2-1 contains a breakdown of the race/ethnicity of Ontario's population.

Table 2-1
Demographics:
Population by Race/Ethnicity

Race	Percent
White alone	47.8%
Black or African American alone	7.5%
American Indian and Alaska Native alone	1.0%
Asian alone	3.9%
Native Hawaiian and Other Pacific Islander alone	0.4%
Some other race alone	34.1%
Two or more races:	5.3%
TOTAL	**100.0%**
Hispanic or Latino	59.9%
Source: 2006-2008 American Community Survey 3-Year Estimates Table B02001 Race - Universe: Total Population.	

Hispanics or Latinos of any race account for 59.9 percent of the total population. Ontario's population is a relatively even mix of males (50.2 percent) and females (49.8 percent).

1. Age and School Enrollment

The median age for Ontario residents is 29.7 years old. Approximately 8.1 percent are young children under the age of five. The City's school-age children (5 to 19 years old) account for 24 percent of the population. Of students enrolled in Kindergarten through 12th Grade, 70.3 percent are enrolled in elementary school (grades K through 8) and 29.7 percent are in high school (grades 9 through 12).

The majority (33.1 percent) of persons in Ontario are between the ages of 25 and 44 years old, with 45 to 60 year olds comprising an additional 16.4 percent. Almost 9.5 percent of the population is age 60 and over. A small segment (0.6 percent) of this group are considered to be frail elderly residents (age 85 years old and over).

2. Households

According to the 2006-2008 American Community Survey 3-Year Estimates, Ontario has grown to over 44,697 households. Family households comprise 79.9 percent of all households in Ontario and non-family households make up 20.1 percent of total households. The average household size is 3.62 persons per household. The average family size is 4.03 persons per family. Median income for non-family households in 2008 inflation-adjusted dollars is $36,148 and median income for family households in 2008 inflation-adjusted dollars is $61,438.

3. Other Information

The 2006-2008 American Community Survey 3-Year Estimates indicate that there are 47,566 total housing units. A total of 2,869 housing units are vacant. Approximately 70.6 percent of all residents age 16 years and older were employed (84,265 persons). The unemployment rate is 8.5 percent. The Ontario per capita income is $20,008, and 10.1 percent of residents are living below the poverty level.

C. Business Climate

The City of Ontario is one of California's first planned communities. Canadian founders arrived in 1880, and nourished by their business bravado and engineering brilliance, the City of Ontario grew to become an economic leader in Southern California. Today, growing recognition of the City of Ontario's prominent role in Southern California and increasing importance to the state, national and international economies is greatly attributable to the City's aggressive economic development strategies, vision and determination to shape events and create Ontario's future.

Making the most of the City of Ontario's resources for the benefit of the entire community is at the heart of the City's commitment to conservative fiscal management and economic development. The ongoing emphasis is on continuing to build a strong community and improve the quality of life for Ontario residents, businesses and visitors. Testament to the City's commitment to investment and reinvestment in the community are significant projects that maintain the current high level of public safety, focus resources in Ontario's neighborhoods, and provide enhanced recreational, educational and cultural activities.

The City of Ontario's reinvestment strategy has been successful in completing a number of projects in recent years. In October of 2008, the 11,000-seat Citizens Business Bank Arena opened. The completion of the $10.5 million Ontario Soccer Sports Complex occurred in the summer of 2009. A $4.9 million renovation of the Dorothy Quesada Community Center was completed in the spring of 2009, as well as the Anthony Muñoz Park Community Center Tiny Tot room expansion and roof replacement.

Current City projects include the renovation of City Hall and Ontario Town Square, which are both in the downtown core of Ontario. The Ontario Town Square Project offers a unique opportunity to create an "urban village" and revitalize the downtown civic center. This is a multi-phased project. Already completed are the Kincaid Series Townhomes (140 units) and the Colony Apartments (160 affordable-housing units). Construction of the City Center Apartments (76 units of affordable senior housing adjacent to the Ontario Senior Center) is currently underway and is estimated to be complete in the summer of 2010. The remaining phases for the Ontario Town Square project include a community plaza, restaurants, mixed-use housing and retail structures.

Meanwhile, the City of Ontario is upholding the tradition of its founders and seizing the unique opportunity provided by the 8,200-acre agricultural preserve that was annexed in 1998. Encompassing 13 square miles, the New Model Colony is planned as an upscale residential development where homes and pathways are in close proximity to parks, retail centers, health facilities, and schools. A common fiber optic advanced telecommunications network will be developed as part of the basic infrastructure to provide approximately 31,000 homes and several thousand businesses with state-of-the-art video, digital telephone, and high-speed data capabilities. It is projected that the New Model Colony will increase Ontario's population by approximately 102,000 persons. The New Model Colony is being consciously planned to move the City's economic dynamics to the highest level and define Ontario's future.

1. Economy and Transportation

Ontario is located in a region of one of the world's strongest economies. Interstate highways pass through Ontario en route to easterly and northerly destinations of the country. Railroad distribution facilities located within five miles of the City provide the business community with options to all facets of ground transportation and shipping. LA/Ontario International Airport, part of Los Angeles World Airports, provides air carrier and air cargo services worldwide.

LA/Ontario International Airport (ONT) is a medium-hub, full-service airport with commercial jet service to major U.S. cities and through service to many international destinations. ONT is approximately 35 miles east of downtown Los Angeles. The airport is the centerpiece of one of the fastest growing transportation regions in the United States. The service area for the airport includes a population of six million people living in San Bernardino and Riverside Counties and portions of north Orange County and east Los Angeles County. Passenger traffic has been increasing steadily for the past ten years. In 2006, seven million passengers used the airport and 602,326 tons of air freight was shipped.

The airport is also the center of a rapidly developing freight movement system that includes the airport, two railroads, four major freeways, and an expanding network of freight forwarders. Major U.S. air freight carriers serving ONT include Ameriflight, Federal Express, Kalitta Air, Miami Air International, Inc., Sierra Pacific Airlines, United Parcel Service, Air Transport Int'l, Arrow Air, Inc., Empire Airlines, IFL Group, Inc., and USA Jet. The airport's location is ideally situated as an airfreight center for Pacific Rim and European cargo as it is less than 50 miles from Los Angeles and Long Beach Harbors.

2. Facilities, Utilities, Schools and Health Care

Ontario is building a "Complete Community" that provides sustainable places to live, work, and play for people at all ages and socioeconomic levels. Ontario is evolving into an urban landscape complete with a full range of educational opportunities, health care providers, a mix of housing, and rich in cultural and recreational amenities.

The Ontario Convention Center is one of the City's several meeting venues; it is a technologically advanced center valued for its architecture and uncompromising service. Within walking distance of the Ontario Convention Center, there is a wide range of top-tier hotels. Ontario Mills shopping center offers shopping and entertainment opportunities that feature more than 200 specialty stores and 23 anchors.

Downtown Ontario provides a charming old-town environment. Shopping for collectibles in the antiques district, listening to a concert at the historic bandstand, or skating at the new ice rink are a few of the opportunities in downtown Ontario. Located downtown is the Ontario Town Square, a $200 million project that features a high quality, pedestrian-oriented development that offers residential, retail, a community plaza, restaurants and senior housing.

Ontario's other growth centers include Piemonte and the Historic Guasti District. Piemonte, located within minutes of the Citizens Business Bank Arena, will include Class A office space, urban residential, luxury retail and upscale dining choices, and a 200-plus room full service hotel. The Historic Guasti District will incorporate prime retail, Class A office space, residential uses, a variety of entertainment options, and two upscale hotels.

The Ontario water utility serves more than 13 billion gallons of water annually to the City's 170,000-plus residents and 6,000-plus businesses. Approximately 80% of Ontario's drinking water comes from local groundwater sources, including 17% of the total supply from two water treatment plants operated by the Chino Basin Desalter Authority (CDA). The remaining 20% is imported surface water supplied through the State Water Project and treated at the Agua de Lejos Treatment Plant, before it is delivered to the City for use. The City of Ontario has remained in compliance with all State and Federal drinking water laws and is committed to delivering high quality drinking water.

Electricity is provided by Southern California Edison.

The City of Ontario offers refuse and recycling collection service to its residents. The City serves approximately 30,000 single-family homes and offers several residential programs. Among the programs offered are roll out services for elderly and disabled residents, large-item collection, and brush pick-up by appointment.

Education is an Ontario tradition that goes back to the 1880's when the Chaffey brothers gave 340 acres to the University of Southern California to form an agricultural college that later became Chaffey College. The site is now Chaffey High School. Today, there are 31 public schools in Ontario. The Ontario-Montclair and Mountain View School Districts serve the City's K-8 students. The Ontario-Montclair School District contains the second largest elementary school population in the state. Ontario's K-8 students feed into the Chaffey Joint

Union High School District, a system of nine regional high schools, including four in Ontario.

An extensive variety of healthcare providers, facilities, programs and services are available throughout the Greater Ontario area. The Kaiser-Permanente Ontario-Vineyard Medical Campus was recently completed and is conveniently located in Ontario near the 60 Freeway. The 330-bed San Antonio Community Hospital has nearly 2,000 professional, technical and service personnel that provide a comprehensive range of medical services. Kindred Hospital Ontario is a 91-bed regional acute care hospital specializing in the management of medically complex, resource-intensive patients who require extended lengths of stay. Pomona Valley Hospital Medical Center has an acclaimed medical staff recognized both nationally and regionally for quality, cost-efficient healthcare services. One of the top medical schools in the world, the eleven-story Loma Linda University Medical Center (LLUMC) has nearly 900 beds available for patient care including the Loma Linda University Children's Hospital and Loma Linda University Proton Treatment Center. As the only tertiary-care hospital in the area, LLUMC is the only level-one regional trauma center for Inyo, Mono, Riverside, and San Bernardino counties.

2010 – 2014 Consolidated Plan

Section III Consolidated Plan Development

SECTION III CONSOLIDATED PLAN DEVELOPMENT

A. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires Ontario to complete a Consolidated Plan to receive funds for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs.

CDBG funds may be used to implement a variety of activities to help low and moderate income persons and neighborhoods, such as housing rehabilitation, community services, infrastructure, economic development, and business assistance. HOME funds provide for housing-related activities for lower-income people such as housing construction, housing rehabilitation, first-time homebuyer assistance, and rental assistance. Homeless assistance and homeless prevention activities may be funded using ESG funds.

The development of the Consolidation Plan includes information and data obtained from the U.S. Census Bureau 2006-2008 ACS 3-year estimates and are based on data collected between January 2006 and December 2008. The estimates are based on the following:

- Published for selected geographic areas with populations of 20,000 or greater
- Represent the average characteristics over the 3-year period of time
- Have larger sample size than the 1-year estimates
- Are less current than the 1-year estimates

The ACS 3-year estimates are subject to a margin of error and nonsampling error. For more information regarding the accuracy of data please visit the following website. http://www.census.gov/acs/www/UseData/Accuracy/Accuracy1.htm.

B. Purpose of the Consolidated Plan

The Consolidated Plan is a planning document that identifies the City's overall housing and community development needs, and outlines a strategy to address those needs. The Consolidated Plan contains the following components:

- An assessment of housing, homeless, community development, economic development, and related needs and market conditions;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year investment plan that outlines the intended use of resources.

This Consolidated Plan covers the period of July 1, 2010 through June 30, 2014. The Annual Action Plan for Fiscal Year 2010-2011 is included within this Consolidated Plan. Subsequent year's Annual Action Plans will be bound and submitted under separate cover.

1. The Annual Action Plan and CAPER

To receive CDBG, HOME, and ESG funds, the City must produce an Annual Action Plan. The Annual Action Plan describes the City's planned investments for the coming program year, including proposed CDBG, HOME, and ESG projects.

The Annual Action Plan is similar to a yearly operating plan for a business. It outlines the City's proposed activities in several areas and relates these activities back to the five-year strategies to address priority needs described in the Consolidated Plan.

The City must also submit a Consolidated Annual Performance and Evaluation Report (CAPER) each year. The CAPER reports the City's progress in meeting its proposed actions and projects, as well as its progress in carrying out the Consolidated Plan's five-year strategies. The CAPER is similar to an annual report to stockholders, except with this example, the stockholders are citizens and taxpayers.

2. Consolidated Plan Goals

The Consolidated Plan is prepared in accordance with the regulations in the Housing and Community Development Act and the National Affordable Housing Act (as amended). These statutes set forth three basic goals which HUD will use to evaluate the City's performance.

The first of these goals is to provide decent housing. Programs which support this goal include helping homeless individuals and families obtain appropriate housing, assisting individuals and families at risk of homelessness, establishing programs that help retain the existing affordable housing stock, enabling low and moderate income households to access permanent housing that is affordable and near job opportunities, and increasing the supply of supportive housing for persons with special needs.

The second goal is to provide a suitable living environment. Activities that support this goal include improving safety and livability of neighborhoods, increasing access to quality facilities and services, reducing isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods, restoring and preserving properties of special value of historic, architectural, or aesthetic reasons, and conserving energy resources.

The final goal is to expand economic opportunity. This goal can be achieved through a variety of projects including creating and retaining jobs, especially for low income employees, expanding small businesses, providing public services that support employment, increasing access to capital and credit for development activities that promote the long-term socioeconomic viability of the city, and empowering low income persons to achieve self-sufficiency to reduce generations of poverty in Federally-assisted public housing.

3. Institutional Structure

The City of Ontario Housing and Neighborhood Revitalization Agency prepared this Consolidated Plan to promote these statutory goals through a collaborative process that encourages citizen participation and collaboration among organizations. It views these goals as an opportunity to extend and strengthen partnerships among organizations in the public, private, and nonprofit sectors.

4. Lead Agency

The City of Ontario Housing and Neighborhood Revitalization Agency is the lead agency in the administration of CDBG, HOME, and ESG funds and coordination and preparation of the Consolidated Plan.

C. Citizen Participation Plan

The City of Ontario must develop and follow a Citizen Participation Plan (CPP) to receive Federal funds for CDBG, HOME, and ESG programs. The City's adopted CPP can be found in Appendix A of this Consolidated Plan.

D. Community Involvement in the 2010-2014 Consolidated Plan

The City of Ontario Housing and Neighborhood Revitalization Agency encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs.

The Consolidated Plan process brings government agencies, community organizations, service providers, and city residents together to address the larger picture in which housing and community development programs operate. The City of Ontario Housing and Neighborhood Revitalization Agency encourages agencies, businesses, and community groups to share their comments on needs, strategies, and proposed projects.

1. Summary of Citizen Participation

The City of Ontario Housing and Neighborhood Revitalization Agency developed the 2010-2014 Consolidated Plan using substantial citizen participation and consultation. The process offered numerous opportunities for public input, comment, and review.

2. Community Meetings

The City of Ontario Housing and Neighborhood Revitalization Agency conducted a community forum/public hearing to provide the public an overview of the process and components of a Consolidated Plan on January 21, 2010. This community forum/public hearing also provided an opportunity for the public to submit comments and input about community needs and issues. The community forum/public hearing was held at the City of Ontario Housing and Neighborhood Revitalization Agency, 208 West Emporia Street, Ontario, California at 6:00 p.m. Bilingual staff was available for any necessary translation.

Both display advertisements and legal advertisements were published on January 11 and January 18, 2010 for the January 21, 2010 meeting. These advertisements were placed in the local newspaper, the Inland Valley Daily Bulletin. In addition, an article was published on January 21, 2010 in the newspaper regarding the public meeting.

Another community forum was held on April 1, 2010. The public review draft of the 2010-2014 Consolidated Plan was presented. The identified strategies and priority needs for this five-year planning period were discussed. In addition the proposed projects and activities for the Fiscal Year 2010-2011 Annual Action Plan were presented. The meeting was held at the

City of Ontario Housing and Neighborhood Revitalization Agency, 208 West Emporia Street, Ontario, California at 6:00 p.m. Bilingual staff was available for any necessary translation.

Both display advertisements and legal advertisements were published on March 18 and 25, 2010 for the April 1, 2010 meeting. These advertisements were placed in the local newspaper, the Inland Valley Daily Bulletin. In addition, an article was published on February 5, 2010 in Ontario section of the newspaper regarding the public meeting.

Copies of all public advertisements and articles relating to the development of the Consolidated Plan can be found in Appendix B.

Minutes from the community forums are provided in Appendix C.

3. Needs Assessment - Resident Survey

A *Needs Assessment – Resident Survey* was mailed out to approximately 10,000 households within the City of Ontario to allow citizens to provide comments on the needs of the community. The survey was also distributed at various community centers in low and moderate income neighborhoods. The surveys were placed in public view on the counters of the Ontario Museum of History and Art, City Hall, Public Works Agency, Housing and Neighborhood Revitalization Agency, Police Department, Dorothy A. Quesada Community Center, De Anza Community and Teen Center, Ontario City Library, Armstrong Community Center, Anthony Muñoz Community Center, Ontario Senior Center, and Westwind Community Center.

The survey was broken down into four sections. The sections were Affordable Housing, Community Facilities/Infrastructure, Public Services, and Economic Development. The survey asked the residents to rate the need level for each of the items listed in the survey as high, medium, low, or lowest. The survey was provided in English and in Spanish in an effort to encourage participation from the Spanish speaking residents of the City.

A total of 1,186 survey responses were received. In addition to requesting information regarding community needs, the survey also provided the opportunity for residents to provide comments to the City regarding any concerns that they may have, and finally, the survey inquired about fair housing discrimination. Table 3-1 summarizes the results of the survey.

Table 3-1
Community Involvement in the 2010-2014 Consolidated Plan:
***Needs Assessment – Resident Survey* Results**

Topic	Average Score
Affordable Housing	
Homeowner energy efficiency improvements	3.21
Emergency repairs	3.16
Improve homebuyer opportunities	3.07
Homeless prevention/rapid re-housing	3.02
Increase affordable rental housing supply	2.83
Support homeless/special needs housing	2.81
Public Facilities	
Parks/public areas water conservation	3.20
Community facilities for senior citizens	3.17
Community facilities for youth/teens	3.12
New/improve parks/recreational facilities	3.05
Community facility accessibility improvements	3.00
Homeless facilities/shelters	2.98
Public facility energy retrofit	2.92
Public Improvements	
Neighborhood Improvements	3.41
Water/sewer/storm drain improvements	3.30
Street/alley improvements	3.19
Sidewalk improvements	3.13
Public Services	
Services for battered/abused spouses/children	3.42
Services for senior citizens	3.29
Services for youths/teens	3.12
Child care services	3.07
Services for homeless	3.07
Substance abuse services	2.93
Legal services	2.77
Landlord/tenant mediation/fair housing	2.72
Lead-based paint screening	2.72
Economic Development	
Attract new jobs	3.71
Job training	3.50
Job retention	3.50
Expand local businesses	3.41

Rated from 1 to 4 with 4 being the highest

A copy of the *Needs Assessment – Resident Survey* and detailed results of the survey can be found in Appendix D.

4. Citizen Participation and Consultation Opportunities

The City of Ontario Housing and Neighborhood Revitalization Agency engaged in comprehensive outreach to City residents, organizations, and businesses regarding the needs and strategies in the Consolidated Plan.

a. Consultation and Review by Other Organizations

As part of its research on the needs of low income residents, and the development of strategies to address those needs, the City of Ontario Housing and Neighborhood Revitalization Agency consulted with a number of other organizations that provide services to residents of the City of Ontario. A summary of these organizations is included below:

- Housing Service Organizations (Ontario Housing Authority, Upland Housing Authority, Housing Authority of San Bernardino County, Neighborhood Partnership Housing Services, AOF/Golden State Community Development Corporation, and Mercy House Living Centers).
- Social Service Organizations (Inland Fair Housing and Mediation Board, Ontario-Montclair YMCA, Mercy House Living Centers, Foothill Family Shelter, Inland Valley Hope Partners, and House of Ruth).
- Fair Housing Service Organizations (Inland Fair Housing and Mediation Board).
- Health Service Organizations (Inland Valley Hope Partners, San Bernardino County Department of Behavioral Health, and San Bernardino County Department of Child and Family Health Services).
- Homeless Service Organizations (Mercy House Living Centers, Foothill Family Shelter, Inland Valley Hope Partners, and House of Ruth).
- Organizations that Serve Chronically Homeless (Mercy House Living Centers).
- Lead-Based Paint Organizations (San Bernardino County Department of Child and Family Health Services, and California State Department of Community Services and Development).
- Adjacent Government Agencies (City of Chino, City of Rancho Cucamonga, City of Fontana, City of Upland, and City of Pomona).
- State (non-housing) Agencies (California State Department of Finance and California State Department of Community Services and Development).
- County Agencies (San Bernardino County Department of Behavioral Health and San Bernardino County Department of Child and Family Health Services).
- Metropolitan Planning Agencies (City of Ontario Planning Department).
- PHA Plan (Housing Authority of the County of San Bernardino).

b. Public Comment Period

The City of Ontario provided a 30-day public review period beginning April 2, 2010. During this comment period, it encouraged Ontario residents to provide their verbal or

written comments about the Consolidated Plan's proposed five-year funding goals, strategies, activities, and projects. The public review period was advertised in the Inland Valley Daily Bulletin on April 2 and 16, 2010.

c. Distribution of Draft Consolidated Plan

The City of Ontario Housing and Neighborhood Revitalization Agency distributed copies of the draft plan to the local library, Records Management Department, and Housing and Neighborhood Revitalization Agency. The draft plan was also available upon request as well as on CD-ROM and via e-mail, for anyone that requested the document in these alternative formats.

d. Community Forum/Public Hearing

During the public comment period, the City of Ontario also encouraged city residents to attend the City Council Meeting held on May 4, 2010 in the Ontario City Council Chambers located at Ontario City Hall Annex, 415 East B Street, Ontario, CA 91764. The City of Ontario Housing and Neighborhood Revitalization Agency placed a public notice in The Inland Valley Daily Bulletin on April 23, 2010.

Appendix B contains all public notices, as well as a summary of public comments and the City's response.

e. Citizen Comments

The City of Ontario will summarize oral comments from public hearings and any written comments it receives concerning the Consolidated Plan, Annual Action Plan, or CAPER. Each document will contain a summary of any comments received concerning that document in an Appendix. Ontario residents may obtain copies of the full version of written or public hearing comments by contacting the City of Ontario Housing and Neighborhood Revitalization Agency.

E. Anti-Displacement and Relocation Plan

This Residential Antidisplacement and Relocation Plan (RARAP) is prepared by the City of Ontario in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG, NSP, and/or HOME-assisted projects.[1] This plan takes effect whenever the City funds projects that involve the following:

- Property acquisition.
- Potential displacement of people from their homes and the need to relocate people (either permanently or temporarily).
- The demolition or conversion of low- and moderate-income dwelling units.

[1] Guidance has been obtained from the **GUIDEFORM RESIDENTIAL ANTIDISPLANCEMENT AND RELOCATION ASSISTANCE PLAN**.

1. Background

Whenever any of the above issues are present in a project the Uniform Relocation Assistance and Real Property Policies Act of 1970 (URA) and Section 104(d) of the Housing and Community Development Act of 1974 apply. Each of these acts places different obligations on the City.

The URA and Section 104(d) govern the processes and procedures which the City of Ontario and its Housing and Neighborhood Revitalization Agency must follow to minimize the burden placed on low and moderate income tenants, property owners, and business owners who must move (either temporarily or permanently) as the result of a project funded in whole or in part by the CDBG, NSP and/or HOME programs.

The regulations apply to:

- Displacement that results from acquisition, demolition, or rehabilitation for HUD-assisted projects carried out by public agencies, nonprofit organizations, private developers, or others.
- Real property acquisition for HUD-assisted projects (whether publicly or privately undertaken).
- Creation of a permanent easement or right of way for HUD-assisted projects (whether publicly or privately undertaken).
- Work on private property during the construction of a HUD-assisted project even if the activity is temporary.

2. What is Displacement?

Displacement occurs when a person moves as a direct result of Federally-assisted acquisition, demolition, conversion, or rehabilitation activities, because he or she is:

- Required to move, or
- Not offered a decent, safe, sanitary and affordable unit in the project, or
- Treated unreasonably as part of a permanent or temporary move.
- A person may also be considered displaced if the necessary notices are not given or provided in a timely manner and the person moves for any reason.

3. What is a Displaced Person*?*

The term *displaced person* means any person that moves from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

- Acquisition of, or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project.
- Rehabilitation or demolition of such real property for a project.

- Rehabilitation, demolition, or acquisition (or written notice of intent) of all or a part of other real property on which the person conducts a business or farm operation, for a project.

Ontario offers advisory and financial assistance to eligible tenants (or homeowners) who meet the above definition.

4. Persons Not Eligible for Assistance

A person is not eligible for relocation assistance under the provisions of the URA if any of the following occurs:

- The person was evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable Federal, State, or local law, or other good cause. However, if the person was evicted only to avoid the application of URA, then that person is considered displaced and is eligible for assistance.
- The person has no legal right to occupy the property under State or local law.
- The City determines that the person occupied the property to obtain relocation assistance and the HUD field office concurs with that determination.
- The person is a tenant-occupant that moved into the property after a certain date, specified in the applicable program regulation, and before leasing and occupying the property, the City of Ontario or its subgrantee provided the tenant-occupant written notice of the application for assistance, the project's impact on the person, and the fact that he or she would not qualify as a “displaced person” because of the project.
- The person is a tenant-occupant of a substandard dwelling that is acquired or a tenant-occupant of a dwelling unit to which emergency repairs are undertaken and the HUD field office concurs that:
  - Such repairs or acquisition will benefit the tenant;
  - Bringing the unit up to a safe, decent, and sanitary condition is not feasible;
  - The tenant’s new rent and average estimated monthly utility costs will not exceed the greater of the old rent/utility costs or 30 percent of gross household income; and
  - The project will not impose any unreasonable change in the character or use of the property.
- The person is an owner-occupant of the property who moves because of an arm’s length acquisition.
- The City of Ontario or its subgrantee notifies the person that they will not be displaced for the project.
- The person retains the right of use and occupancy of the real property for life following the acquisition.
- The City of Ontario determines that the person is not displaced as a direct result of the acquisition, rehabilitation, or demolition for the project and the HUD field office concurs with the determination.

5. Minimizing Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Ontario will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs when feasible.
- Stage rehabilitation of apartment units, to the greatest extent feasible, to allow tenants to remain in the building/complex during and after rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- Consider if displacement will occur as part of funding decisions and project feasibility determinations.
- Assure, whenever possible, that occupants of buildings to be rehabilitated are offered an opportunity to return.
- Meet all HUD notification requirements so that affected persons do not move because they have not been informed about project plans and their rights.

6. Anti-Displacement Policy

The City of Ontario's policy is to minimize, to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG, NSP, and/or HOME involving single-family or multi-family rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that the City of Ontario deems beneficial but that may cause displacement may be recommended and approved for funding only if the City of Ontario or its subgrantee demonstrates that such displacement is necessary and vital to the project and takes efforts to reduce the number of persons displaced. Further, the City must clearly demonstrate that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed upon persons who must relocate.

7. Displacement Assistance

The City of Ontario will provide relocation assistance for lower income tenants who, in connection with an activity assisted under the CDBG, NSP and/or HOME programs, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance

and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

8. One-For-One Replacement Dwelling Units

Before obligating or expending funds that will directly result in such demolition or conversion, the City of Ontario will make public and submit to the HUD field office the following information in writing:

- A description of the proposed assisted activity.
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate income units.
- A time schedule for the commencement and completion of the demolition or conversion.
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units.
- The source of funding and a time schedule for the provision of replacement dwelling units.
- The basis for concluding that each replacement dwelling unit will remain a low and moderate income unit for at least 10 years from the date of initial occupancy.
- Information demonstrating that any proposed replacement of lower income dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

Further, the City of Ontario will assure that relocation assistance is provided as described in 24 CFR 570.606(b)(2).

9. Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Ontario may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower income dwelling units in standard condition available on a non-discriminatory basis within the area.

10. Contacts

The City of Ontario Housing and Neighborhood Revitalization Agency is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. Further, the City of Ontario Housing and Neighborhood Revitalization Agency is responsible for providing relocation payments and other relocation assistance to any lower income person displaced by the demolition of any dwelling unit or the conversion of lower income dwelling units to another use.

For additional information, please contact:

The City of Ontario
Housing & Neighborhood Revitalization Agency
208 West Emporia Street
Ontario, CA 91764
(909) 395-2006

11. Decent, Safe and Sanitary Dwelling

The basic definition is found at 49 CFR 24.2(1). The term decent, safe, and sanitary dwelling means a dwelling that meets the following standards and any other housing and occupancy codes that are applicable:

- The unit is structurally sound, weather tight, and in good repair.
- It contains a safe electrical wiring system adequate for lighting and other devices.
- It contains a safe heating system capable of sustaining a healthful temperature for the displaced person.
- The unit will be of adequate size to accommodate the displaced person. There will be a separate, well lit, ventilated bathroom that provides privacy to the user and contains a toilet, sink, and bathtub or shower, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. The unit will have a kitchen area that contains a fully usable sink, properly connected to hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator.
- It contains unobstructed egress to safe, open space at ground level.
- For a mobility-impaired person, the unit will be free of any barriers that would preclude reasonable ingress, egress, or use of the dwelling by such person. This requirement will be satisfied if the displaced person elects to relocate to a dwelling that he or she selects and the displaced person determines that he or she has reasonable ingress, egress, and use of the dwelling.
- The unit will comply with lead-based paint requirements of 24 CFR Part 35.

12. Real Property Policies

The City of Ontario and its CDBG, NSP, and/or HOME program recipients must follow specific guidelines regarding the acquisition and use of real property funded in whole or in part with CDBG, NSP, and/or HOME funds.

13. Use of Real Property

The following standards apply to real property within the recipient's control and acquired or improved, in whole or in part, using CDBG, NSP, and/or HOME funds. These standards will apply from the date funds are first spent for the property until five years after the project is audited and closed.

A recipient may not change the use of any such property (including the beneficiaries of such use) from that for which the acquisition or improvement was made unless the recipient gives affected citizens reasonable notice of, and opportunity to comment on, any such proposed change, and either:

- The use of such property qualifies as meeting a national objective and is not a building for the general conduct of government.
- The requirements in the paragraph below are met.
  - If the recipient determines, after consultation with affected citizens, that it is appropriate to change the use of property to a use that does not qualify under the above paragraph, it may retain or dispose of the property. The City of Ontario CDBG, NSP, and/or HOME program must be reimbursed in the amount of the current fair market value of the property less any portion attributable to expenditures of non-federal funds for the acquisition of and improvements to the property.

If the change of use occurs within five years of the project being audited and closed, income from the disposition of the real property will be returned to the City of Ontario CDBG, NSP, and/or HOME program.

Following the reimbursement of the federal program pursuant to the above paragraph of this section, the property is no longer subject to any federal requirements.

14. Real Property Acquisition

All real property acquisition activities described in this section and funded in whole or in part with CDBG, NSP, and/or HOME program funds and all real property that must be acquired for an activity assisted with federal funds, regardless of the actual funding source for the acquisition, are subject to the URA (as amended).

a. What is Real Property Acquisition?

Real property acquisition is any acquisition by purchase, lease, donation, or otherwise, including the acquisition of such interests as rights-of-way and permanent easements.

HUD Handbook 1378 and 49 CFR Part 24 currently contains such regulations. These regulations detail a standard procedure for acquiring property, methods of determining a purchase price, and outline other documents that must be provided to the City of Ontario before disbursement of funds. These regulations further require the applicant to provide relocation payments and assistance to any business or residential occupant of the property whom the acquisition will displace.

15. Eligible Activities

The City of Ontario or its subgrantee may acquire real property for a project using CDBG, NSP, and/or HOME funds where the proposed use of the acquired property will be an activity that the City can demonstrate is beneficial to low and moderate income persons.

16. Environmental Review Process (24 CFR Part 58)

HUD requires that all real property acquisition projects be reviewed before the commitment of federal funds to assess the impact of a project on the environment. The City of Ontario Housing and Neighborhood Revitalization Agency will undertake this review process. The applicant should be aware, however, that this review process may delay the date by which CDBG, NSP, and/or HOME funds may be available and, in the case of serious adverse environmental impacts, may effectively stop a project.

2010 – 2014 Consolidated Plan
Section IV Housing Market Analysis

SECTION IV HOUSING MARKET ANALYSIS

A. Overview

The purpose of this study is to determine the availability of affordable housing in the City of Ontario. The City is committed to ensuring the provision of the widest range of housing choices for the varied lifestyles of its resident and future workforce. This includes single-family and multiple-family housing, mixed- and multi-use housing, senior housing, live-work units, and other types of housing opportunities. By encouraging an adequate supply and diversity of housing, the City will accommodate its changing housing needs, support economic prosperity, foster an inclusive community, and become the urban center of the Inland Empire.

For the purposes of this plan, the City will define affordable housing based on Section 215 of the National Affordable Housing Act:

- Rental Housing is considered affordable if it meets the following conditions:
  a. The units bear rent not greater than the existing fair market rent as established by HUD or rent that does not exceed 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area as determined by HUD and adjusted for the number of bedrooms in the unit; and

  b. The units are occupied only by households that qualify as low-income families.

- Owner-occupied Housing is considered affordable if it meets the following conditions:
  a. The unit has an initial purchase price that does not exceed 95 percent of the median purchase price for the area as determined by HUD; and

  b. The unit is the principal residence of an owner whose family qualifies as a low-income family.

In order to gauge the availability of affordable housing within the City, this study will examine the following aspects of the current housing market:

- Housing Supply: Current Housing Stock by Size of Units, Units in Structure, and Age of Unit; Recent Permit Activity; Available Vacant Land.
- Housing Demand: Number of Households by Size and Type; Vacancy Rates; Population Growth; Economic Outlook; and Job Growth
- Housing Supply vs. Housing Demand: Sales Data; Rent Increases; Overcrowded Housing; Cost Burdened Households.

Based on the above data, the City formulated different levels of need for three income levels: moderate-income households, low-income households, and extremely-low income households. These need levels will form the basis for the City's Five-Year Strategic Plan.

- Moderate-income households earn between 50 and 80 percent of the area median income.
- Low-income households earn between 30 and 50 percent of the area median income.
- Extremely low-income households earn less than 30 percent of the area median income.

In addition to the private housing market, the City examined the inventory of public and assisted housing to determine the level of need for the following types of housing and services:

- Homeless Facilities and Services including; Homeless Prevention, Emergency Housing, Transitional Housing, Permanent Supportive Housing, and Supportive Services.
- Supportive Housing including; Elderly, Persons with Disabilities, Persons suffering from Substance Abuse, and Persons living with HIV/AIDS.
- Public Housing and Subsidized Housing including; Low Income Housing Tax Credit Units, Public Housing developments and Section 8, HUD multi-family developments, and locally-funded housing.

B. Housing Supply

The Housing and Neighborhood Revitalization Agency reviewed several variables of the community's housing stock in order to gain a complete understanding of the available supply of homes. This section will address the supply, tenancy, condition, and other characteristics of existing housing stock, as well as future housing development.

1. Overall Supply

The 2000 U.S. Census indicates that Ontario's housing stock contains 45,182 units, an increase of 6.2 percent, or 2,646 units, from 1990. The 2006-2008 American Community Survey reports that Ontario's housing stock has grown to 47,566 units, an increase of 2,384 units or 5 percent.

2. Tenure

The homeownership rate in Ontario has remained fairly constant since the 2000 U.S. Census. The 2000 U.S. Census reported that 57.6 percent of the occupied housing units were owner-occupied. The 2006-2008 American Community Survey reports that 58.0 percent of the occupied housing units in Ontario are owner-occupied. The homeownership rate in Ontario is still below the national rate of 67.1 percent.

Table 4-1
Comparison of Household Tenure in Ontario:
2000 U.S. Census vs. 2006-2008 American Community Survey

Tenure	Housing Units & % of Total Units				Change in Units
	2000 U.S. Census		2006-2008 American Community Survey		
Renter	18,462	42.4%	18,770	42.0%	+308
Owner	25,063	57.6%	25,927	58.0%	+864
Vacant	1,657	3.7%	2,869	6.0%	+1,212
Total	45,182	100.0%	47,566	100.0%	+2,384

Source: Census 2000 Summary File 1 Table QT-H1 and 2006-2008 American Community Survey 3-Year Estimates Selected Housing Characteristics: 2006-2008

3. Housing Size

Table 4-2 provides a breakdown of the size of the housing units in the City of Ontario by tenure. The table shows that 65.6 percent of Ontario's housing units contain two or three bedrooms, and 11.6 percent of the units are one-bedroom units. Combine these figures and 77.2 percent of Ontario's housing units contain from one to three bedrooms. Less than one percent or 411 units are considered to be efficiency units. Slightly more than three percent of the units have more than five bedrooms. Combined, the four and five bedroom units make up 21.9 percent of the housing units in the City.

Table 4-2
Housing Supply:
Size of Housing Units by Tenure

Number of Bedrooms	Owner Occupied			Renter Occupied			Total	
	#	% of category	% of total	#	% of category	% of total	#	% of total
No bedrooms	166	0.6%	0.4%	245	1.3%	0.5%	411	0.9%
1 bedroom	492	1.9%	1.1%	4,680	24.9%	10.5	5,172	11.6%
2 bedrooms	4,587	17.7%	10.3%	9,635	51.3%	21.6%	14,222	31.8%
3 bedrooms	11,991	46.2%	26.8%	3,126	16.7%	7.0%	15,117	33.8%
4 bedrooms	7,422	28.6%	16.6%	928	4.9%	2.1%	8,350	18.7%
5 or more bedrooms	1,269	4.9%	2.8%	156	0.8%	0.3%	1,425	3.2%
TOTAL	**25,927**	**100%**	**58%**	**18,770**	**100%**	**42%**	**44,697**	**100%**

Note: This information reflects occupied housing units only; vacant units have been excluded.

Source: 2006-2008 American Community Survey 3-Year Estimates Table B25042 Tenure By Bedrooms – Universe: Occupied Housing Units.

4. Housing Type

Data found in the 2006-2008 American Community Survey 3-Year Estimates indicates that single family detached units currently account for a majority of the housing stock in Ontario. Almost 59 percent of all units are detached single-family units while attached single-family units, such as townhouses and condominiums, account for 7.1 percent.

Existing multifamily housing is often packaged in small complexes with less than ten units. These units account for 18.8 percent of all housing stock, while structures with ten or more units account for 11.1 percent. Many of these structures were built between 1940 and 1980.

Mobile homes have traditionally filled a unique and useful niche for the lower income housing market in Ontario. These units are recognized as a viable solution to the shortage of affordable housing. However, the number of mobile homes currently account for only 0.4 percent of housing in Ontario, or 1,874 units.

Table 4-3
Housing Supply:
Units in Structure by Tenure

Units in Structure	Owner Occupied			Renter Occupied			Total	
	#	% of category	% of total	#	% of category	% of total	#	% of total
1, detached	21,145	81.6%	47.3%	5,096	27.1%	11.4%	26,241	58.7%
1, attached	1,814	7.0%	4.1%	1,375	7.3%	3.1%	3,189	7.1%
2	52	0.2%	0.1%	861	4.6%	1.9%	913	2.0%
3 or 4	527	2.0%	1.2%	3,792	20.2%	8.5%	4,319	9.7%
5 to 9	696	2.7%	1.6%	2,461	13.1%	5.5%	3,157	7.1%
10 to 19	74	0.3%	0.2%	2,067	11.0%	4.6%	2,141	4.8%
20 to 49	68	0.3%	0.2%	1,096	5.8%	2.5%	1,164	2.6%
50 or more	28	0.1%	0.1%	1,649	8.8%	3.7%	1,677	3.8%
Mobile home	1,501	5.8%	3.4%	373	2.0%	0.8%	1,874	4.2%
TOTAL	**25,905**	**100%**	**58%**	**18,770**	**100%**	**42%**	**44,675**	**100%**

Note: This information reflects occupied housing units only; vacant units have been excluded.

Source: 2006-2008 American Community Survey 3-Year Estimates Table B25032 Tenure By Units in Structure – Universe: Occupied Housing Units.

Key Statistics – Housing Supply

- The City contains an even distribution of different sized units. Slightly more than half of all units have three or more bedrooms. Twenty-two percent of rental units have three or more bedrooms.
- The homeownership rate is 58 percent, significantly lower than the county average of 65 percent.
- The City includes 1,874 mobile homes in its housing stock.
- Approximately 34 percent of rental units are single-family and 59 percent of all rental units are in structures with four or fewer units.

C. Age of Housing Stock

According to the latest Census figures, the majority of housing stock in Ontario was built between 1970 and 1989. This coincides with one of Ontario's booming economic growth periods. During that period 24,501 units were built, accounting for 54.8 percent of the City's current housing stock. Unfortunately, many of the units were built using low quality materials that did not follow any quality or design standards. Age will soon be taking its toll on these units, which are candidates for rehabilitation.

The condition of mobile homes has become more of an issue as these homes age and decrease in value while the residentially zoned land where they are located becomes more valuable. When parks close, the older and more deteriorated homes cannot be transported without renovations that are unaffordable to the owner.

Table 4-4
Age of Housing Stock:
Year Unit Built by Tenure

Year Built	Owner Occupied			Renter Occupied			Total	
	#	% of category	% of total	#	% of category	% of total	#	% of total
Built 2005 or later	191	0.7%	0.4%	661	3.5%	1.5%	852	1.9%
Built 2000 to 2004	723	2.8%	1.6%	393	2.1%	0.9%	1,116	2.5%
Built 1990 to 1999	1,947	7.5%	4.4%	1,399	7.5%	3.1%	3,346	7.5%
Built 1980 to 1989	7,020	27.1%	15.7%	6,268	33.4%	14.0%	13,288	29.7%
Built 1970 to 1979	6,329	24.4%	14.2%	4,884	26.0%	10.9%	11,213	25.1%
Built 1960 to 1969	2,524	9.7%	5.6%	2,107	11.2%	4.7%	4,631	10.4%
Built 1950 to 1959	4,682	18.1%	10.5%	1,896	10.1%	4.2%	6,578	14.7%
Built 1940 to 1949	1,084	4.2%	2.4%	706	3.8%	1.6%	1,790	4.0%
Built 1939 or earlier	1,427	5.5%	3.2%	456	2.4%	1.0%	1,883	4.2%
TOTAL	**25,927**	**100%**	**58%**	**18,770**	**100%**	**42%**	**44,697**	**100%**

Note: This information reflects occupied housing units only; vacant units have been excluded.

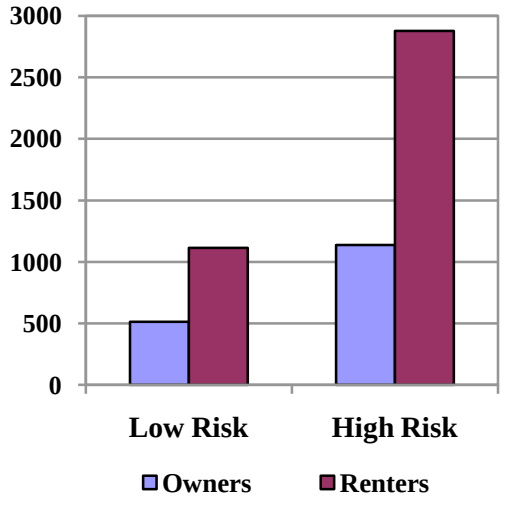
Source: 2006-2008 American Community Survey 3-Year Estimates Table B25036 Tenure By Year Structure Built – Universe: Occupied Housing Units.

Table 4-5
Age of Housing Stock:
Households in Poverty

Year Built	Owner Units	Renter Units
1999 to 2000	22	54
1995 to 1998	73	64
1990 to 1994	66	188
1980 to 1989	353	807
Subtotal: After 1980	**514**	**1,113**
1970 to 1979	293	938
1960 to 1969	268	832
1950 to 1959	273	642
1940 to 1949	139	279
1939 or earlier	164	186
Subtotal: Before 1980	**1,137**	**2,877**
Total	**1,651**	**3,990**

Source: Census 2000 Summary File 3 Table HCT23 Tenure by Poverty Status in 1999 by Year Structure Built [43] – Universe: Occupied Housing Units

Graph 4-1
Age of Housing Stock:
Households in Poverty at Risk for Lead-Based Paint



Key Statistics – Age of Housing Stock

- Approximately 58 percent of all housing units (26,095) are more than 25 years old. Units older than 25 years typically need significant repair and rehabilitation to the roof, heating and air conditioning, and other key components.
- Housing units built before 1980 may have lead based paint hazards, especially if those units are occupied by households under the poverty line. Households in poverty occupy 4,014 of the housing units built before 1980. Of these units, 71.7 percent are rentals.

D. Housing Permits

The City tracks the housing activity as it relates to the number of housing permits issued during a given year. The graph and table provided below shows the recent permit activity for both single-family and multi-family housing. The graph indicates that the number of building permits for single-family residential has decreased since 1998 with the highest level of permit activity taking place in 2000. However, a total of two permits were issued for multi-family developments during the 1998 through 2000 calendar years. This number has increased to 953 permits in the last two years with the highest level of permit activity taking place in 2004. This should result in the additional housing availability for low- to moderate income households.

Graph 4-2
Housing Permits:
Recent Permit Activity

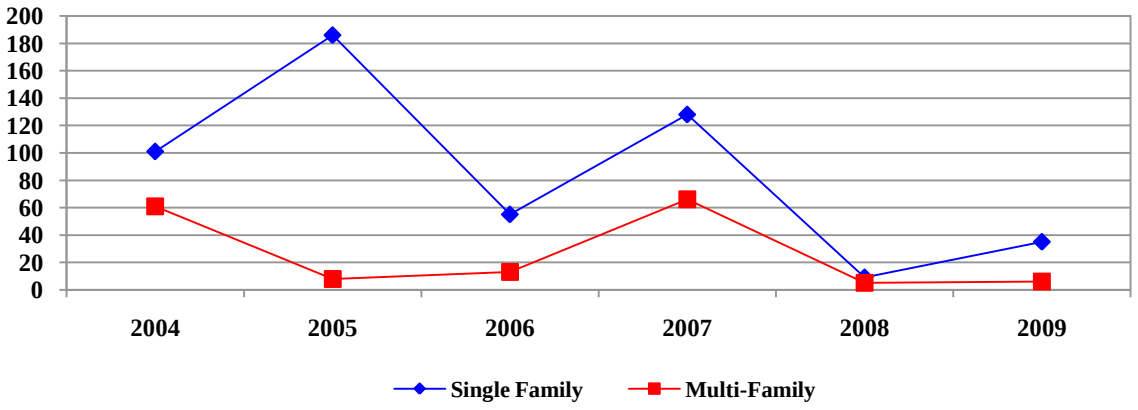


Table 4-6
Housing Permits:
Number of Permits by Housing Type

Housing Type	2004	2005	2006	2007	2008	2009	Total
Single Family	101	186	55	128	9	35	**514**
Multi-Family (Permits)	61	8	13	66	5	6	**159**
Total	**162**	**194**	**68**	**194**	**14**	**41**	**673**
Multi-Family (Units)	861	46	42	676	101	115	**1,841**

Source: City of Ontario, Building Department, Building Department Activity Report December 2005, December 2006, December 2007, December 2008, and December 2009

Key Statistics – Housing Permits

- Permits were issued for 1,835 multifamily units between 2004 and 2009.
- Permits for 470 single family units were issued from 2004 through 2007. Only 37 single family units have been permitted during 2008 and 2009.

E. Housing Resources

An important component of the Consolidated Plan is the identification of sites for future housing development. The information in this section is based on the City of Ontario Housing Element Revised June 2009.

The City has identified several areas with the potential for housing growth. A short description of each area and development capacity is given below.

Airport Metro Center – The City of Ontario is creating a new urban center parallel to the I-10, extending from Vineyard Avenue on the west to Interstate 15 on the east. This corridor contains hundreds of acres of vacant and underutilized land. This area consists of 945.4 acres with a potential development capacity of 5,425 residential units.

Campus Site – The City has also redesignated a 10-acre site along Campus Avenue north of Riverside Drive. The site can accommodate 200 units.

Downtown – Downtown is the historic and cultural center of Ontario. The Downtown project area consists of seven subdistricts. The most intensive residential and mixed uses are envisioned along Euclid Avenue and Holt Avenue. Downtown has a total development capacity of 2,279 residential units.

East Holt Boulevard – The Ontario General Plan designates 55 acres along East Holt Boulevard for mixed residential uses extending east from Campus Avenue to just past Grove Avenue. The north side is envisioned as a low-rise (3-5 stories) corridor that is intended to connect the Downtown and the Ontario Airport Metro Center. The General Plan assumes that approximately 13.5 acres of the area will be residential with a density of 30 units per acre.

East New Model Colony – The New Model Colony is an 8,200-acre area annexed by the City of Ontario in 1998. The General Plan envisions the area as a mix of residential neighborhoods, regional serving centers, employment centers, and an activity core. As of June 2008, ten specific plans have been submitted that propose more than 12,000 single family residences and 5,000 multi-family residences.

Euclid and Philadelphia Infill – The Euclid Avenue Corridor is a primarily residential corridor that extends the length of Ontario. There are approximately 23.4 acres that would be redesignated to medium density residential allowing 11 to 25 units per acre. This area would have a development capacity of 451 units of multi-family housing. Additionally, 10.5 acres that will be transitioned to a designation of mixed uses allowing a density of 14 to 25 units per acre, which could yield 210 new units.

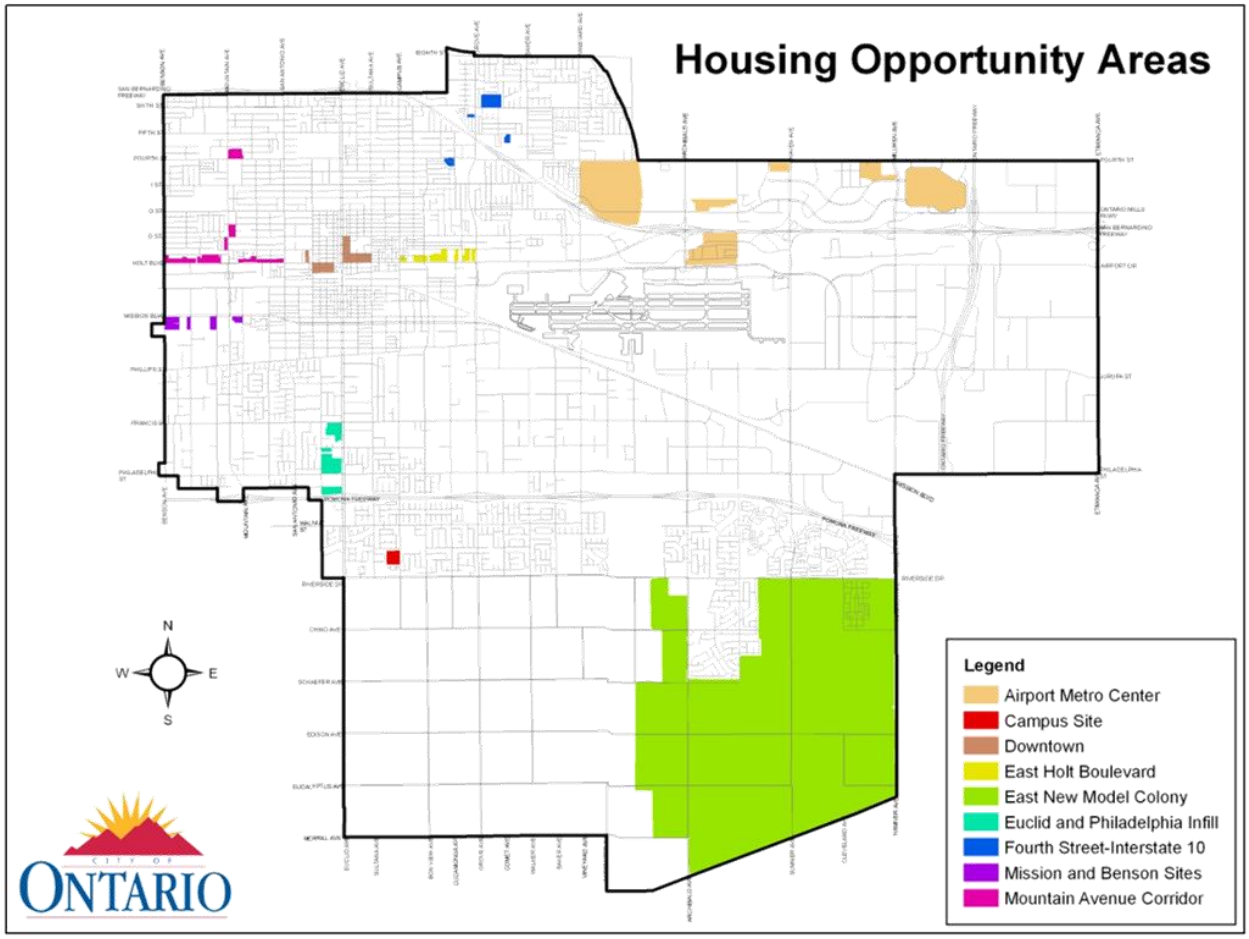
Fourth Street/Interstate 10 – The intersection of Fourth Street and Interstate 10 is in the northernmost portion of Ontario. The area is characterized by a mix of single-family homes, townhomes, and apartments. The General Plan will redesignate this area for high density residential and increase the allowable density from 25 to 40 units per acre. There are 20.45 acres in this area with a potential development capacity of 531 units.

Mission and Benson Sites – The General Plan has redesignated a number of parcels located on the south side of Mission Avenue, east of Benson, for medium and high density residential uses. The total area comprises 18.2 acres that could accommodate 542 new units.

Mountain Avenue Corridor – The Mountain Avenue Corridor is a residential and commercial corridor that extends the length of Ontario. The Housing Element identifies the following housing types and potential units:

- Senior Housing – 16.8 acres with 251 senior housing units
- Apartments – 6.24 acres with a density of 25 to 45 units per acre
- Holt Boulevard (west of Mountain) – 25.7 acres with a density of 25 to 45 units per acre and 4.6 acres with a density of 30 units per acre

The map shown below demonstrates the different Housing Opportunity Areas identified in the Housing Element.



F. Housing Demand

This analysis examines several variables on the demand side of the Ontario housing market, including the housing demand by household size and tenure, and in household type.

Table 4-7
Housing Demand:
Households by Size and Tenure

Household Size	Owner Occupied			Renter Occupied			Total	
	#	% of category	% of total	#	% of category	% of total	#	% of total
1-person household	3,901	15.0%	8.7%	3,266	12.6%	7.3%	7,167	16.0%
2-person household	6,146	23.7%	13.8%	4,323	16.7%	9.7%	10,469	23.4%
3-person household	4,052	15.6%	9.1%	4,018	15.5%	9.0%	8,070	18.1%
4-person household	5,027	19.4%	11.2%	2,706	10.4%	6.1%	7,733	17.3%
5-person household	3,415	13.2%	7.6%	2,342	9.0%	5.2%	5,757	12.9%
6-person household	1,732	6.7%	3.9%	1,479	5.7%	3.3%	3,211	7.2%
7 or more person household	1,654	6.4%	3.7%	636	2.5%	1.4%	2,290	5.1%
TOTAL	**25,927**	**100%**	**58%**	**18,770**	**100%**	**42%**	**44,697**	**100%**

Note: This information reflects occupied housing units only; vacant units have been excluded.

Source: 2006-2008 American Community Survey 3-Year Estimates Table B25009 Tenure By Household Size – Universe: Occupied Housing Units.

Table 4-8
Housing Demand:
Household Type

Household Type	Owner Occupied			Renter Occupied			Total	
	#	% of category	% of total	#	% of category	% of total	#	% of total
Married couple family	16,955	65.4%	37.9%	7,758	41.3%	17.4%	24,713	55.3%
Single parent male	1,484	5.7%	3.3%	1,960	10.4%	4.4%	3,444	7.7%
Single parent female	3,180	12.3%	7.1%	4,365	23.3%	9.8%	7,545	16.9%
Family Subtotal	21,619	83.4%	48.4%	14,083	75.0%	31.5%	35,702	79.9%
Non-Family Households	4,308	16.6%	9.6%	4,687	25.0%	10.5%	8,995	20.1%
TOTAL	**25,927**	**100%**	**58%**	**18,770**	**100%**	**42%**	**44,697**	**100%**

Note: This information reflects occupied housing units only; vacant units have been excluded.

Source: 2006-2008 American Community Survey 3-Year Estimates Table B11012 Household Type by Tenure – Universe: Occupied Housing Units.

Key Statistics – Housing Demand

- Nearly 80 percent of all households are families.
- Approximately 42 percent of all households in Ontario have four or more persons.
- One of every four households is a single parent family. Of the single parent families, 6,325 rent their housing.
- Seventeen percent of all households are married couple families that rent their housing.

G. Population Growth

After leveling off throughout the late 1980s, the population of Ontario rebounded in the early 1990's and has continued to grow. According to Census 2000 data, the population stood at

158,007 and has grown to 162,630 according to the 2006-2008 American Community Survey, a 2.8 percent growth.

The growth in the number of households did not parallel that of population. An increase of five percent (2,384 additional households) from 2000 brings the count to 47,566 households in the year 2008.

Table 4-9
Population Growth:
By Race and Ethnicity

Race	2000 U.S. Census		2006-2008 American Community Survey		Change	
	#	%	#	%	#	%
White	75,575	47.8%	63,946	39.3%	-11,629	-18.2%
Black or African American	11,864	7.5%	12,353	7.6%	489	4.0%
American Indian or Alaskan Native	1,682	1.1%	1,528	0.9%	-154	-10.1%
Asian	6,125	3.9%	8,424	5.2%	2,299	27.3%
Native Hawaiian or Other Pacific Islander	587	0.4%	82	0.1%	-505	-615.9%
Some Other Race	53,807	34.1%	66,718	41.0%	12,911	19.4%
Two or More Races	8,367	5.3%	9,579	5.9%	1,212	12.7%
TOTAL	**158,007**	**100.0%**	**162,630**	**100.0%**	**4,623**	**2.8%**
Hispanic or Latino	94,610	59.9%	104,532	64.3%	9,922	9.5%
Not Hispanic or Latino	63,397	40.1%	58,098	35.7%	-5,299	-9.1%

Source: Census 2000 Summary File 1 Table QT-P3 Race and Hispanic or Latino, 2006-2008 American Community Survey 3-Year Estimates Table B02001 Race – Universe: Total Population, and 2006-2008 American Community Survey 3-Year Estimates Table B03002 Hispanic or Latino Origin By Race – Universe: Total Population

Key Statistics – Population Growth

- Overall, the population grew by 2.8 percent. This represents an increase of 4,623 residents. The county as a whole grew by 14.5 percent.
- The Asian population experienced a significant increase (27.3%) as did the Some Other Race population (19.4%).
- The Hispanic population increased by 9,922 while the Non-Hispanic population decreased by 5,299. Hispanic residents now constitute a healthy majority in the City (64.3%), which is a much higher concentration than the county (46.7%). The City is home to eleven percent of all Hispanics in the county compared to eight percent of the total population.

H. Cost of Rental Housing

For the purposes of this analysis, affordable rental housing is defined as units that a low income family can afford without incurring a housing cost burden and without being "overcrowded." A unit is considered overcrowded when there is more than one person per room. Rooms that are considered in this calculation include bedrooms, living rooms, kitchens, dens, home offices and other finished rooms. This calculation excludes bathrooms and laundry rooms.

Different sized units will have different thresholds of affordability. The adjustments in the thresholds will mirror those made for family size in HUD's annual release of Section 8 Income Limits.

The following table lists the cost of rental housing in Ontario, broken down by bedrooms size:

Table 4-10
Cost of Rental Housing:
Rental Units by Price and Bedroom Size

Number of Bedrooms		Under $200	$200 to $299	$300 to $499	$500 to $749	$750 to $999	$1,000 or more	No Cash Rent	Total
Efficiency	**# of units**	0	56	0	155	0	34	0	**245**
	% of size	0.0%	26.2%	0.0%	12.0%	0.0%	0.3%	0.0%	
	% of total	0.0%	0.3%	0.0%	0.8%	0.0%	0.2%	0.0%	**1.3%**
One Bedroom	**# of units**	26	88	128	455	2,032	1,951	0	**4,680**
	% of size	23.0%	41.1%	31.3%	35.3%	48.5%	16.0%	0.0%	
	% of total	0.1%	0.5%	0.7%	2.4%	10.8%	10.4%	0.0%	**24.9%**
Two Bedroom	**# of units**	87	70	127	512	2,012	6,746	81	**9,635**
	% of size	77.0%	32.7%	31.1%	39.8%	48.0%	55.3%	22.1%	
	% of total	0.5%	0.4%	0.7%	2.7%	10.7%	35.9%	0.4%	**51.3%**
Three or more Bedrooms	**# of units**	0	0	154	166	147	3,458	285	**4,210**
	% of size	0.0%	0.0%	37.7%	12.9%	3.5%	28.4%	77.9%	
	% of total	0.0%	0.0%	0.8%	0.9%	0.8%	18.4%	1.5%	**22.4%**
Subotal		**113**	**214**	**409**	**1,288**	**4,191**	**12,189**	**366**	**18,770**
% of Total		**0.6%**	**1.1%**	**2.2%**	**6.9%**	**22.3%**	**64.9%**	**1.9%**	**100.0%**

Source: 2006-2008 American Community Survey 3-Year Estimates Table B25068 Bedrooms by Gross Rent – Universe Renter-Occupied Housing Units

Table 4-11
Cost of Rental Housing:
Fair Market Rents by Number of Bedrooms

Year	Efficiency		One Bedroom		Two Bedrooms		Three Bedrooms		Four Bedrooms	
	FMR	Change	FMR	Change	FMR	Change	FMR	Change	FMR	Change
2005	$580	-	$638	-	$752	-	$1,058	-	$1,234	-
2006	$715	18.9%	$781	18.3%	$911	17.5%	$1,294	18.2%	$1,512	18.4%
2007	$765	6.5%	$835	6.5%	$974	6.5%	$1,383	6.4%	$1,617	6.5%
2008	$896	14.6%	$979	14.7%	$1,142	14.7%	$1,622	14.7%	$1,896	14.7%
2009	$867	-3.3%	$954	-2.6%	$1,125	-1.5%	$1,583	-2.5%	$1,846	-2.7%

Source: U.S. Department of Housing and Urban Development

Key Statistics – Cost of Rental Housing

- There is a wide selection of differently priced units within the City with most units clustered in the middle price range.
- Fair market rents increased between 2005 and 2008, however, rents began to decrease in 2009. Overall fair market rents have increased 36.7 percent over the five-year period.

I. Cost of Owner-Occupied Housing

Sales of single-family detached homes dramatically declined in 2006 and 2007. Since the last quarter of 2007, sales have gradually increased. In addition, median sales prices have decreased over the last several years and foreclosures have increased. According to the California Association of Realtors, the First-Time Buyer Housing Affordability Index for San Bernardino County for the third quarter of 2009 was 81 percent. The median entry-level home price was $125,250 with an average monthly payment of $730.

Table 4-12
Cost of Owner-Occupied Housing:
Single Family Residences by Zip Code

Zip Code	Number of Sales	Median Price	% Change in Price from Dec. 2008
San Bernardino County	2,549	$148,000	-12.80%
91761	42	$260,000	8.10%
91762	36	$210,000	5.30%
91764	52	$170,000	-8.10%

Source: Dataquick News, Southern California Home Resale Activity, L.A. Times Sunday Edition Charts – Data for December 2009

Table 4-13
Cost of Owner-Occupied Housing:
Condominiums by Zip Code

Zip Code	Number of Sales	Median Price	% Change in Price from Dec. 2008
San Bernardino County	160	$129,000	-18.40%
91761	7	$135,000	16.40%
91762	18	$118,000	-26.30%
91764	10	$163,000	-22.60%

Source: Dataquick News, Southern California Home Resale Activity, L.A. Times Sunday Edition Charts – Data for December 2009

Key Statistics – Cost of Owner-Occupied Housing

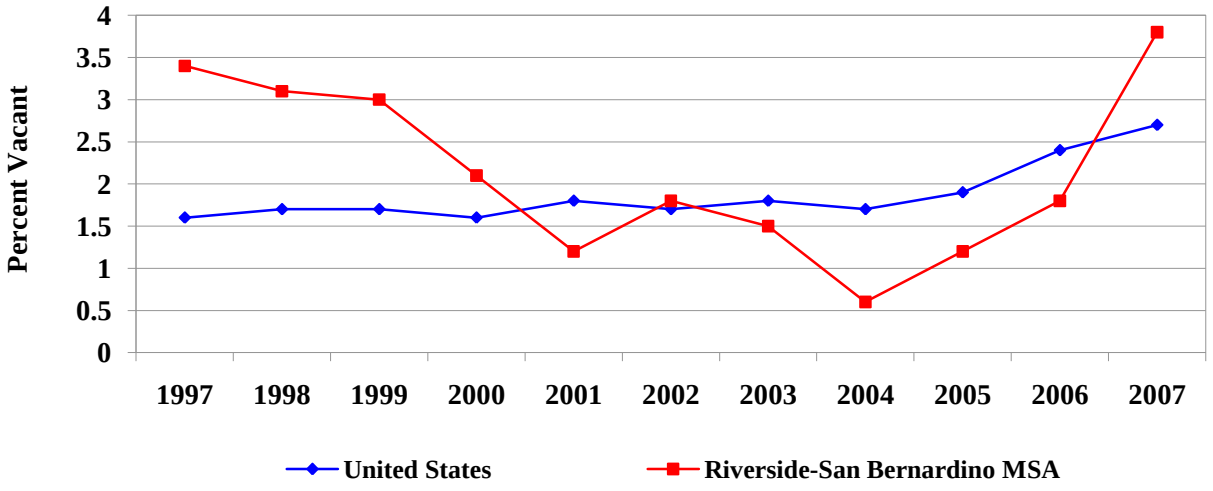
- The median single family housing price (the price at which half of the total number of homes sold for more money, and half of the total number of homes sold for less) increased by approximately 5.3 percent throughout the City.
- Single family homes are more expensive in the City of Ontario than in San Bernardino County as a whole. The median sales price in the City ranged from $22,000 to $112,000 more than the county median. The average price per square foot for a single family home in the City ($152) was 38 percent higher than that of the county ($94).
- While the City accounted for five percent of total home sales in the county, almost 22 percent of all the condominiums sold in the county were located within Ontario. Eleven percent of all condominiums sold in the county (18) were located in zip code 91762.

J. Vacancy Rates

This analysis provides a comparison rate for vacancy rates for homeownership and for rental type properties in the United States and the Riverside-San Bernardino Metropolitan Service Area (MSA) for between 1997 and 2007.

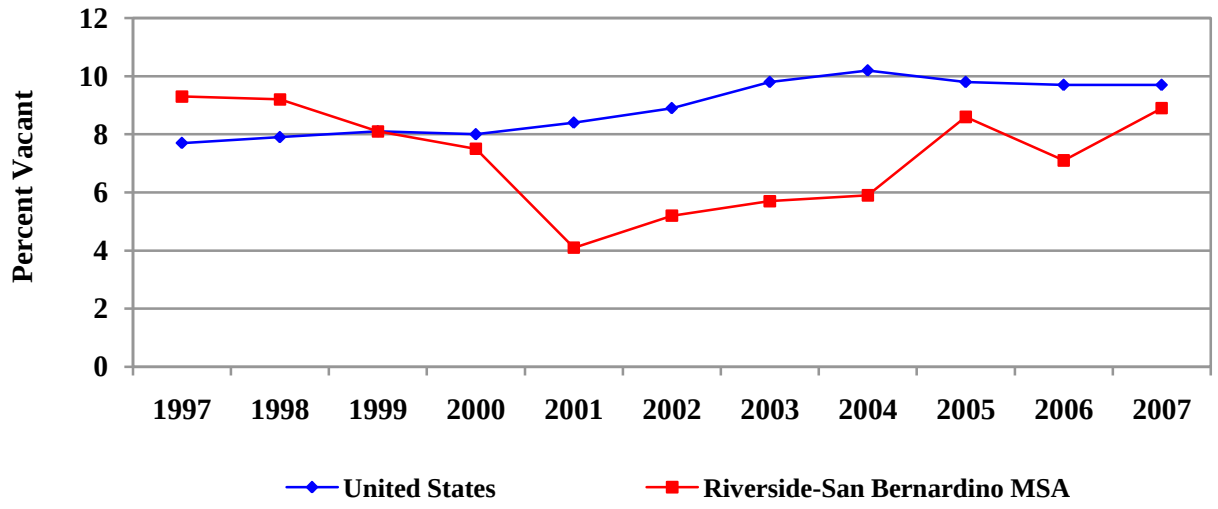
The graph shows a fairly constant vacancy rate for both homeownership and rental properties in the U.S. Metropolitan Areas. In comparison, the vacancy rates in the Riverside-San Bernardino MSA for homeownership during fell dramatically between 1999 and 2004 and then significantly increased from 2004 to 2007. In addition, the vacancy rates for rental properties also declined between 1999 and 2001, but did not increase as sharply between 2004 and 2007 as homeownership vacancy rates. The rental vacancy rates for the Riverside-San Bernardino MSA have remained below the U.S. vacancy rates since 1999.

Graph 4-3
Vacancy Rates:
Homeownership Vacancy Rates



Source: U.S. Census Bureau Housing Vacancies and Homeownership (CPS/HVS) Annual Statistics: 2007

Graph 4-4
Vacancy Rates:
Rental Vacancy Rates



Source: U.S. Census Bureau Housing Vacancies and Homeownership (CPS/HVS) Annual Statistics: 2007

Key Statistics – Vacancy Rates

- The homeowner vacancy rate for the Riverside-San Bernardino MSA in 2007 is significantly above the U.S. vacancy rate. The rate has been steadily increasing since 2004.
- According to the Southern California Association of Governments, a vacancy rate below 3% for rental properties indicates a deficit in the supply of housing. The Riverside-San Bernardino MSA vacancy rate dipped to four percent in 2001 (the lowest mark in almost twenty years) and has increased to nearly nine percent in 2007.

K. Overcrowding

Overcrowding is a living condition defined by the Census as more than one person living per dwelling room. Data from the 2006-2008 American Community Survey indicates that 13 percent of occupied housing units have rooms that are occupied by 1.01 persons or more. This means that 87 percent of units have rooms that are occupied by 1 person or less.

Since the 2000 Census, instances of overcrowding have decreased within the City of Ontario. According to 2000 Census Data, 26 percent of households (11,277) within Ontario were overcrowded. Overcrowding has been significantly reduced by 2008 (5,821). Overcrowding in owner-occupied housing units decreased from 18 percent to 7 percent and overcrowding in renter occupied units decreased from 37 percent to 21 percent.

The reduction in overcrowding since the 2000 Census may be attributable to the liberal underwriting of mortgages. These underwriting practices increased the ability of homebuyers to purchase homes that may have exceeded their financial capacities.

The highest incidences of overcrowding in Ontario exist in American Indian/Alaskan Native (40.7%) and Hispanic households (25.9%). Table 4-14 illustrates the percentage of households that are overcrowded by Race/Ethnicity.

Table 4-14
Overcrowding:
Overcrowding by Race/Ethnicity

Race/Ethnicity	Total Households	Overcrowded	
		#	%
White	21,173	1,777	8.4%
Black or African American	3,769	222	5.9%
American Indian/Alaskan Native	423	172	40.7%
Asian	2,213	117	5.3%
Native Hawaiian/Other Pacific Islander*	57	-	-
Some Other Race	15,289	3,404	22.3%
Two or More Races	1,773	129	7.3%
Total	**44,697**	**5,821**	**13.0%**
Hispanic	19,027	4,935	25.9%

* Data cannot be determined because the number of sample cases is too small.

Source: 2006-2008 American Community Survey 3-Year Estimates Tables B25014A, B25014B, B25014C, B25014D, B25014E, B25014F, B25014G, and B25014I Occupants per Room ([race or ethnicity]) – Universe: Occupied Housing Units with a Householder who is [race or ethnicity])

Key Statistics – Overcrowding

- A unit is overcrowded when the ratio of occupants to the number of rooms (not bedrooms) is more than 1. Approximately 13 percent of housing units (5,821) are overcrowded.
- A disproportionate number of Hispanic and Some Other Race households (25.9% and 22.3%, respectively) live in overcrowded units. It is presumed that most Some Other Race households are Hispanic. American Indians/Alaskan Natives also reported a higher than average level of overcrowding (40.7 percent).
- The lack of affordable housing has created an informal housing market of illegal units in the region, usually consisting of garage conversion. These illegal units are not included in many of the figures presented in this document. This means that the number of overcrowded units is most likely understated.

L. Cost Burdens

Table 4-15 illustrates the percentages of monthly income renter-occupied households paid for housing costs in 2008. Given that any household paying more than 30 percent of monthly income is considered *cost burdened*, the data from the 2006-2008 American Community Survey indicates that:

- Forty-nine and a half (49.5%) percent (9,302) renter households in Ontario experienced a cost burden by spending 30 percent or more of their income on housing in 2008.

- Of the population that was cost burdened: 9.8 percent were slightly burdened (30 to 34.9 percent of income spent on housing) and 16.4 percent were moderately burdened (35 to 49.9 percent of income spent on housing) and 23.4% were severely cost burdened (50 percent or more of income spent on housing).

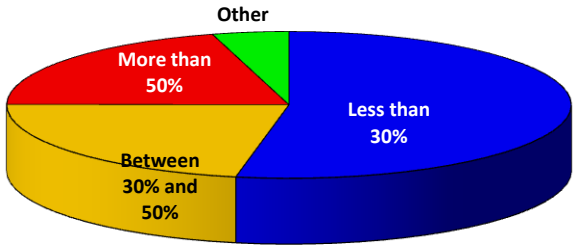
Table 4-15
Cost Burdens:
Gross Rent as a Percentage of Household Income
Comparison of Census 2000 and 2006-2008 American Community Survey Data

Gross Rent as a Percentage of Household Income	2000 U.S. Census		2006-2008 American Community Survey		Change	
	#	%	#	%	#	%
Less than 10.0 percent	670	3.7%	477	2.5%	(193)	-40.5%
10.0 to 14.9 percent	1,730	9.5%	1,077	5.7%	(653)	-60.6%
15.0 to 19.9 percent	2,506	13.7%	2,760	14.7%	254	9.2%
20.0 to 24.9 percent	2,460	13.5%	1,931	10.3%	(529)	-27.4%
25.0 to 29.9 percent	2,313	12.7%	2,583	13.8%	270	10.5%
30.0 to 34.9 percent	1,408	7.7%	1,831	9.8%	423	23.1%
35.0 to 39.9 percent	1,037	5.7%	1,470	7.8%	433	29.5%
40.0 to 49.9 percent	1,581	8.7%	1,608	8.6%	27	1.7%
50.0 percent or more	3,753	20.6%	4,393	23.4%	640	14.6%
Not computed	799	4.4%	640	3.4%	(159)	-24.8%

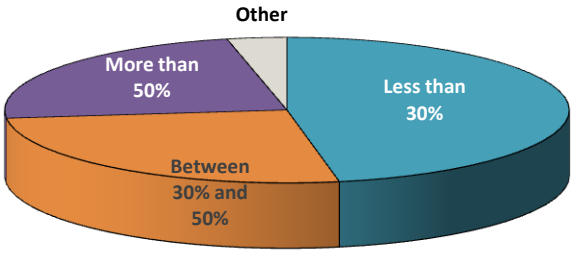
Source: Census 2000 Summary File 3 Table H69 Gross Rent as a Percentage of Housing Income in 1999 – Universe: Specified Renter-Occupied Housing Units, and 2006-2008 American Community Survey 3-Year Estimates Table B25070 Gross Rent as a Percentage of Household Income in the Past 12 Months – Universe: Renter-Occupied Housing Units

Graph 4-5
Cost Burdens:
Gross Rent as a Percentage of Household Income
Comparison of Census 2000 and 2006-2008 American Community Survey Data

2000 U.S. Census



2006-2008 American Community Survey



Renters paying more than 50 percent of their income for rent increased slightly between 2000 and 2008. This population increased by 640 households or 14.6 percent. Renters paying between 30 and 50 percent of their income for rent increased significantly by 883 households or 18.0 percent.

Table 4-16 lists the percentages of monthly income homeowners paid for housing costs in 2008. Given that any household paying more than 30 percent of monthly income is considered cost burdened, the data indicates that:

- Forty-five percent (11,712) of homeowner households in Ontario experienced a cost burden by spending 30 percent or more of their income on housing in 2008.
- Of the population that was cost burdened: 7.1% were slightly burdened (30 to 34 percent of income spent on housing) and 15.2% were moderately burdened (35 to 49 percent of income spent on housing) and 22.2% were severely cost burdened (50 percent or more of income spent on housing).

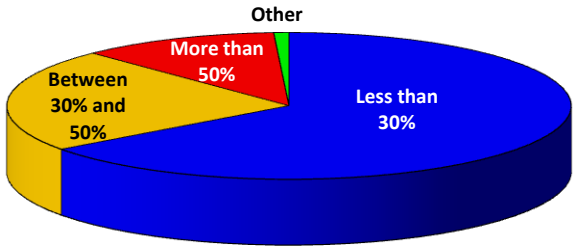
Table 4-16
Cost Burdens:
Monthly Ownership Costs as a Percentage of House Income
Comparison of Census 2000 and 2006-2008 American Community Survey Data

Percentage of Income paid for owner costs	2000 U.S. Census		2006-2008 American Community Survey		Change	
	#	%	#	%	#	%
Less than 10.0 percent	2,261	10.4%	2,860	11.0%	599	20.9%
10.0 to 14.9 percent	2,334	10.8%	2,152	8.3%	(182)	-8.5%
15.0 to 19.9 percent	3,221	14.9%	2,752	10.6%	(469)	-17.0%
20.0 to 24.9 percent	3,475	16.0%	3,456	13.3%	(19)	-0.5%
25.0 to 29.9 percent	2,768	12.8%	2,995	11.6%	227	7.6%
30.0 to 34.9 percent	2,120	9.8%	1,837	7.1%	(283)	-15.4%
35.0 to 39.9 percent	1,274	5.9%	1,686	6.5%	412	24.4%
40.0 to 49.9 percent	1,554	7.2%	2,265	8.7%	711	31.4%
50.0 percent or more	2,467	11.4%	5,761	22.2%	3,294	57.2%
Not computed	188	0.9%	163	0.6%	(25)	-15.3%

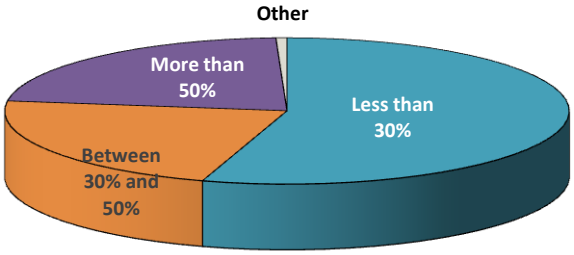
Source: Census 2000 Summary File 3 Table H94 Mortgage Status by Selected Monthly Owner Costs as a Percentage of Housing Income in 1999 – Universe: Specified Owner-Occupied Housing Units, and 2006-2008 American Community Survey 3-Year Estimates Table B25091 Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months – Universe: Owner-Occupied Housing Units

Graph 4-6
Cost Burdens:
Monthly Ownership Costs as a Percentage of House Income
Comparison of Census 2000 and 2006-2008 American Community Survey Data

2000 U.S. Census



2006-2008 American Community Survey



Homeowners paying 50 percent or more of their household income for housing costs increased dramatically between 2000 and 2008. This population increased by 3,294 households, or 57.2 percent. Homeowners paying between 30 and 50 percent of their household income for housing costs increased by 840 households or 14.5 percent.

HUD is especially concerned about those households paying more than 50 percent of monthly income on housing costs. These households are considered severely cost burdened and at high risk of homelessness. Any break in the flow of income or unexpected expenses, such as loss of employment or hospitalization, would severely jeopardize the household's ability to continue to meet the housing expense. In 2008, the number of severely cost burdened families (renter and homeowner) reached 10,154.

Key Statistics – Cost Burdens

- A household is considered cost burdened when it pays more than thirty percent of its gross income for housing costs. Cost burdened units are considered unaffordable. Forty-nine percent of all renter-occupied households endure a cost burden. Forty-five percent of all owner-occupied households have a housing cost burden.
- A household is considered to have a severe cost burden when more than 50 percent of its gross income goes toward housing costs. Households with severe cost burdens run a risk of losing their housing if faced with a loss of employment, sickness, injury, or similar event that reduces income. Almost one of every four renters (4,393 households) has a severe cost burden.

M. Physical Defects and Substandard Conditions

HUD considers a unit that lacks a complete kitchen or bathroom to have a physical defect and therefore a housing problem. Current Census data indicates that 1,144 units (2.4 percent of units) lacked complete plumbing or complete kitchen facilities.

Table 4-17
Physical Defects and Substandard Conditions:
Units Lacking Plumbing or Complete Kitchen

Housing Problem	# of Units	% of Housing Stock
Lacking complete plumbing facilities	483	1.0%
Lacking complete kitchen facilities	661	1.4%
Total	1,144	2.4%

Source: 2006-2008 American Community Survey 3-Year Estimates Tables B25047 Plumbing Facilities for All Housing Units – Universe: Housing Units and B25051 Kitchen Facilities for All Housing Units – Universe: Housing Units.

Since substandard housing can cause serious health and safety issues, the definition of physical defects should not be used as the only definition of substandard housing. The City considers housing units in compliance with local building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard.

Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Most of these units are substandard units that are suitable for rehabilitation. However, any property

found to be structurally unsound or badly deteriorated is considered in substandard condition, unsuitable for rehabilitation. These units may be candidates for reconstruction. These are units that do not meet local code standards for occupancy and are "uninhabitable" as a working residential unit because they no longer contain an enclosed, heated residential unit with working plumbing and electricity.

N. Vacant Units

Listed in Table 4-18 is a summary of vacant units and their status in the City of Ontario.

Table 4-18
Vacant Units:
Vacancy Status

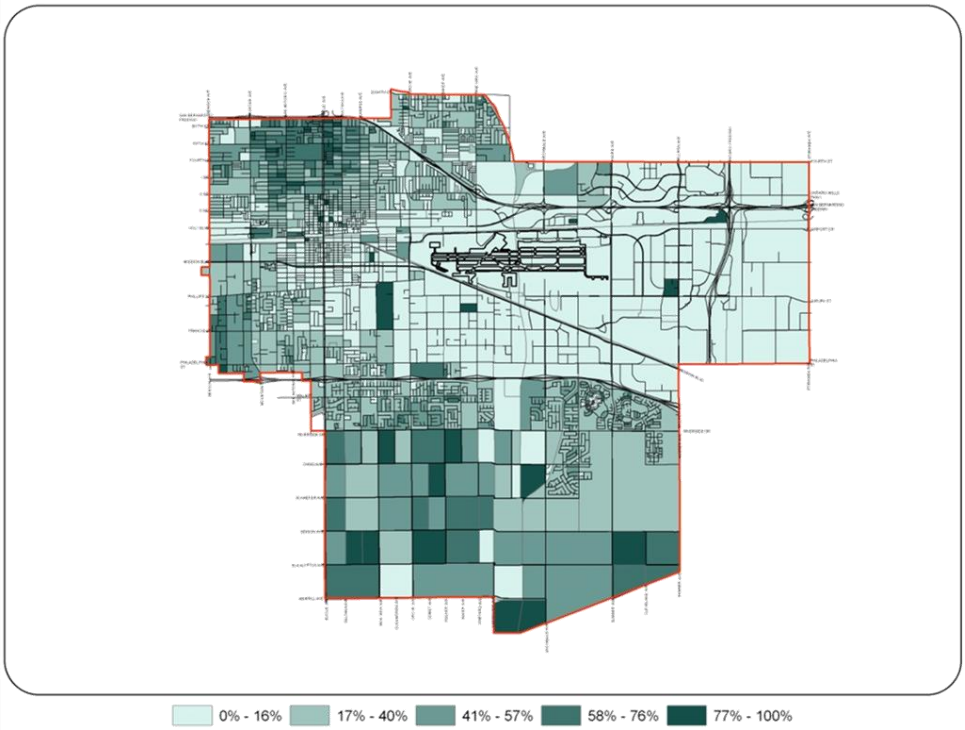
Vacancy Status	# of Units	% of Total
For Rent	1,372	47.8%
Rented, not occupied	177	6.3%
For sale only	844	29.4%
Sold, not occupied	132	4.4%
For seasonal, recreational, or occasional use	92	3.3%
For migrant workers	0	0.0%
Other vacant	252	8.8%
Total	2,869	100.0%
Source: 2006-2008 American Community Survey 3-Year Estimates Table B25004 Vacancy Status – Universe: Vacant Housing Units		

It is difficult to determine the number of vacant or abandoned units that are suitable for rehabilitation. However, several new programs provided by the City of Ontario are focused on identifying vacant and/or abandoned housing stock that is in need of improvements. The Code Enforcement Department has adopted an abandoned and distressed properties ordinance that not only requires registration of foreclosed or abandoned properties, but also monitors the conditions of these properties and institutes civil penalties should the properties be found in substandard condition. In addition, the City of Ontario was the recipient of Neighborhood Stabilization Program (NSP) funds under the Housing and Economic Recovery Act of 2008. The City's NSP-funded programs focus resources on identifying foreclosed and/or abandoned multi-family property. In many cases, these properties are vacant and in need of significant rehabilitation.

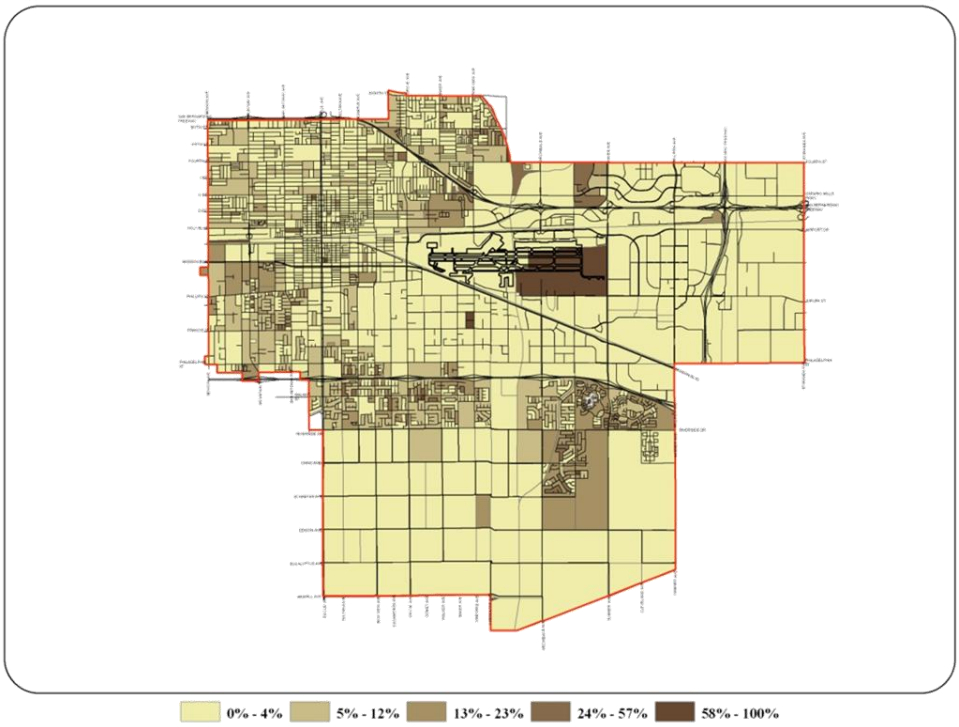
O. Racial/Ethnic Minority Concentrations

Ontario is a diverse community with a variety of racial/ethnic populations dispersed throughout the residential areas of the City. The Maps 4-1, 4-2, 4-3, and 4-4 demonstrate the concentrations for White, Black or African American, Asian, and Hispanic populations respectively.

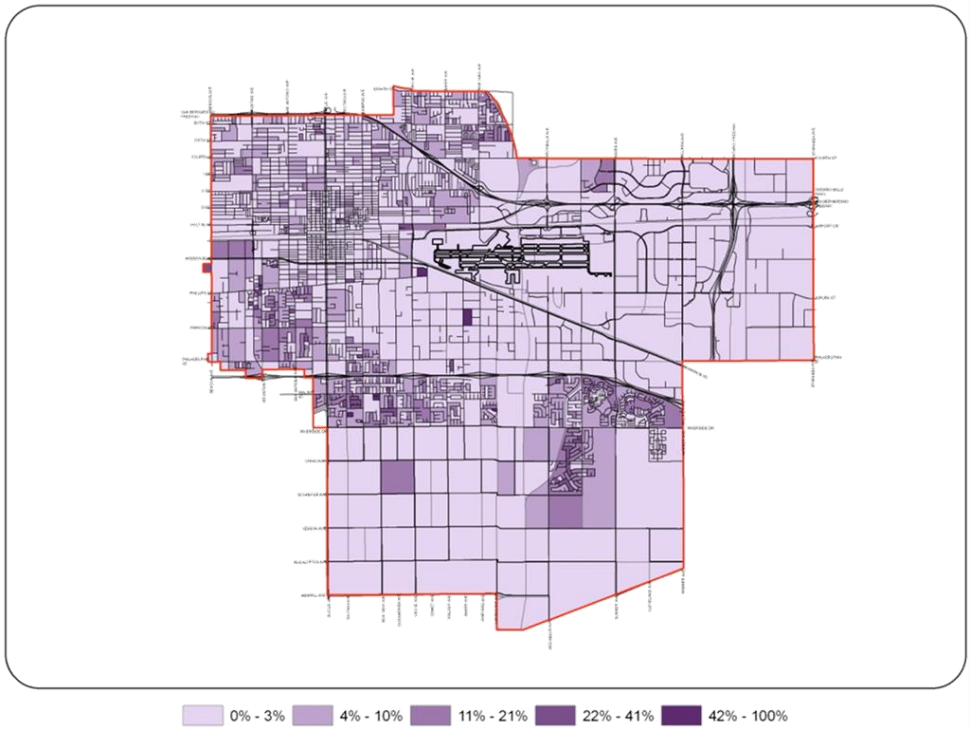
Map 4-1
Racial/Ethnic Minority Concentrations:
Percentage of White Population by 2000 Census Blocks



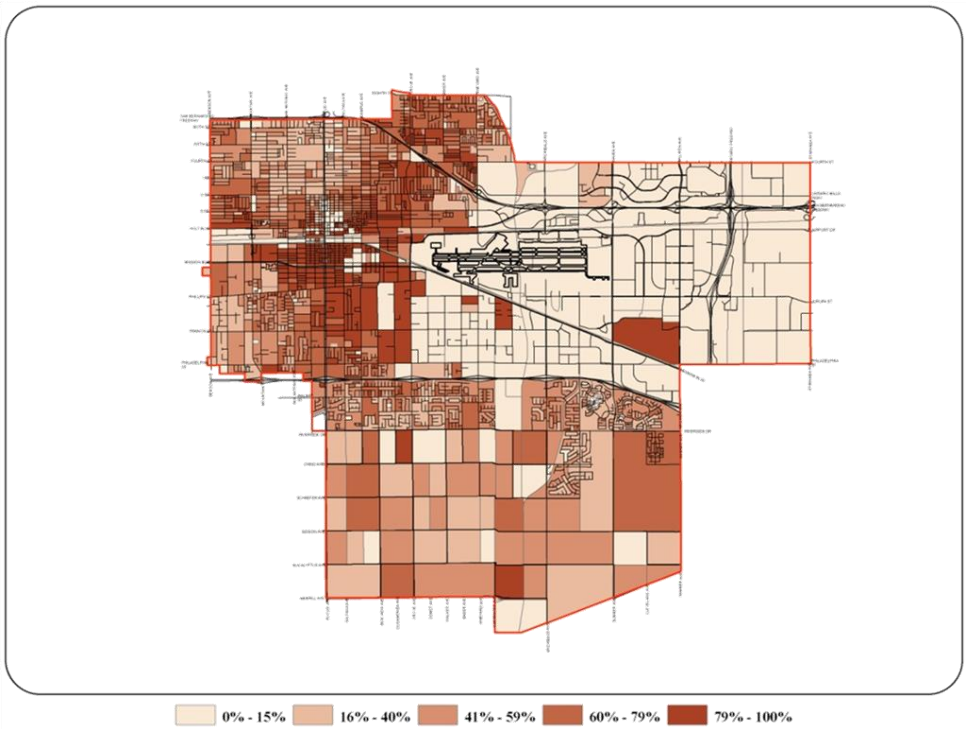
Map 4-2
Racial/Ethnic Minority Concentrations:
Percentage of Black or African American Population by 2000 Census Blocks



Map 4-3
Racial/Ethnic Minority Concentrations:
Percentage of Asian Population by 2000 Census Blocks



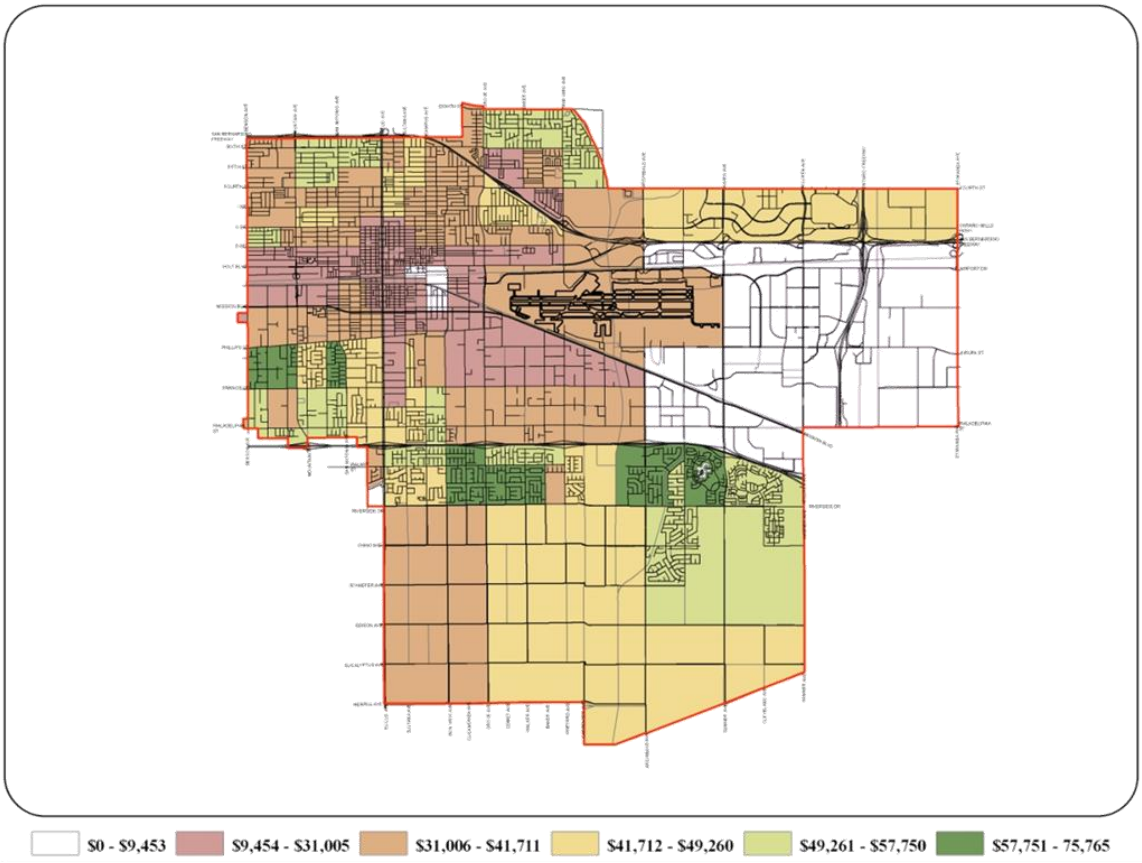
Map 4-4
Racial/Ethnic Minority Concentrations:
Percentage of Hispanic Population by 2000 Census Blocks



P. Areas of Low-Income Concentration

Map 4-5 illustrates the distribution of income levels throughout the City of Ontario. The low and moderate-income households are not concentrated in any one area of the City.

Map 4-5
Areas of Low Income Concentration:
Median Household Income by 2000 Census Blocks



Q. Housing Needs

HUD requires the following Priority Housing Needs Table to be submitted as part of the Consolidated Plan. The table is organized first by tenancy and then by income. Renter housing needs are further categorized by family type. The information in each category of the Priority Housing Needs Table is defined below.

1. Relative Level of Need

A score of low, medium, or high reflects the level of need for this household type relative to the other categories. A category that receives a "low" may in fact have a large number of households in need of assistance, but the City understands that either another agency is servicing these needs or the need is greater for other household types.

a. A medium level of need indicates the City will attempt to satisfy these needs if funding is available or pursue other funding sources to meet these needs.

b. A low need level indicates that the City does not consider the household type a priority or that another organization is sufficiently serving the need.

The need level indicates where the City will spend its housing funds. A category assigned a high need level is considered a priority and will receive funding throughout the plan period.

2. Unmet Need

Despite the data available from the Census and other sources, the ever changing needs, wants, and circumstances of individuals constituting the family unit makes it impractical to prescribe a formula to determine the exact number of households in need of assistance. Some may need a rental subsidy while others need a larger unit. Unmet needs for the purpose of this assessment were estimated by calculating the number of households that spend more than 30 percent of their gross monthly income on housing expenses. Such households are termed cost burdened. It is important to note that the City does not intend to help only households experiencing a cost burden.

3. Goals

The Housing and Neighborhood Revitalization Agency has developed the goals that have been incorporated into this Consolidated Plan. In determining the goals, the historical participation in housing programs by various household types and estimated level of funding over the next five years was considered.

Table 4-18 (HUD Table 2A)
Housing Needs:
Priority Housing Needs/Investment Plan

Extremely Low Income <=30% MFI	Renters					Owners
	Elderly	Small Family	Large Family	All Others	Total	Total
Unmet Need	467	1,205	880	374	2,926	953
Priority	H	H	H	M		H
Low Income >30 to <=50% MFI	**Renters**					**Owners**
	Elderly	**Small Family**	**Large Family**	**All Others**	**Total**	**Total**
Unmet Need	260	1,245	1,025	329	2,859	1,380
Priority	H	H	H	M		H
Moderate Income >50 to <=80% MFI	**Renters**					**Owners**
	Elderly	**Small Family**	**Large Family**	**All Others**	**Total**	**Total**
Unmet Need	179	1,443	1,403	400	3,425	2,945
Priority	M	H	H	M		M

Non-Homeless Special Needs	Elderly	Frail Elderly	Severe Mental Illness	Physical Disability	Developmental Disability	Alcohol/ Drug Abuse	HIV/ AIDS	Victims of DV
Unmet Need	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Priority	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters	395	128	57	82	69	59
0 – 30% of MFI	40	12	6	9	7	6
31 – 50% of MFI	293	96	36	46	62	53
51 – 80% of MFI	62	20	15	27	0	0
Owners	151	31	30	30	30	30
0 – 30% of MFI	0	0	0	0	0	0
31 – 50% of MFI	150	30	30	30	30	30
51 – 80% of MFI	1	1	0	0	0	0
Homeless*	0	0	0	0	0	0
Individuals	0	0	0	0	0	0
Families	0	0	0	0	0	0
Non-Homeless Special Needs	76	76	0	0	0	0
Elderly	76	76	0	0	0	0
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	0	0	0	0	0	0
Physical Disability	0	0	0	0	0	0
Development Disability	0	0	0	0	0	0
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
TOTAL	546	159	87	112	99	89
Total Section 215	0	0	0	0	0	0
215 Renter	0	0	0	0	0	0
215 Owner	0	0	0	0	0	0

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	150	30	30	30	30	30
Homeownership Assistance	0	0	0	0	0	0

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
HOME						
Acquisition of existing rental units	8	8	0	0	0	0
Production of new rental units	382	108	58	86	70	60
Rehabilitation of existing rental units	12	12	0	0	0	0
Rental Assistance	0	0	0	0	0	0
Acquisition of existing owner units	1	1	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owners units	0	0	0	0	0	0
Homeownership Assistance	1	1	0	0	0	0

2010 – 2014 Consolidated Plan
Section V Public Housing Needs

SECTION V PUBLIC HOUSING NEEDS

A. Introduction

Public housing and other assisted housing programs are crucial elements of the City's efforts to address the affordable housing needs of low- and moderate-income families in Ontario. The Housing Authority of the County of San Bernardino (HACSB) oversees the City's public housing programs.

The Public Housing program is comprised of 1,661 units of public and other affordable housing in 21 cities or communities managed by the Housing Authority and 1,132 units of public and other affordable housing in 21 cities or communities owned by the Housing Authority throughout San Bernardino County. There are 61 public housing units located within the City of Ontario. HACSB also administers the Section 8 Housing Choice Voucher Program (Section 8), which provides rental assistance in all unincorporated area of the County and in 21 participating cities. A total of 310 vouchers are provided to residents of Ontario.

The Ontario Housing Authority was officially recognized on October 28, 2002 by HUD as a Public Housing Agency. The Ontario Housing Authority applies for available voucher programs through State and Federal affordable housing programs. The Ontario Housing Authority has worked closely with the City of Ontario for several years in the development and rehabilitation of affordable housing units to provide more housing choices for low-income families and special needs populations in the City.

B. Public and Assisted Housing Providers

The City of Ontario Housing and Neighborhood Revitalization Agency, as part of its mission of collaboration and leveraging, is committed to working with public and assisted housing providers to address housing needs. The following section provides a summary of the various agencies that provide public housing assistance or programs that can be used to create public housing.

1. Housing Authority of the County of San Bernardino

HACSB offers two types of housing assistance programs. These are the Section 8 Assisted Housing Programs and the Public Housing Program. Under both programs, the owner is required to provide decent, safe, and sanitary housing to tenants at a reasonable rent. Inspections are performed initially and at least once annually thereafter to insure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions. A summary of each program is provided below.

a. Public Housing Program

Anyone whose income does not exceed 80 percent of median income is eligible to reside in public housing. However, HACSB is required to target 40 percent of all new admissions from families earning below 30 percent of median income. Specific income limits are defined by HUD and are based on family size and the community in which the unit is located. HACSB maintains a waiting list based on the date and time the application is submitted. There are currently 737 Ontario residents on the public housing waiting list.

The Public Housing program is comprised of 2,793 units owned and/or managed by HACSB. The majority of the units were developed with Department of Housing and Urban Development (HUD) funding and continue to receive an operating subsidy from HUD. The balance were developed through a variety of partnerships with the State of California, cities throughout the county, and other non-profit agencies. HACSB owns and/or manages a total of 61 public housing units in Ontario. Of these, 45 units have two bedrooms; 15 units have three or more bedrooms; and 1 unit has one bedroom.

Residents in the Public Housing program are required to pay rent based on 30% of their adjusted gross income. The difference between the resident portion of the rent and the cost of maintaining the unit is substantially paid by HUD in the form of an operating subsidy. The Public Housing program provides vital assistance for many low income families and seniors, aggressively addressing the need for affordable housing in the San Bernardino County.

HACSB continues to identify properties that can expand its base of public assisted housing units. In March of 2009, the Housing Authority of the County of San Bernardino (HACSB) closed escrow on the acquisition of the Frankish building in downtown Ontario, CA. This marks the first mixed-use (commercial/residential) property that HACSB has added to its portfolio. The building is three stories, with 16 residential units over approximately 7,100 square feet of ground floor commercial/retail space. The Frankish Building is considered one of the City's most valuable historic resources. It has been included on the National Register of Historic Places since 1980. Designed and built in 1916 by Charles Frankish and his son, Hugh, this building is prized for its innovative construction and materials, and its association with Charles Frankish. At the time of construction, the Frankish Building was considered the finest built within the City partly because each unit was equipped with built-in buffets, gas ranges and heaters, wood floors, bathrooms, kitchens, telephone lines, and an electric elevator stopping at each floor. The Frankish Building stands today, almost 100 years later, evidence of the adherence to perfection and quality of materials and workmanship. HACSB intends to secure funding in 2010 to complete the restoration of the property to preserve and enhance its historic significance.

HACSB has twelve units within the City of Ontario designated as Section 504 units. Accommodations have been made for the families residing in these designated units. HACSB is in the initial stage of completing physical needs assessments on all of the properties owned and operated by HACSB throughout the county, this needs assessment will include Section 504 needs and unit accommodations.

b. Section 8 Assisted Housing Program

The Section 8 Assisted Housing program was established by the 1974 Housing and Community Development Act and is administered by HACSB. This federally funded program provides rental assistance in the form of a voucher to very low income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. HACSB is currently managing 310 Section 8 vouchers within Ontario.

Under the Housing Choice Voucher Program, subsidy payments are made by HACSB to property owners on behalf of the family. Assistance is provided to very low income families including senior citizens, disabled, handicapped, and other individuals. The program uses a Payment Standard to determine the maximum amount of assistance that will be paid on behalf of the family. The family's portion will be a minimum of 30% of their adjusted gross monthly income up to a maximum of 40%.

2. Federally-Assisted Housing

Aside from the programs that HACSB currently administers, HUD also provides funding for the construction of low- and moderate-income rental housing as authorized under Sections 202/811, 221, and 236 of the National Affordable Housing Act. Many of these projects also maintain project-based Section 8 contracts to subsidize rents for low-income tenants.

a. HUD Section 236 Loans

Housing projects funded under the HUD Section 236 loan program carry 40-year low income use restrictions. After the first 20 years of the loan, owners participating in this program can choose to prepay the outstanding mortgage loan and opt out of the low income use restriction. Until recently, prepayment of the Section 236 loan had been regulated by the provisions of the Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA).

Under LIHPHRA, the owner of a prepayment-eligible project can choose to retain project ownership in exchange for additional federal incentives, or sell the properties under a voluntary sale program. Where the owner chooses to sell, the residents and non-profit organizations are provided with an exclusive 12-month negotiating period. Prepayment and conversion of the housing to non-low income use can only occur if there is no willing buyer to purchase the project.

In light of the budgetary constraints at the federal level, Congress passed the Housing Opportunities Extension Act in 1996, which limits the incentives that can be offered to prepayment-eligible projects in exchange for extending the low-income use restrictions, and allows more flexibility for owners to prepay and sell the projects than previously provided for under LIHPRHA. For all practical purposes, HUD now considers all prepayment-eligible projects to be at risk of converting to market rate housing.

b. HUD Section 8 Contracts

Projects with Section 8 contracts receive Section 8 rent subsidies that are tied to the project units. Many projects financed with HUD Section 202, 221, and 236 funds also maintain Section 8 contracts with HUD. The contracts typically carry an initial term of 15-years with the option for five-year extensions thereafter. However, passage of the 1996 Housing Opportunities Extension Act also jeopardized the continued availability of project-based Section 8 assistance. The bill allows owners of projects with Section 8 contracts to opt out of the Section 8 program with a six-month notification prior to expiration of the contracts. For owners who elect to renew the expiring contracts, HUD is giving local HUD offices the authority to renew these contracts on an annual basis

pending funding availability. For these reasons, projects with Section 8 contracts are considered at risk of losing their affordability.

c. HUD Section 221 Loans

There are typically two types of Section 221 loans - loans with below-market rate interest (221(d)(3)) and loans with market rate interest (221(d)(4)). Projects financed under Section 221(d)(3) have a 40-year low-income use restriction and the long-term low income use of these units is therefore considered fairly secure. However, the Section 8 contracts on these projects may still expire due to budgetary constraints at HUD.

Projects financed under the Section 221(d)(4) market rate program alone have no binding low-income use restrictions. Typically, these projects also receive project-based Section 8 assistance to maintain the affordability of the units. These projects may be at risk if Section 8 funds are reduced or no longer available.

d. HUD Sections 202/811

These projects are owned by non-profit organizations and low-income use restrictions are locked-in for the full 40-year mortgage term. The long-term low-income use of these projects is fairly secure as they are required to be owned by non-profit entities. However, the Section 8 contracts on these projects, if any, may still expire due to budgetary constraints at HUD. The City's policy is to emphasize preservation of the existing units when they become available by leveraging funds from existing City programs with HUD resources on a project by project basis.

C. Units at Risk of Conversion

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Table 5-1 provides an inventory of the assisted units. As shown, there are a total of 1,726 assisted, multi-family rental units in the City, of which 121 units are "at-risk" of conversion to market rate. These units received assistance under a combination of HUD programs, Housing Revenue Bonds, the County of San Bernardino Multi-family Mortgage Revenue Bond Program, HOME funds and other Ontario Redevelopment Agency Funds.

Table 5-1
Units at Risk of Conversion:
Inventory of Assisted Units

Project	Location	Type of Unit	Form of Assistance	Total Units	Assisted Units	Date of Covenant Termination
Units At Risk						
Grove Apartments	227 W H St	Senior	Section 236	101	100	2011
Guadalupe Residence	411/412 N Parkside	Family	RDA Set-Aside	15	14	2015
Assisi House	517/521/525 N Virginia Ave	Family	HOME	9	7	2015
Subtotal of At Risk Units				**125**	**121**	
Units Not At Risk						
Cedar Villas Apartments	301 E Cedar St	Senior	Housing Revenue Bond	136	123	2024
Cichon Property	415/415½ N Plum 225 E D St	Family	HOME	3	3	2025
Mission Oaks	1427 W Mission	Family	RDA Set-Aside	80	80	2025
Cinnamon Ridge	1051 E Fourth St	Senior	Housing Revenue Bond	101	101	2026
Estancia	1720 East D Street	Family	Housing Revenue Bond	152	85	2026
Seasons at Gateway	955 N Palmetto Ave	Senior	Housing Revenue Bond	80	80	2052
HOGI	520-526½ W Vesta	Family	HOME	6	6	2057
Mountain View Phase I	511 N Palmetto Ave	Senior	HOME	86	86	2058
Cambridge Square	1037 N Archibald	Family	MF Housing Revenue Bonds	125	50	2059
Waterford Court	1675 E G St	Family	MF Housing Revenue Bonds	165	50	2059
Waverly Place	1739 E G St	Family	MF Housing Revenue Bonds	155	62	2059
Woodside II	302 W G St	Senior	MF Housing Revenue Bonds	60	60	2059
Woodside III	408 W G St	Senior	MF Housing Revenue Bonds	84	84	2059
Palm Terrace Coop I	1433 E D St	Senior	HOME/Section 202	91	90	2060
Park Centre	850 N Center St	Family	Housing Revenue Bond	404	101	2060
Casitas Apartments	1900 S Campus Ave	Family	None	253	48	2061
Landmark @ Ontario	950 N Duesenberg Dr	Family	None	469	71	2061

Project	Location	Type of Unit	Form of Assistance	Total Units	Assisted Units	Date of Covenant Termination
Summit Place	1130 W Fourth St	Family	Housing Revenue Bond	75	75	2061
Summit Walk	1206 W Fourth St	Family	Housing Revenue Bond	78	78	2061
Mountain View Phase II	511 N Palmetto Ave	Senior	HOME	20	20	2062
Vintage Apartments	955 N Duesenberg Dr	Family	None	300	45	2062
Palm Terrace Coop II	1449 E D St	Senior	HOME/Section 202	48	47	2064
The Colony Apartments	102 N Lemon Ave	Family	RDA Set-Aside	160	159	2064
Ontario Townhouses	1230 E D St	Family	Section 236	86	86	Extended Indefinitely
Subtotal of Units Not At Risk				**3,217**	**1,690**	
TOTAL				**3,342**	**1,811**	

1. Inventory of At-Risk Units

Three projects with a total of 125 units are at risk of losing their affordability restrictions during the period covered by this plan. The Guadalupe Residence and Assisi House units are considered to be at low risk of conversion since the City intends to extend funds as needed to preserve the units through 2025. One hundred units have use restrictions under HUD's Section 8 Rental Subsidy program. A brief discussion of the project follows.

The Grove

The Grove is a 100-unit senior housing complex. This project was financed through a section 221 (d)(4) market rate mortgage and has a Section 8 rental subsidy. Under this program, HUD pays the difference between a tenant's rent contribution (30%) of monthly income and the fair market rent (FMR) set by HUD for the area. Only very low-income households are eligible to occupy Section 8 units. All of the units in the complex have affordability restrictions and all are one-bedroom units. The contract is renewed annually. One-year advance notice is required for an owner to opt-out of a Section 8 contract.

2. Cost of Preservation Versus Replacement

One project with a total of 100 units is at-risk of conversion to market rate during the period covered by this plan. The cost of preserving these units is estimated to be less in most cases to the City than replacing the units through new construction. Replacing the units with rehabilitated units may be cost effective in some instances.

Preservation of the units as affordable would require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would

involve purchase of the affordable units by a non-profit or public agency, or local subsidies to offset the difference between affordable and market rents.

Scenarios for preservation will depend on the type of project at-risk. Two options exist for preservation of units at-risk of losing their Section 8 rental subsidies: HUD may offer an extension of the Section 8 contract, or the City may offer rental subsidies.

Local Rental Subsidy

An option for preservation of at-risk units would be a local rental subsidy to residents. This option could be used to retain the affordable status of the units, by providing assistance to residents when their affordable units convert to market rate. Funding, for subsidies could come from the City of Ontario Housing Authority or the Ontario Redevelopment Agency.

3. Resources for Preservation

Funding Sources

The following summarizes financial resources available to the City for preservation of assisted, multi-family rental housing units.

CDBG – The City is programmed to receive approximately $13,500,000 during the next five years. Of this total, approximately $750,000 is devoted to emergency grant housing programs, specifically housing revitalization. This program is intended to enhance and preserve the City's affordable housing stock. CDBG funds are awarded to the City on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services.

HOME Investment Partnership Funds – The City is programmed to receive approximately $5,000,000 in HOME funds during the next five years. The majority of these funds will be used to support an ongoing housing rehabilitation program. A minimum of fifteen percent of the funds (approximately $750,000) will be used to support local Community Housing Development Corporations. Ten percent of funds (approximately $500,000) will be set aside for grant administration and the remaining amount will be allocated to the Multi-Family New Construction and Rehabilitation Program. HOME funding is a flexible grant program, which is awarded to Ontario on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, and rental assistance.

Redevelopment Agency Funding – Twenty percent of this local agency's tax increment funds are set aside for affordable housing activities governed by state law. Eligible activities include acquisition, rehabilitation, and new construction. The Ontario Redevelopment Agency anticipates generating approximately $26 million in low-and moderate-income housing set-aside funds over the next five years. These funds are administered through the City of Ontario Housing and Neighborhood Revitalization Agency.

Public and Private Resources Available for Housing and Community Development Activities

The City may pursue additional funding from the following resources.

Section 8 Rental Assistance Program – This program provides rental assistance payments to owners of private market rate units on behalf of very low income tenants.

Section 202 – Provides grant funds to non-profit developers for supportive housing for elderly. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

California Housing Finance Agency (CalHFA) Multifamily Programs – This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.

Low Income Housing Tax Credit (LIHTC) – This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC) – This private, non-profit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

D. Public Housing Strategy

The following public housing strategies will be implemented to address the preservation of public housing for very low- and low-income persons.

1. Monitor At-Risk Units

Maintain contact with owners of at-risk units as the use restriction expiration date approaches. Communicate to the owner the importance of the units to the supply of affordable housing in Ontario as well as its desire to preserve the units as affordable. Make every effort in using local incentives that can be offered to property owners to preserve any at risk units.

2. Rental Subsidies

If other methods to preserve the at-risk units fail, determine if the City can assign financial resources to provide rental assistance to very low income tenants to cover the difference between their current rents and market rents.

3. Support and Assistance to Local Nonprofits

Focus on development and/or support of local nonprofit housing organizations. If owners of at risk housing projects are interested in selling to nonprofit organizations, work with the project owner(s) and nonprofit(s) to maximize the possibility of purchase. Use incentives, such as low-cost financing or payment of some of the costs associated with the purchase, to facilitate non-profit purchase of the project in order to preserve its affordability.

4. Redevelopment Agency Purchase

Assist the Ontario Redevelopment Agency in preserving affordable units by purchasing projects with at risk units from the current owners. The Ontario Redevelopment Agency gets credit toward state and federal housing requirements for affordable housing units within the redevelopment area. The Ontario Redevelopment Agency and the City will evaluate the potential for purchase of the units. The City will also explore which local incentives can be offered to property owners and the Ontario Redevelopment Agency to preserve the units.

2010 – 2014 Consolidated Plan
Section VI Homeless Needs Assessment

SECTION VI HOMELESS NEEDS ASSESSMENT

A. Profile of the Homeless

When a low income household suffers from a personal crisis, the result can be loss of their housing. Issues most often cited by homeless persons as the cause of homelessness include substance abuse, loss of employment, health issues and injuries. Substance abuse is the most commonly reported cause of homelessness. People often have a misconception of the homeless.

In March 2008, the San Bernardino County Office of Homeless Services (OHS) started preparing a plan to develop a strategy to end homelessness in San Bernardino County. To develop this plan, the San Bernardino County Homeless Partnership 10-Year Planning Committee was formed. The intent of the Committee was to achieve a consensus on how to end homelessness in the County. In June 2009, the San Bernardino County Homeless Partnership developed a plan for a 10-Year Strategy to End Homelessness. The San Bernardino County Office of Homeless Services works with the City to lead the effort to address homelessness in Ontario.

B. Homeless Definitions

The McKinney-Vento Homeless Assistance Act defines a homeless individual as follows:

- An individual who lacks a fixed, regular, and adequate nighttime residence; and
- An individual who has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The definition of homelessness in the plan developed by the San Bernardino County of Homeless Partnership differs slightly from the definitions for HUD's homeless programs (the Emergency Shelter Grant, the Supportive Housing Program, Shelter Plus Care program, and the Section 8 Moderate Rehab for Single Room Occupancy Units program). The County defines homelessness as individuals distinguished from the precariously housed, who are at high risk of becoming literally homeless, but who for now, "may be doubled up with friends and relatives or paying extremely high proportions of their resources for rent." All organizations receiving funds under these four programs must ensure that any homeless persons participating in any activities funded by these programs meet HUD's homeless definitions.

HUD considers persons living in overcrowded housing to be at high risk for homelessness, but not homeless, as in the definition in the survey. HUD also has a requirement that people leaving institutions (such as in-patient alcohol and drug treatment facilities)—where they have stayed more than 30 days—are only considered to be homeless if they have no family of friends where they can stay, have no resources to obtain housing, and did not have housing discharge planning. Please note that HUD does not consider people staying in such institutions for more than 30 days to be homeless just because they once were in a shelter or living on the streets. For such people

to be considered homeless, the other criteria (support network, resources, planning) must also be absent and documented.

Finally, HUD does not consider persons living in transitional housing to be homeless unless they leave within 30 days and previously came from the streets or emergency shelter. In this case, documentation must exist that the person came from the streets or emergency shelter. If a person has been in an institution for more than 30 days, they must meet the "network, resources, planning" test described above.

C. Factors Contributing to Homelessness

Providers suggest that the growth in homeless families is due to the difficulty in finding affordable housing options in a tightening rental market. Based on the community meetings, homeless working group meetings, consultations, and survey results, the following issues surfaced as contributing factors:

- Substance abuse.
- De-institutionalization of persons with mental illness.
- Lack of resources to address the needs of homeless or "near-homeless" persons with substance abuse or mental illness, including persons with dual diagnoses.
- Unemployment/underemployment.
- Lack of job skills among persons at high risk for homelessness.
- Domestic violence.
- A large gap between the number of affordable housing units and the number of households which need them.
- Poverty and lack of personal resources.

D. Local Homeless Population

The following are quick facts about the homeless population in San Bernardino County:

- The 2009 San Bernardino County Point-In-Time County identifies 1,736 persons either living on the streets or in facilities that serve homeless persons.[1]
- Of these, 968 were living on the streets, 747 where in emergency shelters or transitional housing facilities, and 21 homeless persons or families used hotel/motel vouchers on the night of the count.
- A summary of the usual sleeping place for the 30 days preceding the point at which homeless participants completed the Point-In-Time Count questionnaire are contained within Table 6-1 and Graph 6-1. Table 6-1 and Graph 6-1 account for those who were both sheltered and unsheltered at the time of the Point-In-Time survey.

[1] The homeless count was conducted in the evening on January 22, 2009 and early morning hours of January 23, 2009.

- A summary of the cumulative duration of homelessness for the Point-In-Time Count participants is illustrated in Table 6-2 and Graph 6-2.
- A summary of the racial/ethnic breakdown of the homeless population is shown Table 6-3 and Graph 6-3.

Table 6-1
Local Homeless Population:
2009 Homeless Population by Usual Sleeping Place

Usual Sleeping Place	%	
	Sheltered	Unsheltered
Outdoor Encampment/Street	3.9%	46.4%
Transitional Housing	38.4%	5.8%
Emergency Shelter	36.4%	2.2%
Friend's Home	9.7%	11.2%
Car, Van, Truck, RV	3.5%	14.7%
Abandoned Building	0.8%	14.7%
Other Location	7.3%	5.0%

Graph 6-1
Local Homeless Population:
2009 Homeless Population by Usual Sleeping Place

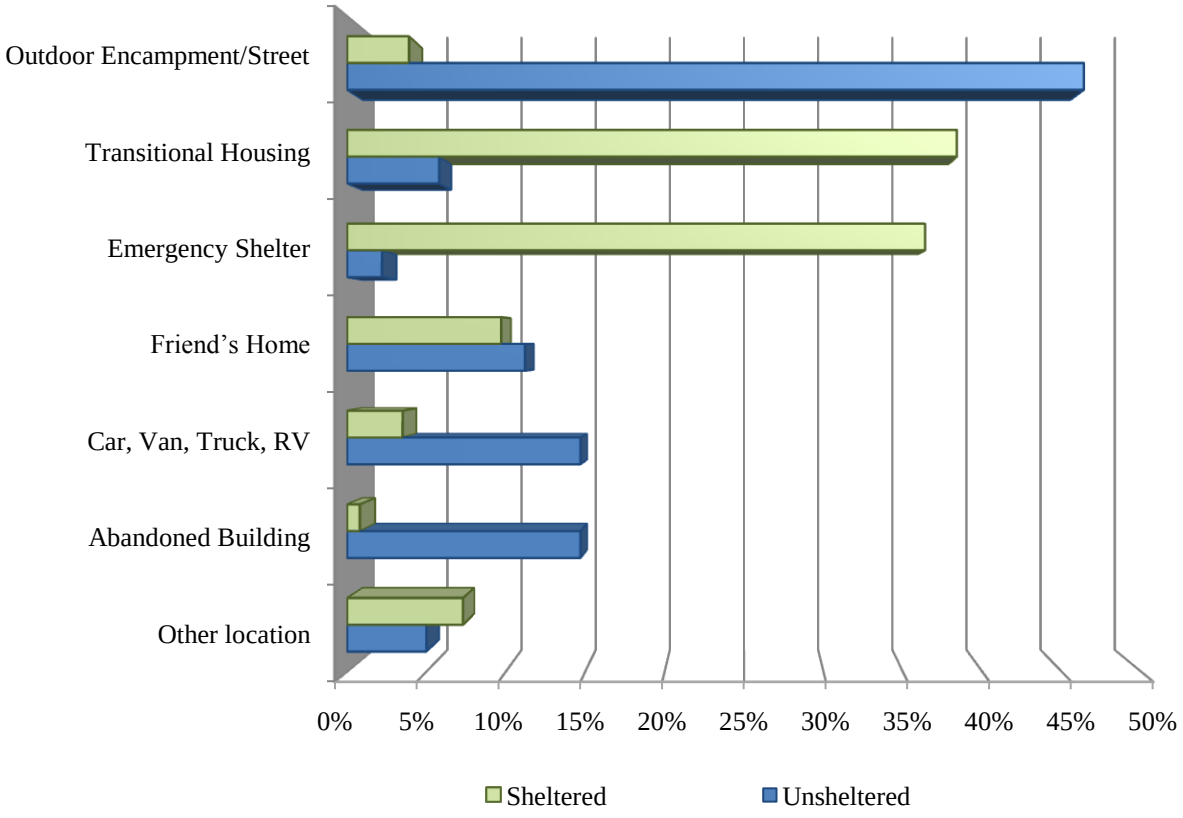


Table 6-2
Local Homeless Population:
2009 Homeless Population by Lifetime Days Homeless

Lifetime Days Homeless	%	
	Sheltered	Unsheltered
One month or less	9.8%	2.3%
Between one month and three months	9.8%	6.5%
Between three months and six months	13.0%	6.9%
Between six months and one year	20.1%	12.0%
Between one year and two years	15.4%	17.5%
Between two years and three years	11.4%	11.1%
Between three years and five years	11.8%	15.7%
Between five years and ten years	7.1%	14.7%
More than ten years	1.6%	13.3%

Graph 6-2
Local Homeless Population:
2009 Homeless Population by Lifetime Days Homeless

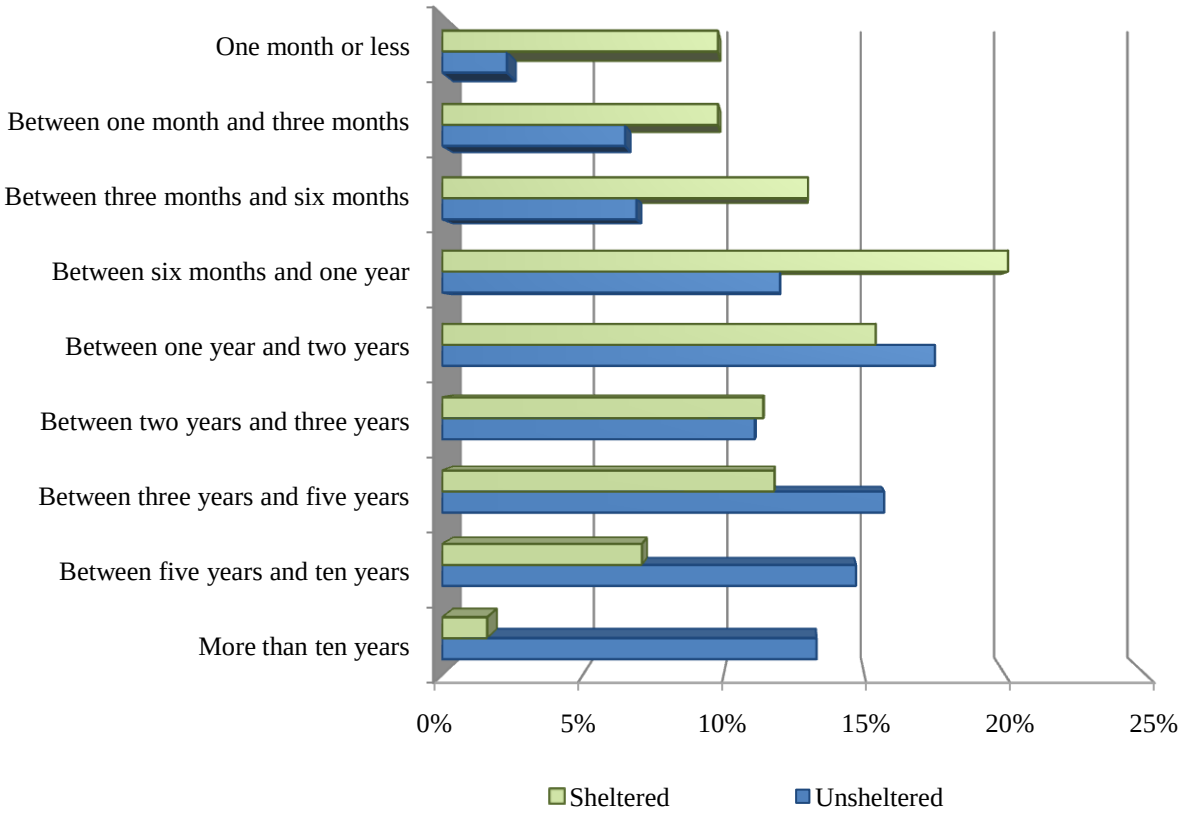
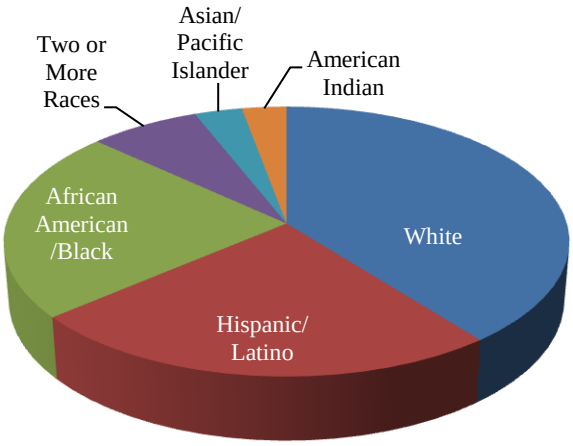


Table 6-3 and Graph 6-3
Local Homeless Population:
2009 Homeless Population by Race/Ethnicity

Race/Ethnicity	%
White	39.4%
Hispanic/Latino	24.4%
African American/Black	23.0%
Two or More Races	7.2%
Asian/Pacific Islander	3.1%
American Indian	2.9%



E. Homeless Needs

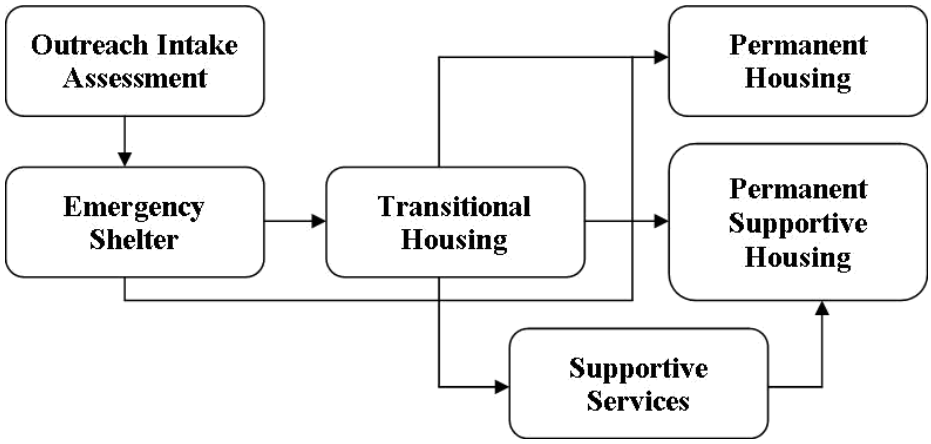
To most efficiently address the needs of the homeless population, HUD has tasked local governments with developing a Continuum of Care. The Continuum of Care (CoC) is a planning model designed to provide assistance to homeless persons at every level of need and to move a client from homelessness to permanent housing. The Continuum addresses both the lack of housing affordable to the lowest income levels and the underlying causes of homelessness such as substance abuse, domestic violence, and mental illness.

The City of Ontario is part of the County of San Bernardino Homeless Coalition countywide Continuum of Care. The Continuum is an umbrella organization that brings together government agencies and community-based nonprofit agencies. Homeless needs are presented on a regional level by the levels of service that form the Continuum:

- Prevention – activities include income support, rental assistance, and advocacy. Eviction prevention and crisis intervention help at-risk households maintain their housing and side-step homelessness.
- Outreach and Assessment – activities include walking the streets and other places not fit for human habitation and marketing available services to homeless persons reluctant to apply for services on their own. Once the client enters the system, the assessment process evaluates a client's needs.
- Emergency Shelter – offers a safe, secure, temporary place (up to 90 days) for homeless persons to reside while they prepare to move into more stable housing.
- Transitional Housing – long-term housing (up to 24 months) with supportive services that address the underlying causes of homelessness. Transitional housing programs enable people to successfully transition to and maintain permanent housing.

- Permanent Housing and Permanent Supportive Housing – permanent housing for most is affordable, market-rate housing. Permanent supportive housing enables persons with disabilities to live as independently as possible. Moving previously homeless persons into permanent housing is the primary objective of the Continuum.
- Supportive Services – activities that help persons address the underlying causes of homelessness and move toward self-sufficiency and independent living. Services include substance abuse treatment, employment education and job readiness, budgeting workshops, parenting classes, and childcare. Services may be part of a housing program or may be provided independently.'

Figure 6-1
Homeless Needs:
Continuum of Care Model



For many Ontario residents, the first entry into the Continuum of Care is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. Typically, people stay in an emergency shelter for a short period. Usually during this time, other housing is arranged and the homeless person's immediate social service and medical needs are addressed.

The next component of the Continuum is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. In transitional housing, persons receive substantial supportive services that are normally directed toward long-term solutions (i.e., employment, counseling, medical aftercare, and life skills training), rather than the immediate needs and services addressed in the emergency shelter setting.

The final component of the Continuum of Care is permanent housing, both with and without supportive services. The goal of the Continuum of Care system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing. This housing must be available at prices they can afford and in locations where they can receive the support services necessary for them to achieve maximum independence based on their abilities.

The following tables were provided as part of the County's Continuum of Care. The inventory numbers in the tables below are based off the results of a survey sent to homeless service providers who participate in the County of San Bernardino Homeless Coalition Continuum of

Care. The estimated need was determined by the Economic Roundtable, a research organization working in tandem with the San Bernardino County Office of Homeless Services.

Table 6-3 (HUD Table 1A)
Homeless Needs:
San Bernardino County Homeless Gaps Analysis

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	243	0	1,097
	Transitional Housing	288	0	730
	Permanent Supportive Housing	156	23	4,340
	Total	**687**	**23**	**6,167**
Persons in Families with Children				
Beds	Emergency Shelter	307	0	0
	Transitional Housing	294	0	0
	Permanent Supportive Housing	90	0	143
	Total	**691**	**0**	**143**

Source: County of San Bernardino Final 2005-2010 Consolidated Plan Update and 2009-2010 Action Plan, Page II-4

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of families with children (family households)	79	97	45	**221**
1. Number of Persons in Families with Children	189	272	168	**629**
2. Number of Single Individuals and Persons in Households without children	126	181	1,090	**1,397**
Add Lines Number 1 & 2 Total Persons)	**315**	**453**	**1,258**	**2,026**
Part 2: Homeless Subpopulation	**Sheltered**		**Unsheltered**	**Total**
a. Chronically Homeless	70		291	**361**
b. Seriously Mentally Ill	48		249	**297**
c. Chronic Substance Abuse	12		244	**256**
d. Veterans	58		191	**249**
e. Persons with HIV/AIDS	7		21	**28**
f. Victims of Domestic Violence	73		95	**168**
g. Unaccompanied Youth (Under 18)	9		34	**43**

Source: San Bernardino County 2009 Continuum of Care Application

Based on the figures provided above and local expertise from homeless service providers, the Inland Empire region of the County has derived the priorities listed in Table 6-4.

Table 6-4
Homeless Needs:
Continuum of Care Priorities

	Permanent Housing	Transitional Housing	Supportive Services
1	Individuals/Families with Disabilities	Individuals/Families with Disabilities	Case Management/Housing Placement
2	Dual-Diagnosed	Domestic Violence	Psychiatric Counseling/Services
3	Mentally Ill	Emancipated Youth	Medical Services
4	Substance Abuse	Multiple Diagnosed	Job Training
5		Mentally Ill	

F. Strategy

HUD has established a goal to end chronic homelessness within 10 years. The City of Ontario works in partnership with the County of San Bernardino Office of Homeless Services in support of the County's Continuum of Care to address homelessness on a regional basis. As part of this partnership, a staff member from the City of Ontario Housing and Neighborhood Revitalization Agency serves on the County of San Bernardino's Homeless Policy Council. In addition, staff members from the City of Ontario Housing and Neighborhood Revitalization Agency attend Homeless Coalition meetings sponsored by the Office of Homeless Services. A staff member of the City of Ontario Housing and Neighborhood Revitalization Agency also serves on the HMIS Policy Advisory Committee sponsored by Community Action Partnership of San Bernardino County (CAPSBC). In 2009, the County of San Bernardino adopted a 10-Year Strategy to End Homelessness. The City of Ontario supported the development and adoption of this document.

The County's Continuum of Care system provides a community-based process that offers a comprehensive response to the different needs of homeless individuals and families. The four fundamental components of the system are as follows:

1. Emergency shelter through a homeless shelter or a motel voucher and outreach and assessment will be provided to identify an individual's or family's needs and connect them to the appropriate facilities and services.
2. Supportive services such as job training, drug and alcohol rehabilitation, mental health services, and special services to specific subpopulations will be provided.
3. Transitional housing for homeless families and individuals will be provided.
4. Finally, permanent housing and homelessness prevention will be available in the final phase.

The four components of the Continuum of Care system will not be needed by all homeless persons. The Continuum of Care system will provide for the specific needs of each of the homeless populations in a coordinated and balanced effort.

The City of Ontario on an annual basis funds organizations that provide essential services within the four fundamental components of the Continuum of Care within Ontario, including motel vouchers, outreach services, transitional housing, and permanent housing.

In addition to working closely with the County of San Bernardino to support the County's Continuum of Care, the City of Ontario Housing and Neighborhood Revitalization Agency has implemented a Continuum of Care for homeless individuals and families residing in Ontario. The primary goal of Ontario's Continuum of Care system is to promote self-sufficiency for homeless individuals and families, and reduce the recurrence of periods of homelessness.

The City's Continuum of Care incorporates a full-service intake center, including necessary supportive services and emergency beds, transitional housing, and permanent housing. Transitional housing services have been designed to provide services for homeless women with children, homeless women with no children, and homeless men with no children. The program is administered by one non-profit agency to provide assistance to individuals and families in transitioning through the Continuum. This non-profit accepts homeless referrals from other local services providers currently funded by the City. This design helps the City serve as many facets of the homeless population as possible.

G. City of Ontario's Continuum of Care

This region is fortunate to have a number of organizations, which serve both the general homeless population and specific special segments within the homeless community. In developing the funding allocation, the City supported a diverse selection of providers and cultivated cooperation among those groups in the delivery of their services.

During FY 2006-2007 the City of Ontario completed the implementation of the first phase of the Ontario Continuum of Care Program (the "Continuum"). Implementation of the second phase of the Continuum began during FY 2007-2008. The Continuum provides a comprehensive homeless strategy to assist homeless individuals and families become self-sufficient. The Continuum has been designed to enhance the homeless services available within Ontario and provide needed resources to fill identified gaps within the current delivery of homeless services.

Phase I – The following services are being provided: a temporary intake center; thirty-four (34) transitional housing beds operated at Assisi House (517, 521, and 525 North Virginia Avenue); fourteen (14) permanent moderate-income housing units operated at Guadalupe Residence (411 and 412 North Parkside Avenue); and aftercare services.

During FY 2006-2007, all components of Phase I of the Continuum of Care were completed. A temporary intake center continues to operate at 905 East Holt Boulevard providing basic needs to homeless persons, including bus vouchers, motel vouchers, food vouchers, access to job and housing listings, and referrals for other services. The transitional housing program at Assisi House continues to provide services to clients and graduates of the Assisi House program are being provided with aftercare services. Fourteen units of affordable housing have been provided for large families at Guadalupe Residence and residents are provided with aftercare services on a voluntary basis.

Phase II – During FY 2007-2008, implementation of Phase II of the Continuum was begun. The architectural design and floor plan for the 5,876 square foot Mercy House Walk-In Center and Emergency Shelter was completed. Entitlements and a Conditional Use Permit for this structure have been obtained. In addition, the City has worked in partnership with Mercy House to identify and obtain the funds necessary to construct the Walk-In Center and Emergency Shelter including a one million dollar loan from the California Department of Housing and Community Development's Emergency Housing and Assistance Program - Capital Development, donations from Home Aid of the Inland Empire (through the Builder's Industry Association), grant funds from Los Angeles World Airports, Mental Health Services Act grant funds through the County of San Bernardino Department of Behavioral Health, and grant funds from the Weingart Foundation.

The City of Ontario worked cooperatively with Mercy House to complete construction drawings for the Mercy House Walk-In Center and Emergency Shelter. In addition, the City of Ontario acquired five multi-family properties (31 units) to increase the supply of affordable permanent housing units as part of the Continuum of Care. The properties at 307-309-311 West Francis Street (15 units), 231 North Begonia Avenue (4 units), 209 North Begonia Avenue (4 units), 216 North Begonia Avenue (4 units), and 223 North Begonia Avenue (4 units) were acquired. Rehabilitation of these units will be completed in FY 2009-2010.

City staff has proactively identified properties for acquisition to provide additional permanent affordable housing units. Phase II has been designed to provide an adequate number of low and moderate income units to assist homeless persons to successfully transition to permanent affordable housing. These units will also provide sufficient cash flow to operate the Continuum without an on-going subsidy from the City.

The City of Ontario also began implementing a Homelessness Prevention Program and Rapid Re-Housing Program during FY 2009-2010 with the receipt of funds through the American Recovery and Reinvestment Act. The Homelessness Prevention Program provides a maximum of $3,000 of direct financial assistance to extremely low or low income individuals or families who are at imminent risk of losing their housing. The program will provide up to two months of rental assistance, rental arrears, or utility assistance to prevent homelessness. The Rapid Re-Housing Program is providing up to $2,000 for security or utility deposits to homeless individuals and families to quickly move them from homelessness to stably housed. In addition, outreach, case management, supportive services, and aftercare services are provided through these programs.

2010 – 2014 Consolidated Plan
Section VII Community Development Needs Assessment

SECTION VII COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. Introduction

Consolidated Plan regulations require an assessment of community development needs, including those needs related to public facilities, public improvements, public services, and economic development. The Housing and Neighborhood Revitalization Agency, as the lead entity for the Consolidated Plan, is committed to developing effective investment strategies to meet these needs using the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs.

After explaining the methodology for the community development needs assessment, this section describes the City's community development needs and identifies obstacles to meeting underserved needs. It then describes priority needs and concludes by describing the five-year investment strategies for the City's CDBG and HOME funds.

B. Analyzing Needs

Many factors influence an assessment of a City's community development needs, including geography, socioeconomic issues, existing facilities and services, migration trends, natural disasters, and other situations at least partially beyond local control. The way in which the assessment defines various needs also influences its results. Therefore, this assessment begins by defining the types of needs and then summarizes them in terms of eligible program categories.

Numerous shareholders in the public, private, and nonprofit sectors can affect the needs identified in an assessment. They are also important to developing strategies to address the identified needs. Depending upon the people and organizations involved in the needs assessment, various policy alternatives and investment strategies come forth to address the priority needs. Therefore, the Agency used an assessment methodology that included shareholders such as citizens, local businesses, nonprofit organizations, and government agencies.

The City used several research methods to examine the needs of special populations in the City. It conducted secondary research by reviewing studies and other reports. The general need for housing and supportive services for these populations is documented by various sources.

To provide a framework for this information, the Housing and Neighborhood Revitalization Agency utilized information and data gathered from a variety of agencies. These agencies included, but were not limited to, State of California agencies such as the Department of Finance, Childhood Health & Disability Prevention, Center for Disease Control, Department of Real Estate, and the California Care Network; San Bernardino County agencies such as the Department of Public Health, the County Housing Authority, Department of Community Development and Housing, and the Office of Homeless Services; City departments such as the Parks and Maintenance Department, Recreation Department, Planning Department, Redevelopment Agency, and Engineering Department. Other agencies included the U.S. Department of Housing and Urban Development, the Inland Fair Housing and Mediation Board, and OmniTrans. The Agency also held community meetings where issues related to the subject were discussed. Community development needs were also included in the Needs Assessment – Resident Survey that was distributed to nearly 10,000 residences within Ontario in various focus

neighborhoods, low and moderate income areas, and affordable housing units. A total of 1,186 survey responses were received.

C. Types of Community Development Needs

Community development needs can fall into several categories, such as street improvements, sidewalk improvement, accessibility improvements, conservation measures, job training programs, community facilities, parks, and services for senior citizens or youths and teens. To assess community development needs, this section first examines these needs in terms of several broad categories:

- Public Facilities;
- Public Improvements;
- Public Services; and
- Economic Development

The City has assigned one of the following priority levels to each eligible use of funds:

- High Priority: A high priority indicates the City will use Consolidated Plan funds (CDBG, HOME, and ESG) to implement programs and projects to address this need.
- Medium Priority: A medium priority indicates the City acknowledges a need exists but that the need level is relatively low compared to other needs. The City will partner with other agencies and organizations to apply for additional funding.
- Low Priority: A low priority indicates that the City does not perceive a need for this type of service or program.

The recent *Needs Assessment – Residential Survey* conducted by the City as part of the Citizen Participation Process, provided the Housing and Neighborhood Revitalization Agency with guidance on the opinions of Ontario residents related to the priority of community development issues. The results can be found in the Appendices as Appendix A. These need categories allow the Housing and Neighborhood Revitalization Agency to develop collaborative five-year investment strategies that can effectively target program activities.

D. The CDBG Program

This section provides a brief overview of the CDBG Program as it is the primary funding source utilized by the City of Ontario for community development and economic development activities related to this Consolidated Plan. The CDBG statute calls for program funds to be used to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities, primarily for persons of low and moderate income. To achieve these goals, the statute requires that activities funded through CDBG meet one of three national objectives:

- Benefiting low and moderate income persons.
- Preventing or eliminating slums or blight
- Meeting urgent needs

1. Activities Benefiting Low and Moderate Income Persons

At least 70 percent of the City's expenditures must be used over a three year period to meet this national objective. Activities that meet this national objective can be qualified based upon a number of eligible subcategories. These subcategories are described below.

LMA - Area Benefit Activities: An activity with benefits available to all residents in a particular area where at least 51 percent of the residents are low and moderate income persons. Typical programs that fall under this category include:

- Street improvements
- Water and sewer lines
- Community facilities
- Façade Improvements in Neighborhood Commercial Districts.

LMC - Limited Clientele Activities: An activity that provides benefits to a specific group of persons of which at least 51 percent of the beneficiaries are low and moderate income persons.

Presumed Group: An activity that benefits clientele who are generally presumed to be principally low and moderate income persons. Presumed groups include: abused children, battered spouses, elderly persons, adults who are severely disabled, homeless persons, illiterate adults, persons with HIV/AIDS, and migrant farm workers.

Requiring Income Documentation: An activity that requires the collection of data, regarding family size and household income to document that at least 51 percent of the clientele are persons whose income does not exceed the low and moderate income limit.

Programs Limiting Services to Low and Moderate Income: An activity that has income eligibility requirements which limit the activity exclusively to low and moderate income persons, or is of such a nature and location to limit services to primarily low and moderate income persons.

Activities that would be expected to qualify under the limited clientele presumed groups subcategory include:

- Construction of a senior center
- Public services for the homeless
- Assistance to low and moderate income persons developing a microenterprise
- Meals on Wheels for the elderly
- Construction of job training facilities for severely disabled adults

LMJ – Job Creation or Retention: An activity that directly creates or retains permanent, full-time equivalent jobs. Activities that could be expected to create or retain jobs include:

- Construction by the grantee of a business incubator which is designed to offer both space and assistance to new small businesses to help them survive and perhaps even expand
- Loans to help finance the expansion of a plant or factory
- Financial assistance to a business which has publicly announced its intention to close, and to help it update its machinery and equipment instead
- Improvement of public infrastructure as needed by a company to comply with environmental laws to avoid closure

2. Activities Preventing or Eliminating Slums or Blight

The second of the CDBG national objectives has its roots in the Urban Renewal program, one of the major Federal programs that were terminated and replaced with the CDBG program upon its formation in 1974. Although the vast majority of persons who resided in the areas that qualified for assistance under the Urban Renewal program were low and moderate income persons, the principal focus of that program lay in eliminating major slums and other areas of blight within the community and preventing the return of blight to treated areas.

Due to some concerns that the CDBG program might not allow the continuance of the type of projects that were funded under the Urban Renewal program, provision was made for these activities through the inclusion of the national objective concerning slums and blight. The subcategories under this national objective are:

- SBA – Slum or Blighted Area Activities: An activity that serves to improve an area in which documented conditions of slums or blight exist.
- SBS - Slum or Blight on Spot Basis Activities: An activity outside of a slum and blighted area designed to address imminent safety hazards.

3. Activities Designed To Meet an Urgent Need

To comply with the national objective of meeting community development needs having a particular urgency, an activity must be designed to alleviate existing conditions that the grantee certifies meets the following criteria:

- Poses a serious and immediate threat to the health or welfare of the community;
- Is of recent origin or recently became urgent;
- The grantee is unable to finance the activity on its own, and
- Other resources of funding are not available to carry out the activity.

An example of an activity that meets an urgent need is a major catastrophe such as a flood or earthquake that threatens the community's residents with the spread of serious disease. The community's other resources may well be depleted and other Federal programs may not be sufficient to cover all the costs associated with this public health threat.

E. Community Development Priority Needs

As described earlier, this assessment examines the following need categories: Public Facilities, Public Improvements, Public Services, and Economic Development. Each need category is defined below.

Public Facilities

Public facilities activities include construction or rehabilitation of structures or facilities that house a public use, except for the general conduct of government.

Public Improvements

Public improvements are activities that support existing or future community development that benefits an entire area or site (e.g., roads, curbs, gutters, sewer systems, street lighting, bridges, etc.).

Public Services

Public services are activities that provide services to individuals and/or households (e.g., legal services, fair housing, services for senior citizens, services for youth/teens, and other community services).

Economic Development

Economic Development includes activities or improvements designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services (e.g., small business incubators, commercial and industrial development, loans to for-profit businesses, and infrastructure improvements specific to expanding or creating business development).

F. Public Facilities

Public facilities such as health, recreation, and children's facilities are provided in the City. For lower income households, the need for these public facilities is great. Often these households require access to free or affordable rate facilities that are in their neighborhoods, especially for children and senior citizens, whose mobility is limited.

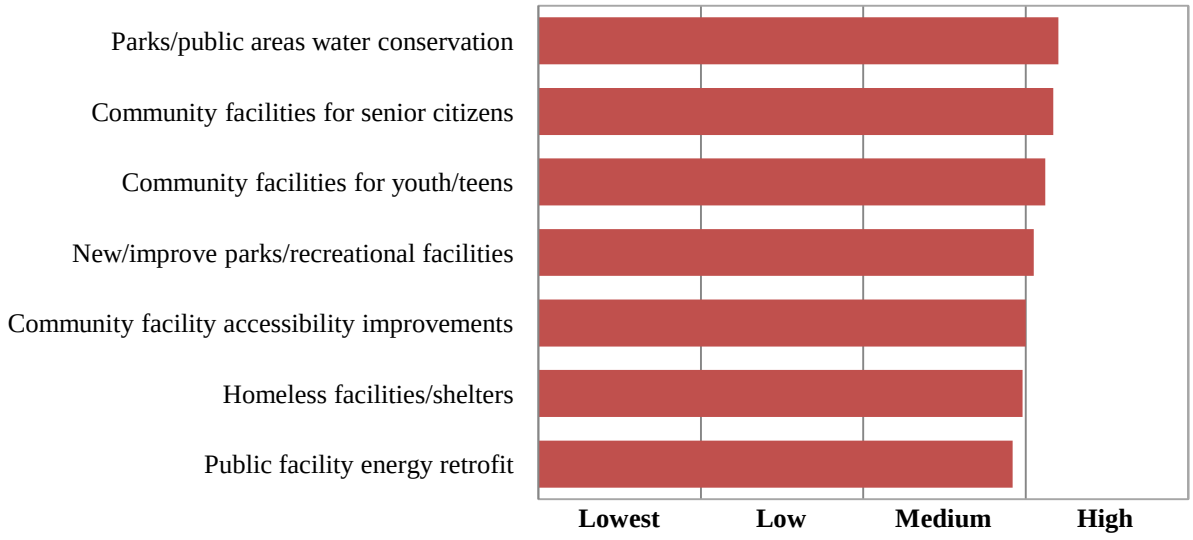
The *Needs Assessment – Resident Survey* ranked providing water conservation measures in parks and other public areas the highest, followed by community facilities for senior citizens and community facilities for youths/teens. Table 7-1 and Graph 7-1 illustrate the average score for public facility needs on the survey.

Table 7-1
Public Facilities:
Needs Assessment – Resident Survey Results

Community Facility Need	Average Score
Provide water conservation measures in parks or other public areas	3.20
Community facilities for senior citizens	3.17
Community facilities for youths/teens	3.12
Provide new or improve existing parks/ recreational facilities	3.05
Accessibility improvements at community facilities	3.00
Homeless facilities/shelters	2.98
Retrofit existing public facilities for energy efficiency improvements	2.92

Rated from 1 – 4 with 4 being the highest

Graph 7-1
Public Facilities:
Needs Assessment – Resident Survey Results



1. Provide water conservation measures in parks or other public areas

Support for water conservation activities at existing parks and other public areas was ranked the highest among the public facility needs with an average score of 3.20. The City of Ontario Parks and Maintenance Department has adopted a policy to provide water conservation with healthy landscapes in mind. Utilizing this idea, the City has begun to convert large turf areas into California Friendly Landscape and retrofit irrigation systems to reduce runoff and overspray into the streets. In addition, the City has planned several projects that will use recycled water systems at existing parks to conserve water usage. The City has also planned the Civic Center Community Conservation Garden which will create

an educational garden that demonstrates ideas that the public would be able to replicate in their own efforts to obtain sustainability concepts for residential and commercial properties. Through these water conservation measures, the goal of the Parks and Maintenance Department is to educate and create a model for the benefit of the Ontario community.

2. Community Facilities for Senior Citizens

Ontario's elderly population as of the 2006-2008 American Community Survey 3-Year Estimates was 12,987 residents or 8 percent of Ontario's population. The *Needs Assessment – Resident Survey* respondents rated the need for new or improved community facilities for senior citizens at 3.17, representing the second highest priority need in the public facilities category.

The Ontario Senior Center facility was renovated and expanded in 2002. The existing Senior Center offers a variety of services for seniors, including recreational programs, social services, and a nutrition program for seniors at an affordable cost or no cost. Social services programs include fair house services, services offered by the Department of the Aging and Adult Service, legal serves, health services, and tax preparation. The Senior Center recently expanded its hours to accommodate new programs, activities, and classes.

3. Community Facilities for Youths/Teens

Ontario has a large youth population. According to the 2006-2008 American Community Survey – 3 Year Estimates, 29.3 percent of the City's population was under age 18, representing a significant user group for dedicated youth facilities. The *Needs Assessment – Resident Survey* respondents rated the need for new or improved community facilities for youths/teens at 3.12, representing the third highest priority need in the public facilities category.

The City of Ontario has four main youth centers. The facilities offer a variety of programs for youths in middle school and high school. Programs include gang and drug intervention, educational activities, health, fitness and sports activities, teen clubs, and social events. Enrollment is free at these centers. Community facilities that offer programs and activities targeted for youths/teens are as follows:

- Anthony Muñoz Community Center – 1240 West Fourth Street
- Dorothy A. Quesada Community Center – 1010 South Bon View Avenue
- Westwind Community Center – 2425 East Riverside Drive
- De Anza Community and Teen Center – 1405 South Fern Street

4. Install new or improve existing parks/recreation facilities

With an average score of 3.05, the need for new or improved parks, recreational facilities, and/or community centers was ranked fourth out of all public facility needs.

The City of Ontario has an extensive system of parks and recreation areas, consisting of 19 developed parks with 210 acres owned by the City and four developed parks operated by the City of Ontario with 26 acres owned by other agencies. In addition, the residents have access

to partially developed parkland, extensive green belts, and school sports facilities. In total, Ontario residents can use 356 acres of park and recreation land.

Ontario's recreational areas support a wide variety of family sports activities. There is an extensive network of soccer, baseball, tennis and basketball fields, and courts. Nearly every park has picnic facilities and tot lots. In addition, Ontario has a 2,500 seat baseball stadium, and outdoor concert bowl, and several community auditoriums.

Table 7-2
Public Facilities:
Ontario Parks, Recreational Facilities, and Public Open Space

Name	Acreage
Anthony Muñoz Hall of Fame Park/Anthony Muñoz Community Center	18.0
Bon View Park/Dorothy A. Quesada Community Center	10.0
Centennial Park	5.0
Creekside Park	7.0
Cypress Park	5.0
De Anza Park/De Anza Community and Teen Center	20.0
Del Rancho Park	5.0
George Gibbs Park	3.0
Homer F. Briggs Park	15.0
John Galvin Park/Jay Littleton Ball Park	42.0
Kimball Park	7.0
Nugent's Park	0.5
Ontario Motor Speedway Park	6.0
Ontario Soccer Sports Complex	22.0
Ranch Park	3.5
Sam Alba Park	1.0
Veterans Memorial Park	7.0
Vineyard Neighborhood Park	10.0
Westwind Park/Westwind Community Center	23.0
Park Land Owned by Other Agencies but Operated by the City of Ontario	
James Galanis Park	5.0
James R. Bryant Park	5.0
Mountain View School Park	1.0
West Cucamonga Creek Trail System	15.0

5. Accessibility improvements at Community Centers

The *Needs Assessment – Resident Survey* ranked accessibility improvements, such as wheelchair ramps, wider doorways and power doors in community facilities, and ADA-compliant tot lot equipment fifth out of the public facility needs category.

The City of Ontario has been diligently working toward achieving accessibility improvements that meet the Americans with Disabilities Act (ADA) requirements at all parks and community centers. A number of parks have already incorporated ADA-compliant playground equipment and the recently renovated Dorothy A. Quesada Community Center and De Anza Community and Teen Center also incorporated ADA regulations into their design.

6. Homeless facilities/shelters

In May 2005, the City of Ontario approved the Ontario Continuum of Care, which included a 15-bed Emergency Shelter and Intake Center. The City has developed plans, acquired land, and obtained the necessary entitlements, including a Conditional Use Permit to construct an emergency shelter/intake center that would be operated as a component within the Ontario Continuum of Care. The *Needs Assessment – Resident Survey* ranked support for homeless facilities/shelters sixth overall in public facility needs.

The City of Ontario was awarded Emergency Housing Assistance Program – Capital Development loan funds from the State of California to utilize for the construction of the emergency shelter/intake center.

In addition to the Ontario Continuum of Care, the City also supports a number of non-profit agencies that provide homeless services, facilities, and shelters for a range of homeless populations, including single men, single women, single women with children, and families.

7. Retrofit existing public facilities for energy efficiency improvements

The *Needs Assessment – Resident Survey* ranked support for energy efficient retrofitting of existing public facilities the lowest among the public facility needs. Recently, the City of Ontario Parks and Maintenance Department has been evaluating the need for energy efficiency improvements at the various community centers. In addition, the Engineering Department has also evaluated the need for energy efficiency improvements to street lights and pedestrian indication signals. A number of projects have been budgeted that would incorporate these improvements into both the community centers, street lights, and pedestrian signal indications.

G. Public Improvements

The City shares the responsibility for providing infrastructure services with several public agencies. Table 7-3 indicates which agencies provide services to eligible census tracts located with the City.

Table 7-3
Community Improvements:
Infrastructure Providers in Ontario

Responsible Agency	Infrastructure/Services Provided
City of Ontario Engineering Department	Streets, sidewalks, curbs and cutters Local storm drains
San Bernardino County Flood Control District	Regional flood control facilities
City of Ontario Utilities Department	Local sewage collection Domestic water service
Chino Basin Municipal Water District (CBMWD)	Regional sewage collection and treatment
City of Ontario Solid Waste Department	Collection of single-family residential refuse and recyclable materials Collection of all other refuse and recyclable materials

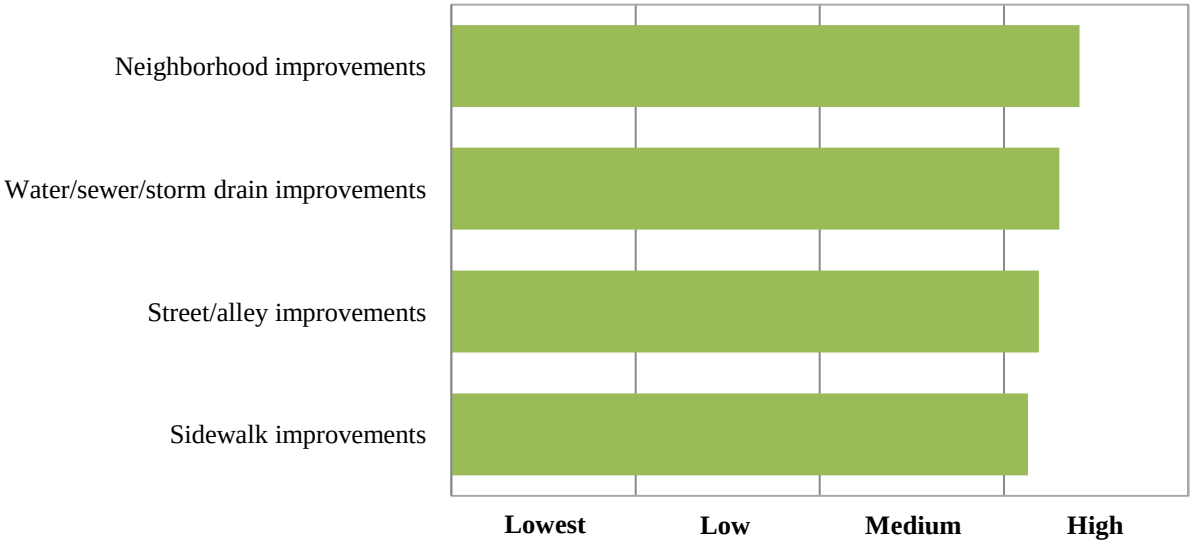
The *Needs Assessment – Resident Survey* respondents rated neighborhood improvements the highest of the public improvement categories. Table 7-4 and Graph 7-2 illustrate the average score for the public improvement needs in the survey.

Table 7-4
Public Improvements:
Needs Assessment – Resident Survey Results

Community Improvement Need	Average Score
Neighborhood Improvements (including tree planting, street lighting, code enforcement, and clean up abandoned lots and buildings)	3.41
Water/sewer/storm drain improvements	3.30
Street/alley improvements	3.19
Sidewalk Improvements	3.13

Rated from 1 – 4 with 4 being the highest

Graph 7-2
Public Improvements:
Needs Assessment – Resident Survey Results



1. Neighborhood Improvements

With an average score of 3.41, support for neighborhood improvements that benefit low and moderate income areas such as tree planting, street lighting, code enforcement, and clean up of abandoned lots and buildings ranked the highest in the public improvements category on the Needs Assessment – Resident Survey.

Street and neighborhood trees are considered a valuable city resource that contributes immensely to the overall environment, aesthetic quality and economy of a community, attracting homebuyers and business. In addition to providing beauty and softening urban views, trees also provide numerous environmental benefits by cooling temperatures, creating windbreaks, and filtering carbon dioxide and particulates from the air. The Parks and Maintenance Department is responsible for tree planting and maintenance in the City of Ontario. Annually, the City celebrates Arbor Day by utilizing a combination of City staff and community volunteers to plant trees throughout the community, including in low and moderate income areas. The City of Ontario has been recognized as a "Tree City USA" for a total of nineteen years.

The Parks and Maintenance Department and Engineering Department are responsible for the oversight of the street lighting in the City of Ontario. Due to the high cost of maintaining traditional high pressure sodium lamp street lighting systems, the City has started several projects to install energy efficient induction light fixtures throughout the city.

The Code Enforcement Department operates the Community Improvement Team (CIT) targeted at addressing substandard housing in low and moderate income areas surrounding other housing-related projects or target areas. In addition, the City has established a team to respond to addressing foreclosed properties to ensure that all properties meet local codes and ordinances prior to re-sale. Finally, the City has adopted an ordinance to address abandoned

and distressed properties which requires registration of such properties and allow the issuance of civil penalties for properties which are not maintained.

2. Water/Sewer/Storm Drain Improvements

The *Needs Assessment – Resident Survey* respondents ranked improvements to the water, sewer, and storm drain systems the second highest in the public improvements category. The Utilities/Solid Waste Department is committed to protecting the health and welfare of the community by providing safe, efficient and economical production, transmission and distribution of the City's domestic water supply, uninterrupted wastewater collection, and timely, efficient solid waste and recycling collection services with an emphasis on good customer service, sustainability and environmental stewardship.

The water utility system serves more than 13 billion gallons of water annually to the city's 170,000-plus residents and 6,000-plus businesses. Approximately 80% of Ontario's drinking water comes from local groundwater sources, including 17% of the total supply from two water treatment plants operated by the Chino Basin Desalter Authority (CDA). The remaining 20% of Ontario's water is imported surface water supplied through the State Water Project and treated at the Agua de Lejos Treatment Plant, before it is delivered to the City for use.

The City of Ontario has participated as a regular member in the National Flood Insurance Program since 1974. The City has identified and mapped the areas of flood hazards and regulates development within flood plains. Natural streams in the Ontario area consist of rocky washes that typically carry water only during and after storms. Several streams (now confined to artificial channels) flow southward through or adjacent to the city, including West Cucamonga Creek, Cucamonga Creek, Deer Creek, Day Creek, and East Etiwanda Creek.

The regional storm drain system has been built and is maintained by the San Bernardino County Flood Control District. The local, City-owned storm drain system has been largely constructed by landowners or developers as properties are developed. The City of Ontario's Engineering Department Capital Improvement Program/Field Services Division has the primary responsibility for storm drain improvement projects throughout the City.

3. Street/Alley Improvements

The City's Engineering Department and Parks and Maintenance Department are responsible for constructing and maintaining the local street system, including all sidewalks, curbs, gutters, and storm drains. The Parks and Maintenance Department and Engineering Department also prepare long-term capital improvement plans to identify the required improvements within the next five years. Street and alley improvements were ranked third among the public improvements category on the *Needs Assessment – Resident Survey*.

The City of Ontario has implemented a Pavement Management System to address the deficiency in its streets system and prevent the escalation of maintenance costs. On an annual basis, the City is investing in the Pavement Management System and these efforts will

reap the City long-term benefits with improved infrastructure and a reduction in overall maintenance and repair costs.

4. Sidewalk Improvements

The lowest ranked need on the *Needs Assessment – Resident Survey* was sidewalk improvements. The Parks and Maintenance Department and Engineering Department are responsible for the oversight of the sidewalk improvements in the City of Ontario. The City has a program in place that has located all missing, substandard, and damaged sidewalks throughout the City. Substandard sidewalks would include those that do not meet the Americans with Disabilities Act (ADA) requirements. Based on the amount of funds that are available, the program allows the City to determine which sidewalks will be installed or upgraded on an annual basis.

The Parks and Maintenance Department and Engineering Department look to leverage its funds in order to complete as many sidewalks in the City as possible. In the past, the Agency has been able to use federal funds such as CDBG funds and state funds such as Safe Routes to School Program. The City will continue to use these funds in upcoming years in addition to looking at other funding sources to address the sidewalk improvements.

H. Public Services

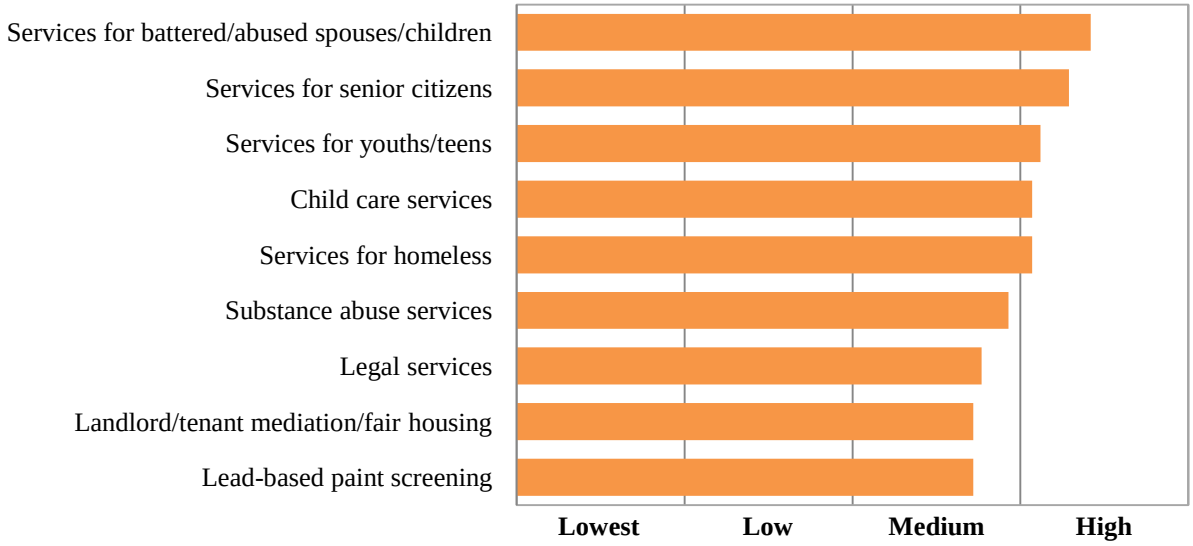
The *Needs Assessment – Resident Survey* ranked services for battered/abused spouses/children the highest, followed by services for senior citizens and services for youths/teens. Table 7-5 and Graph 7-3 illustrate the average score for public service needs on the survey.

Table 7-5
Public Services:
Needs Assessment – Resident Survey Results

Public Service Need	Average Score
Services for battered/abused spouses/children	3.42
Services for senior citizens	3.29
Services for youths/teens	3.12
Services for homeless	3.07
Child care services	3.07
Substance abuse services	2.93
Legal services	2.77
Landlord/tenant mediation/fair housing	2.72
Lead-based paint screening	2.72

Rated from 1 – 4 with 4 being the highest

Graph 7-3
Public Services:
Needs Assessment – Resident Survey Results



1. Services for Battered/Abused Spouses/Children

Services for battered and abused spouses and/or children was ranked the highest, with an average score of 3.42, among the public services needs on the *Needs Assessment – Resident Survey*. The City of Ontario currently provides support for programs for battered and abused spouses and children through House of Ruth. The programs have served and average of 2,161 Ontario residents over the last four years with services such as assistance in obtaining a Temporary Restraining Order, hotline telephone counseling, para-professional counseling for both adults and children, community education regarding domestic violence, and emergency shelter and transitional housing programs for victims of domestic violations.

2. Services for Senior Citizens

Services for senior citizens were ranked with an average score of 3.29 in the public service need category by respondents to the *Needs Assessment – Resident Survey*. In addition to the programs and services provided at the Ontario Senior Center, the City of Ontario also currently provides support for a Senior Services program operated by the Inland Fair Housing and Mediation Board. Services currently offered through this program include landlord/tenant issues, community education regarding housing rights and responsibilities, assistance with Home Energy Assistance Program (HEAP) applications, assistance with renters and homeowners rebate applications, and fair housing assistance, including assistance regarding reasonable modifications for disability.

3. Services for Youths/Teens

Respondents to the *Needs Assessment – Resident* Survey ranked services for youths/teens the third highest public service need with an average score of 3.12. A variety of social service agencies serve the City's youth population. The City of Ontario Community Services

Department operates a teen center, located at the De Anza Community and Teen Center at 1405 S. Fern Ave. At this site, the following activities occur:

- Teen Computer Center
- Open Gymnasium
- Dance Classes
- Special Interest Classes
- Teen Events
- Special tournaments (pool, ping pong, etc.)

The teen center is open to youths between the ages of 12-18. In addition to the teen center, programming dedicated for youths and teens is available at the three other community centers within Ontario.

4. Services for Homeless

The *Needs Assessment – Resident Survey* ranked services for homeless individuals and families fourth among the public services need category. The City of Ontario currently supports a number of programs that serve a variety of homeless subpopulations with both CDBG and ESG funds. The services provided include general basic need services, emergency shelter, and transitional housing. These programs include the following:

- **Assisi House and Aftercare Services Program** – This program provides 34 beds of transitional housing for single men, single women, and single women with children. Workshops and case management are provided to assist clients obtain and maintain permanent stable housing.
- **First Steps Transitional Housing Program** – This program provides a two-phased transitional housing program for homeless families with children and homeless adults. Supportive services are provided in both phases of the program to provide clients with the skills necessary to prevent homelessness in the future.
- **Mercy House Center Ontario** – This program provides basic needs to the homeless or those on the verge of becoming homeless. Some of the items provided at the Center are food vouchers, ID card assistance, bus passes, hygiene kits, prescription assistance, gift cards, referrals, and use of the telephone.
- **Services for Battered Women and Children** – This program provides services for victims of domestic violence. Services include an emergency shelter that provides up to 45 days of program and support for battered women and their children free of charge. Transportation, meals, clothing, personal care items, and medical assessments are included in shelter stay. Individual and group counseling is provided for battered women. A Children's Program is provided for the children of shelter residents. Other services include legal and social service advocacy, housing and employment assistance, CalWORKs supportive services, and information and referral. At the end of their stay, clients may apply for residency in House of Ruth's two-year Transitional Living Program.

- **SOVA Hunger Center –** This program provides a 15-meal supply of nutritional food for each member of a family. Other services include classes in nutrition education, utility and rental assistance, motel vouchers, and access to job listings, nonpartisan voter education/registration, bilingual health and safety information, and referrals to other community resources.

5. Child Care Services

Child care services were ranked fifth out of the nine public service needs on the *Needs Assessment – Resident Survey*. Currently, the City of Ontario supports the YMCA's program for youth, family, and child care subsidies. This program provides a before and after school childcare program for school aged boys and girls who come from families of low to moderate incomes in the Ontario-Montclair School District. Children are provided with childcare before school, delivered to school, picked up after school and transported to childcare sites in the afternoons.

6. Substance Abuse Services

The *Needs Assessment – Resident Survey* ranked substance abuse services sixth in the public service needs category. Although the City of Ontario does not currently directly support any substance abuse programs, the City works closely with the San Bernardino County Department of Behavioral Health which provides alcohol and drug services. Substance abuse treatment and education services include prevention, outpatient, and residential programs, and detoxification services for men and women over 18 years old.

In addition, there are a number of private substance abuse treatment centers and rehabilitation facilities in Ontario and the surrounding area.

7. Legal Services

Legal services had an average score of 2.23 and were ranked seventh in the public service needs category on the *Needs Assessment – Resident Survey.* The City of Ontario does not currently directly support any organizations providing legal services. However, the Legal Aid Society of San Bernardino does provide legal services to residents of San Bernardino County. Services include consultation and advice, preparation of legal documents, and procedural information for clients to represent themselves in actions on family law, custody, visitation, support, restraining orders, guardianships, conservatorships, and advance medical directives.

8. Landlord/Tenant Mediation and Fair Housing Services

Respondents to the *Needs Assessment – Resident Survey* ranked landlord/tenant counseling and mediation and fair housing activities eighth in the public service needs category. The City of Ontario currently provides support to Inland Fair Housing and Mediation Board which provides both a landlord/tenant mediation program and a fair housing program.

The landlord/tenant mediation program assists the residents of the City of Ontario with landlord/tenant and mobile home park issues and educates the public regarding housing

rights and responsibilities under Civil Code. The fair housing program provides comprehensive fair housing services which includes education, outreach, and enforcement.

9. Lead-Based Paint Screening

Screening for lead-based paints and hazards ranked lowest among the public service needs according to the *Needs Assessment – Resident Survey*. The City of Ontario follows regulations related to the testing and remediation of lead-based paint hazards in all of its housing programs, including the Ontario CARES Program. Homes constructed prior to 1978 are tested for lead-based paint prior to any improvements being provided. If necessary, any identified lead hazards and appropriately remediated.

I. Economic Development

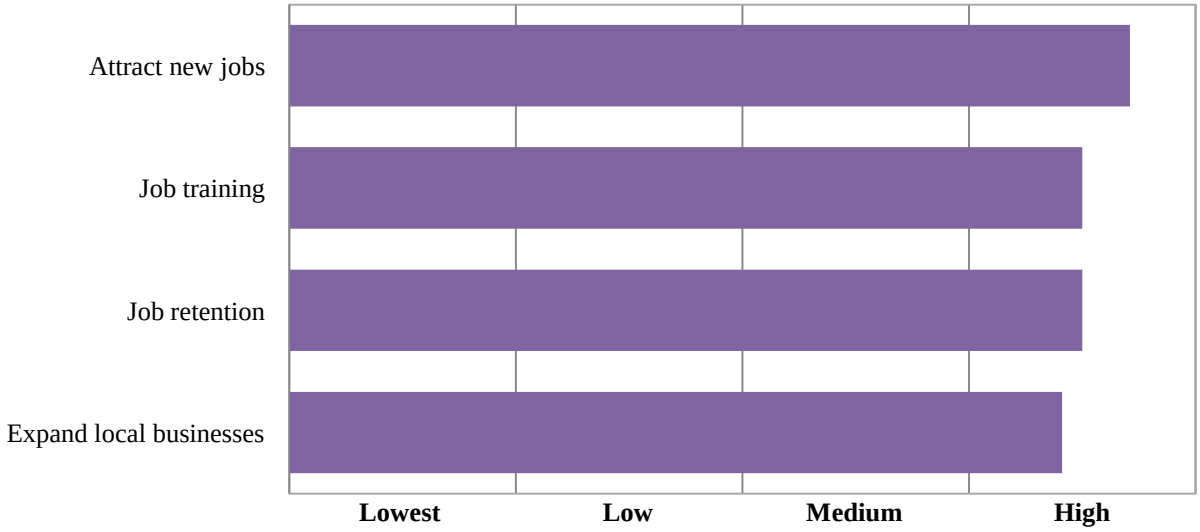
Attracting new jobs ranked the highest in the economic development needs category on the *Needs Assessment – Resident Survey*. Based on the current economy, economic development activities were a common concern for survey respondents. Table 7-6 and Graph 7-4 illustrate the average score for economic development needs on the survey.

Table 7-6
Economic Development:
Needs Assessment – Resident Survey Results

Economic Development Need	Average Score
Attract new jobs	3.71
Job retention	3.50
Job training	3.50
Expand local businesses	3.41

Rated from 1 – 4 with 4 being the highest

Graph 7-4
Economic Development:
Needs Assessment – Resident Survey Results



The City of Ontario has a very proactive economic development department that works diligently to attract and retain commercial and industrial partners in the City of Ontario.

To address the need for attracting new jobs into the City of Ontario, the Economic Development Department routinely performs a number of actions to bring new businesses and jobs into the City. These actions include the following:

- Implemented an annual marketing plan including following actions:
  - Exhibit and participate in two International Council of Shopping Centers (ICSC) conferences.
  - Exhibit and participate in two international real estate conferences (CoreNet-Corporate Real Estate Network).
  - Attend various industry and trade conferences and committees.
  - Develop strategic relationships with corporate real estate executives and real estate service providers.
  - Develop and distribute marketing collateral aimed at attracting new companies.
  - Complete direct mail campaigns annually to real estate professionals and site selection executives.
  - Present at various broker conferences and road shows throughout the Southern California area.
  - Place ads in several targeted publications for retail and office markets throughout the Southern California region.
  - Pursue opportunities for editorial and news coverage in a variety of media outlets.
- Maintain a leadership presence with CoreNet Global and the Southern California chapter.
- Assist relocating and expanding companies with job training and hiring of new employees, permitting, international trade assistance, start-up information, demographic information, etc.
- Create a DVD for the annual State of the City event that promotes Ontario as the location of choice in Southern California.
- Organize the annual State of the City event that attracts 1,000 registrations of which a large majority is from outside the City of Ontario.

The Economic Development Department also takes a number of actions that help address the need for job training and job retention including the following:

- Facilitate the West End Work Force Collaborative to address regional workforce training needs. Partners include the County of San Bernardino, Chaffey Joint Union, Chaffey College, Chaffey Adult School, Baldy View ROP, and the San Bernardino County Office of Eduction.
- Partner with Arrowhead Credit Union to provide community financial literacy workshops.
- Present an annual poverty education workshop.

- Partner with San Bernardino County for a community job fair and Chapman University for career workshops.
- Lead efforts for the County School's Alliance for Education in the West End, specifically the Science, Technology, and Math Intiative.
- Leverage existing workforce initiatives to access Federal Stimulus Funds for Ontario businesses.

A number of actions are also taken by the Economic Development Department to assist local business expand, including the following:

- Conduct visits to Ontario businesses to address any business concerns.
- Furnish the Ontario Chamber of Commerce with monthly articles on City services and resources.
- Partner with Community Bank to provide a Small Business Finance Symposium.
- Collaborate on an annual Entrepreneur's Forum for Small Businesses.
- Promote and market local business assistance workshops and resources.
- Send business resource letters to all City businesses.
- Maintain a strong community outreach program incorporating the Ontario Living Magazine, Ontario on the Move video magazine, and speaking engagements to inform citizens and the business community about ongoing developments in the City.
- Assist and sponsor the Distribution Managers Association.
- Facilitate meetings with Ontario manufacturing companies to address issues affecting operations.

Recent numbers indicate that for calendar year 2009, the City had 1,302 business licenses close and 1,050 new licenses open. This results in a loss of 252 businesses. Considering the size of the city's business community and that these numbers are a result of one of the worst recessions seen since the depression the city's Economic Development Department considers these numbers to be low.

Table 7-7 (HUD Table 2B)
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	L	0	0	0	0	0
Disposition	L	0	0	0	0	0
Clearance and Demolition	L	0	0	0	0	0
Clearance of Contaminated Sites	L	0	0	0	0	0
Code Enforcement	H	11,000	$5,000,000	11,000	2,200	0
Public Facility (General)		10	$3,308,351	30	10	0
Senior Centers	H	0	0	0	0	0
Handicapped Centers	M	0	0	0	0	0
Homeless Facilities	M	1	$3,120,771	1	1	0
Youth Centers	H	0	0	0	0	0
Neighborhood Facilities	H	0	0	0	0	0
Child Care Centers	H	0	0	0	0	0
Health Facilities	L	0	0	0	0	0
Mental Health Facilities	L	0	0	0	0	0
Parks and/or Recreation Facilities	H	5	$104,080	25	5	0
Parking Facilities	L	0	0	0	0	0
Tree Planting	H	0	0	0	0	0
Fire Stations/Equipment	L	1	$1,565,000	0	0	0
Abused/Neglected Children Facilities	H	0	0	0	0	0
Asbestos Removal	L	0	0	0	0	0
Non-Residential Historic Preservation	L	0	0	0	0	0
Other Public Facility Needs	H	4	$83,500	4	4	0
Infrastructure (General)		25	$188,803,802	10	2	0
Water/Sewer Improvements	H	1	$6,000,000	0	0	0
Street Improvements	H	20	$169,443,000	0	0	0
Sidewalks	M	2	$1,000,000	10	20	0
Solid Waste Disposal Improvements	H	0	0	0	0	0
Flood Drainage Improvements	H	1	$12,300,000	0	0	0
Other Infrastructure	L	1	$60,802	0	0	0
Public Services (General)			$2,538,740	129,695	25,939	0
Senior Services	H	N/A	$79,750	4,500	900	0
Handicapped Services	H	N/A	0	0	0	0
Legal Services	M	N/A	0	0	0	0
Youth Services	H	N/A	0	0	0	0
Child Care Services	M	N/A	$110,000	125	25	0
Transportation Services	L	N/A	0	0	0	0
Substance Abuse Services	M	N/A	0	0	0	0
Employment/Training Services	H	N/A	0	0	0	0
Health Services	L	N/A	0	0	0	0
Lead Hazard Screening	M	N/A	0	0	0	0
Crime Awareness	H	N/A	$1,000,000	50,000	10,000	0
Fair Housing Activities	M	N/A	$110,000	500	100	0
Tenant Landlord Counseling	M	N/A	$51,000	6,500	1,300	0
Other Services	H	N/A	$1,187,990	68,070	13,614	0
Economic Development (General)	H	N/A	0	0	0	0
C/I Land Acquisition/Disposition	H	N/A	0	0	0	0
C/I Infrastructure Development	H	N/A	0	0	0	0
C/I Building Acq/Const/Rehab	H	N/A	0	0	0	0
Other C/I	H	N/A	0	0	0	0
ED Assistance to For-Profit	H	N/A	0	0	0	0
ED Technical Assistance	H	N/A	0	0	0	0
Micro-enterprise Assistance	H	N/A	0	0	0	0
Other	N/A	N/A	N/A	N/A	N/A	N/A

Table 7-8 (HUD Table 2C)
Summary of Specific Housing/Community Development Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Rental Housing					
	Begonia Properties (222/223/217/228)	HOME	10-Hsg. Units	16		DH-2
	City Center Apartments	HOME	10-Hsg. Units	75		DH-2
	Francis Street Apartments	HOME	10-Hsg. Units	15		DH-2
	Mountain Ave. Apartments	HOME	10-Hsg. Units	32		DH-2
	Holt and Grove Intergenerational Apartments Phase I and II	HOME	10-Hsg. Units	144		DH-2
	Emporia Arts Family Apartments Phase I and II	HOME	10-Hsg. Units	130		DH-2
	Owner Housing					
	AOF (CHDO)	HOME	10-Hsg. Units	1		DH-1
	Emergency Grants	CDBG	10-Hsg. Units	150		DH-2
	Community Development					
	Infrastructure					
	Sidewalk Reconstruction Program	CDBG	01-People	8,618		SL-1
	Wheelchair Ramp Installation	CDBG	01-People	8,618		SL-1
	Energy Efficient Lighting	CDBG	11-Public Fac	300		SL-1
	Pervious Concrete Gutters	CDBG	01-People	5,000		SL-1
	Public Facilities					
	Water Conservation	CDBG	11-Public Fac	25		SL-1
	Public Services					
	Assisi House	CDBG	01-People	300		DH-1
	Mercy House Center Ontario	ESG	01-People	12,500		SL-1
	Foothill Family Shelter	ESG	01-People	270		DH-1
	SOVA Hunger Center	ESG	01-People	50,000		SL-1
	Services for Battered Women and Children	ESG	01-People	5,000		SL-1
	Fair Housing Program	CDBG	01-People	500		SL-1
	Landlord/Tenant Mediation Board	CDBG	01-People	6,500		SL-1
	Senior Services	CDBG	01-People	4,500		SL-1
	COPS Program	CDBG	01-People	50,000		SL-1
	Child Care Subsidies	CDBG	01-People	125		SL-1
	Economic Development					
	Neighborhood Revitalization/Other	CDBG	10-Hsg. Units	11,000		DH-1
	Community Improvement Team	CDBG	10-Hsg. Units	10,000		DH-1
	Foreclosure Opportunities Response Team	CDBG	10-Hsg. Units	1,000		DH-1

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Sustainable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

2010 – 2014 Consolidated Plan
Section VIII Barriers to Affordable Housing

SECTION VIII BARRIERS TO AFFORDABLE HOUSING

A. What is a Barrier to Affordable Housing?

As defined by the Consolidated Plan regulations, a *barrier to affordable housing* is a public policy, such as land use controls, property taxes, zoning ordinances, building codes, fees and charges, growth limits, and other policies. Since cost reduction opportunities in housing can also be found in areas other than public policy, the City of Ontario Housing and Neighborhood Revitalization Agency chose to look at all potential barriers. To distinguish a barrier to affordable housing from an impediment to fair housing choice, is to think of a barrier as not unlawful necessarily (i.e., the lack of affordable housing stock, in and of itself, is a barrier to affordable housing).

B. Analysis of Barriers

As the lead agency for housing and community development in Ontario, the City of Ontario Housing and Neighborhood Revitalization Agency is making a significant effort to identify housing problems and reshape its policies and programs for the coming years. The Housing and Neighborhood Revitalization Agency sponsored community meetings, distributed needs assessment surveys, and conducted individual interviews as part of Consolidated Plan development (described in the Section III - Consolidated Plan Development). Comments from these sources reveal a variety of barriers to affordable housing in Ontario.

Barriers to accessing affordable housing include:

- Lack of affordable housing
- Approval process and fees
- Zoning/Land Use Controls
- Resource fragmentation and scarcity
- Housing acquisition finance requirements
- Environmental Review Procedures
- Lack of Access to Transportation

In addition, some families and individuals face barriers to fair housing choice. For more information on impediments to fair housing choice, consult Section IX - Impediments to Fair Housing in this document.

1. Lack of Affordable Housing

When a household pays more than 30 percent of its income on housing and utilities, HUD considers the household to be experiencing a cost burden. When a household pays more than 50 percent of its income on housing, the household experiences a severe cost burden.

Since affordable housing is becoming more difficult to find, many low income households must pay more than they should for a home, or live in less-than-desired conditions. As reported in Section IV – Housing Market Analysis, approximately 11,712 (45.0 percent) of owner households and approximately 9,302 (49.5 percent) of the renter households in Ontario are experiencing a cost burden.

2. Approval Process and Fees

Getting government approvals for affordable housing projects requires an increasing amount of time and money. The length of time involved in the permit approval process itself can be a barrier to affordable housing. City of Ontario Building Department staff indicates that the permit process will take on average approximately six months to complete the permit approval process. However, the Building Department is continually reviewing and implementing improvements to improve and reduce permit processing time.

Sometimes the process of obtaining all required permits and approvals may add months or even years to a project's development time. During this period the developer must pay the explicit costs of funds borrowed to finance the development and staff retained to design it, as well as the implicit cost of revenues foregone as a result of the approval process delay. Often such delays are due to the needs for submission revisions in accordance with permit requirements. However, whether the delays are due to government officials or developers, they still reduce the financial return on the development of affordable housing.

Approval fees also may constitute a significant barrier to the development of affordable housing depending on the type, size, and location of the proposed development. The fees and charges necessary for approval of a residential development include subdivision fees, building, and other permit fees, and charges for access to sewers and other public infrastructure, among others.

Prospective developers may be required to prepare market analyses, environmental or economic impact analyses, or infrastructure requirements analyses and engineering plans to accompany particular development proposals. In many cases, the aggregate cost of these fees, charges, and required submissions can amount to a significant share of the total cost of a residential development. These costs are passed on to the homebuyers making the homes less affordable for low and moderate income families.

The most important land use planning issue for the City is room to grow, not only for homes, but also for businesses, industry, and public uses. The Inland Empire has been experiencing a major increase in the cost of developable land. In addition, future limits on the availability of land for housing could create higher housing prices and rents.

3. Zoning/Land Use Controls

Local zoning is the primary system used by the City to maintain control over the pattern of land development within its borders. Zoning regulations allocate parcels of land to different classifications with certain uses being permitted, while others are proscribed. Zoning regulations often restrict density and limit housing types in locations that might otherwise be suitable for affordable housing. Such restrictions therefore exclude lower income households from many neighborhoods.

Zoning regulations prescribing minimum lot sizes, minimum setbacks, and other requirements may necessitate the need for larger lots, which drive up the cost of housing making it less affordable. In addition, zoning is occasionally used to "zone out"

mobile/manufactured homes, which are an important source of affordable housing for many low and moderate income residents in Ontario.

Zoning regulations may also prohibit the development of ancillary dwelling units, even if such units do not impose a significant cost on other community residents. Ancillary dwelling units, sometimes called "in-law apartments" or "grandparent apartments," are an important tool to increase the supply of affordable housing for moderate income households, particularly single people who require minimal space.

Zoning practices often have the intended or unintended effect of increasing housing costs, and effectively excluding prospective moderate income households from locating affordable housing for purchase or rent. Separation of residential from non-residential uses exacerbates traffic problems since most employees must then drive to work. Higher-income residents may bid up the price or rent of housing units that are near places of employment thereby forcing lower income residents to live farther from their places of employment or other amenities.

The average minimum time required to get a zoning variance or change is four to five months, which often hampers redevelopment and rehabilitation efforts.

4. Resource Fragmentation and Scarcity

To finance affordable housing, sponsors must now bundle together many Federal, State, City, and private programs providing capital funds, operating subsidies, and investment tax incentives. Funding fragmentation is administratively onerous, with sometimes conflicting program constraints.

Even with the availability of a variety of programs, affordable housing resources remain scarce. Like most jurisdictions, the City of Ontario still has insufficient resources to meet the need for affordable rental and homeownership housing. The need for increased revenue for housing on the Federal, State, and local levels competes with other legitimate public priorities, such as education, transportation, health, and welfare.

5. Housing Acquisition Finance Requirements

Mortgage down payment requirements constitute perhaps the most significant barrier to the purchase of otherwise affordable housing by moderate income households. Moderate-income households may have little difficulty in making monthly mortgage payments, particularly as household incomes increase with increasing self-sufficiency and real wage growth. However, these households may have difficulty accumulating the total amount required for the up-front down payment on a home purchase.

Similarly, rental security deposits may also constitute a significant barrier to the acquisition of otherwise affordable rental housing by low and moderate income households, although security deposits are generally small compared with mortgage down payment requirements.

C. Strategy and Objectives

The primary barrier to affordable housing in Ontario, as cited through the citizen participation and consultation process, is the lack of affordable rental and homeownership units. Many low and moderate income persons and households, especially the very low income households, the homeless, the physically and mentally disabled, the frail elderly, and other persons with special needs have problems finding and obtaining affordable housing.

Therefore, the City's primary strategies for helping reduce barriers to affordable housing are the same as its strategies to meet affordable housing needs:

- Preserve existing rental and owner-occupied housing resources.
- Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.
- Expand affordable rental housing opportunities, particularly for low-income persons.

2010 – 2014 Consolidated Plan
Section IX Impediments to Fair Housing

SECTION IX IMPEDIMENTS TO FAIR HOUSING

A. Introduction

Consolidated Plan requirements include completing an Analysis of Impediments to Fair Housing Choice. As part of a mandate to affirmatively further fair housing, Ontario must take appropriate actions to overcome the effects of the impediments to fair housing choice it identifies in its analysis.

As the lead agency for the City of Ontario 2010-2014 Consolidated Plan, the Housing and Neighborhood Revitalization Agency is committed to working with the public, private, and nonprofit sectors in Ontario to ensure fair housing choice for all residents. This commitment includes incorporating fair housing needs and strategies into the Consolidated Plan.

This section on Fair Housing includes the following:

- Overview of fair housing, with background on the Fair Housing Act.
- Impediments to Fair Housing Choice in Ontario, as identified in the City's Analysis of Impediments to Fair Housing Choice (AI).
- A strategy for the City of Ontario to affirmatively further fair housing by addressing current impediments.

B. Overview of Fair Housing

1. What is Fair Housing Choice?

The ability of persons, regardless of race, color, religion, sex, handicap, familial status, national origin, of similar income levels to have available to them the same housing choices.

Consolidated Plan requirements include completing an Analysis of Impediments to Fair Housing Choice. As part of a mandate to affirmatively further fair housing, the City of Ontario must take appropriate actions to overcome the effects of the impediments to fair housing choice it identifies in its analysis.

2. What is an Analysis of Impediments to Fair Housing?

HUD requires each CDBG recipient to complete an Analysis of Impediments to Fair Housing Choice, also known as an *AI.* The analysis includes examining barriers to fair housing choice. Many communities develop this analysis and planned actions as part of a broader fair housing strategy or fair housing plan.

3. What is an Impediment to Fair Housing Choice?

Housing choice is impeded when actions, omissions, or decisions are taken that restrict a person's choice of housing because of his/her characteristics as listed above. It is also impeded when certain residential dwellings are not made available to a person because of his/her characteristics as listed above.

C. Fair Housing in Context

Title VIII of the Civil Rights Act of 1968 (and a subsequent Amendment in 1988) made it unlawful to discriminate in any aspect related to the sale, rental, or financing of dwellings (or in the provision of brokerage services or facilities) in connection with the sale or rental of a dwelling because of:

- Race
- Color
- Religion
- Sex
- National origin
- Persons with handicaps
- Families with children

1. Application of the Fair Housing Act

Application of the Fair Housing Act is not limited to situations involving Federal funds. It provides for fair housing throughout the United States in the private and public sectors.

When Congress first passed the Housing and Community Development Act in 1974, HUD instructed recipients of the Community Development Block Grant (CDBG) funds to "affirmatively further fair housing." However, it did not provide specific guidance for implementing programs to affirmatively further fair housing.

Therefore, CDBG recipients engaged in a variety of programs and projects. Some CDBG recipients funded nonprofit groups to provide direct assistance to victims of housing discrimination. Others funded educational programs for consumers and industry about their rights and responsibilities under Federal, State, or local fair housing laws. Other CDBG recipients took actions such as holding special events during the National Fair Housing Month in April each year. Other CDBG recipients did nothing specific to affirmatively further fair housing.

2. Analysis of Impediments to Fair Housing Choice

To help remedy this situation, when HUD published the Consolidated Plan Final Rule in 1995, it required each CDBG recipient to complete an Analysis of Impediments to Fair Housing Choice. The AI is part of the mandate to affirmatively further fair housing. This mandate also includes planning and taking annual actions to overcome the effects of any identified impediments. A jurisdiction must also maintain records reflecting the AI and the actions it takes to address fair housing impediments.

The City is updating its *Analysis of Impediments to Fair Housing Choice* concurrently with the Consolidated Plan. This study evaluated the nature and extent of housing segregation and discrimination in the City. It serves as a framework for the City's fair housing planning as part of its Consolidated Plan implementation.

D. Discrimination

Discrimination in the sale or rental of housing has diminished significantly since the 1960s. Discrimination affecting home sales appears to occur most commonly when potential buyers are

hoping for approval of their mortgage application by the lender. Discrimination in apartment rentals is no longer simply a matter of White landlords refusing to rent to minority tenants. Members of many ethnic groups, often immigrants, own or manage apartment complexes, and their own ethnic biases clearly affect their treatment of prospective tenants.

Populations that are particularly impacted by discrimination and face higher levels of fair housing violations are large families with children, female-headed families, formerly homeless persons, disabled persons and persons with HIV/AIDS. Many of these groups face housing restrictions imposed by property owners/managers working under misperceptions or stigmas about these population groups.

Many families with children often face housing discrimination by landlords who fear that children will cause property damage or have cultural issues with children of opposite sex sharing a bedroom. Female-headed families may be discriminated against in the rental housing market because some landlords are concerned about the ability of these households to make regular rent payments.

Formerly homeless persons may encounter fair housing issues when landlords refuse to rent to them based on the perception that homeless persons are more economically, and sometimes mentally, unstable. Persons with disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility, or be refused housing based on the stigma of mental disability. Many persons living with HIV/AIDS face illegal eviction from their homes when their illness is exposed.

Discriminatory advertising is also issue that inhibits fair housing choice. When looking for a home to purchase or rent, some of the main sources of information are the classified advertisements in local newspapers, word of mouth, signs, apartment guides, the Internet, and apartment brokers. The language in these types of advertisements has become an issue in that it can contain discriminatory references such as the use of words describing conditions like “adults preferred,” “perfect for empty nesters,” or “ideal for married couples without kids.” Further, if advertisements are limited to one language it can be targeted to specific ethnic groups, excluding others, such as when “for rent” and “for sale” signs and advertisements for housing are in Spanish or languages other than English. This can exclude English speaking-only residents and also make certain groups feel unwelcome.

Discrimination can also play a role when deciding where to live. Realtors can act unintentionally by steering potential buyers or renters to particular neighborhoods by encouraging the client to look into certain areas; others may choose not to show clients all of the choices available. Further, agents may also discriminate by their choices in who they agree to represent, who they turn away, and the comments they make about their clients. Instances of steering by realtors to certain neighborhoods occur in many communities. The homeownership market lends itself to potential increases in discrimination by the very nature of stakeholders involved.

While the City understands that limited housing is not a fair housing issue, it also understands that this condition can exacerbate fair housing problems as housing becomes increasingly scarce and competition for housing increases. When the housing market is tight, with high demand, low vacancies, and rising costs, the potential for discriminatory housing practices also increases.

E. Summary of Issues and Key Findings

The following current impediments to fair housing choice have been identified:

- An increase in disability complaints by Inland Fair Housing and Mediation Board (IFHMB) throughout Ontario and the region demonstrates a lack of understanding and sensitivity of the fair housing rights of the disabled by the housing industry. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations. As seven percent of Ontario's population currently consists of residents 65 years of age or older, and in view of the anticipated increase of "baby boomer" residents seeking to remain in their life-long neighborhoods, disability complaints can be expected to increase beyond current complaint numbers.
- A general lack of knowledge of fair housing rights and responsibilities continues to exist. Increased fair housing complaint intake by IFHMB and interaction with hosing providers and housing seekers during workshops demonstrates a lack of understanding of both Federal and State fair housing laws.
- Current HMDA data shows that Hispanic and Black persons continue to experience higher loan denial rates than Whites when purchasing a home.

Table 9-1
Fair Housing Plan Recommendations

Housing Issue	Five Year Objectives	Agency	Time Frame
Lack of understanding and sensitivity of the fair housing rights of the disabled.	Fair housing workshops focusing on the disabled and specifically issues of reasonable accommodations and medications. These workshops will be conducted in Ontario and throughout the region.	IFHMB	Workshops to be conducted by June 2011
Lack of knowledge of fair housing rights and responsibilities	Expand community participation including greater outreach efforts regarding fair housing workshops to renters and property managers/owners to make them aware that these workshops are available at no charge. Undertaking initiatives to educate potential renters and landlords is paramount to reducing discrimination complaints and increasing awareness of fair housing rights and responsibilities throughout Ontario and the region.	IFHMB and City of Ontario	Ongoing

Housing Issue	Five Year Objectives	Agency	Time Frame
Lack of knowledge of fair housing rights and responsibilities	Expand homeownership opportunities to low and moderate income households by actively promoting available first time homebuyer programs. The City will also continue its Emergency Grant Program to assist seniors and disabled homeowners with emergency repairs. The City will also provide outreach efforts, such as advertisements and/or workshops in or order to inform eligible residents particularly lower income minority households, about the availability of these programs in both English and Spanish. The City will continue to provide incentives to owners or developers of multi-family housing to set aside units that are affordable to low and moderate income residents as well as to provide features and amenities for families with children and the disabled.	City of Ontario	Ongoing
Lack of knowledge of fair housing rights and responsibilities	Conduct fair housing workshops regarding all aspects of housing discrimination and specifically issues regarding race to address prior impediments identified in the 2005 AI.	IFHMB	Workshops to be conducted by June 2011
Lack of knowledge of fair housing rights and responsibilities	Work with the Apartment Association Greater Inland Empire (AAGIE) to encourage the participation of apartment owners and property managers in the Association's residential management training courses and to increase awareness of fair housing rights and responsibilities through a collaborative effort of outreach in Ontario and the Inland Empire. Continue to provide fair housing technical assistance to real estate professionals with fair housing questions or concerns in Ontario and the region through the Inland Valleys Association of Realtors (IVAR).	IFHMB	Ongoing
Higher loan denial rates for Blacks and Hispanics than Whites when purchasing a home	To encourage homeownership for all residents, particularly Hispanics and Blacks, IFHMB will encourage lending institutions in the area to ensure that their staff works with the applicants in educating them about the home loan application process. The City will coordinate with IFHMB in advertising IFHMB's HUD approved homebuying educational classes available to the public.	IFHMB and City of Ontario	Ongoing

F. Fair Housing in Ontario

The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this 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."

The Inland Fair Housing and Mediation Board provides a wide array of programs and services to its clients free of charge and which are available in eight different languages to residents, housing professional and community service providers under contracts with the City of Ontario, and many other communities throughout the Inland Empire.

G. Fair Housing Strategy

The City of Ontario Housing and Neighborhood Revitalization Agency, as the lead agency for the Consolidated Plan, is committed to working with its public, private, and nonprofit partners to ensure fair housing choice for all residents. This commitment includes incorporating fair housing needs and strategies into the Consolidated Plan. In conjunction with the *2010 Analysis of Impediments to Fair Housing Choice for the City of Ontario* the Housing and Neighborhood Revitalization Agency will develop measurable actions that it will undertake each year to carry out this strategy. The Annual Action Plan for each program year will describe these actions.

For a copy of the *2010 Analysis of Impediments to Fair Housing Choice*, write to the City of Ontario, Housing and Neighborhood Revitalization Agency, 208 West Emporia Street, Ontario, CA 91762.

2010 – 2014 Consolidated Plan
Section X Lead-Based Paint Hazards

SECTION X LEAD-BASED PAINT HAZARDS

A. Introduction

Lead-based paint poisoning among children is increasing nationwide. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The Center for Disease Control has designated lead exposure as the primary environmental health hazard facing American children. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home.

Fortunately, lead poisoning is preventable. To adequately protect children, the Federal government streamlined, modernized, and consolidated all lead-based paint requirements in Federally-assisted housing. New HUD regulations (24 CFR Part 35) took effect implementing these sweeping changes in 2000, and the City is ensuring that its programs comply with these new regulations.

B. Lead Hazards

Lead can cause severe damage in young children. It attacks the central nervous system and the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through prenatal exposure.

In 1991, the Center for Disease Control issued guidelines for identifying children with lead poisoning. It recommended that jurisdictions screen all young children for lead in their blood. Children identified with blood lead poisoning would receive intervention to remove the source of the poisoning and reduce the blood lead level.

The problem of lead poisoning has increased so dramatically that the Center has reduced the standard regarding the blood level that demarcates lead poisoning by more than half. By reducing the standard from 25 micrograms to 10 micrograms of lead in a deciliter of blood (µg/dL), it expanded the number of people considered to be poisoned and in need of help.

A level of 10 µg/dL or above is now considered an elevated blood lead level. If a child's blood lead level is 20 µg/dL or remains at 15 µg/dL after two tests, the Center for Disease Control requires case management by local health professionals. Even a low level of lead in a child's blood can have harmful effects on physical and developmental health.

C. Sources of Lead Hazards

The most common source of child lead poisoning is exposure to lead paint in older housing and the contaminated dust and soil it generates. Housing built prior to 1978 may contain some lead-based paint. The use of lead-based paint became illegal in 1978. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have more lead-based paint hazards.

Lead exposure occurs when children ingest chips of lead-based paint, paint contaminated dust, or paint contaminated soil. It also occurs if they inhale dust particles from lead-based paint (usually occurring due to deterioration, abrasion, home renovation, or maintenance). Children are also exposed to lead through a variety of other sources including gasoline, air, food, water, soil, and

dust. However, lead exposure from these sources has been reduced due to the phase-out of the use of lead in gasoline and food and beverage cans.

Occupational lead exposure accounts for approximately 90 percent of adult lead poisoning cases. Occupations in which a worker is potentially exposed include smelting and refining industries, battery manufacturing plants, gasoline stations, construction and residential painting.

D. What is a Lead-based Paint Hazard?

Lead-based paint hazards consist of any condition that causes exposure to lead from the following sources that would result in adverse human health effects:

- Lead-based paint dust.
- Lead-based paint contaminated soil.
- Lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces.

E. Effects of Lead Hazard

Lead poisoning is one of the most common and preventable health hazards to American children today. Research indicates that even a low level of lead in a child's blood can have harmful effects on their physical and developmental health.

Lead poisoning is the most serious environmental threat to children's health. If harmful levels of lead are not detected early, children could suffer from any of the following:

- Decreased growth
- Learning problems
- Impaired hearing
- Behavior problems (such as hyperactivity)
- Nerve and/or brain damage.

Children are more susceptible to the effects of lead, because their growing bodies absorb more lead and young children often put their hands and other objects in their mouths. In addition, their brains and nervous systems are more sensitive to the damaging effects of lead.

Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses. Symptoms of lead poisoning include the following:

- Irritability
- Fatigue
- Constipation
- Frequent vomiting
- Headache
- Sleep disorders.
- Poor appetite
- Stomachache and cramps

Lead can cause severe damage in young children. It attacks the central nervous system and the neurological system, causing brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, comas, seizures, and in some cases, death. There may also be significant adverse effects to fetuses through prenatal exposure.

1. Who is At Risk?

Residents of any housing built before 1978 are considered to be at risk of exposure to some amount of lead-based paint. The data that is measured is from 1979 and on. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. A good portion of Ontario's housing stock (41.6 percent) was built after 1979, eliminating the residents of these homes from risk of exposure to lead-based paint hazards. An additional 25.1 percent of the City's housing stock was built between 1970 and 1979, which has a somewhat low risk of exposure to lead-based paint hazards.

Since low-income people often live in older housing, they are at higher risk for exposure to lead-based paint. It is estimated that 9.2 percent of the units constructed before 1979 are occupied by those living below the poverty level and potentially at risk for exposure to lead-based paint. However, empirical evidence gathered through the testing of pre-1978 housing done in conjunction with the City's various housing rehabilitation programs suggests that a smaller percentage of the City's housing stock has paint containing lead. Young children who live in housing built before 1978 could ingest lead-based paint and are thus at higher risk. The following children in Ontario could be at higher risk:

- Children under 5 years old account for about 8.1 percent of the population of Ontario, or 13,132 children.[1]
- Approximately 484 families have related children under five years old that are living below poverty (or 16.4 percent of all families living below the poverty level in 2008).[2]

F. Number of Children with Elevated Blood Lead Levels

The Center for Disease Control mandates lead screening for all children who participate in Federally-funded health programs. Screening typically occurs when a child is between 12 and 72 months old. An elevated blood level (EBL) is recorded when the blood level is 10 µg/dL.

In accordance with the Centers for Disease Control and Prevention, a case is defined as a child having a blood lead level in one venous blood specimen ≥10 µg/dL, or any combination of blood specimens ≥10 µg/dL drawn within 12 weeks of each other. Once a case is reported, the Department of Health Services is involved in the case, as described below the heading, Childhood Lead Poisoning Prevention Program (CLPP).

[1] Source: 2006-2008 American Community Survey 3-Year Estimates, Table B01001, Sex by Age – Universe: Total Population

[2] Source: 2006-2008 American Community Survey 3-Year Estimates, Table B17010, Poverty Status in the Past 12 Months of Families by Family Type By Presence of Related Children Under 18 Years of Age of Related Children – Universe: Families

According to data collected by the Centers for Disease Control and Prevention there were a total of 120 confirmed cases of elevated blood lead levels in San Bernardino County (≥10 µg/dL).

Reported incidents of elevated blood lead levels are identified in Table 8-1 below. This represents the numbers of incidences that occurred during the 2005, 2006, 2007, 2008, and 2009 calendar years.

Table 8-1
Number of Children with Elevated Blood Lead Levels:
Incidents in Ontario between 2005 and 2009

Year	# of Children with EBL in Ontario
2005	10
2006	9
2007	17
2008	7
2009	7
Total	**50**

Source: Response and Surveillance System for Childhood Lead Exposures, San Bernardino County Department of Public Health, Childhood Lead Poisoning Prevention Program. Report prepared on 3/9/2010.

G. Strategies and Objectives

The City's strategy for lead-based paint falls under:

Housing Strategy #1: Preserve and Improve the Existing Stock of Affordable Housing

The City undertakes a range of activities to address the problem of lead-based paint in housing, including outreach, assessment, and abatement. As required by HUD regulation 24 CFR Part 35, the City has a *Lead-Based Paint Implementation Plan* that includes a Needs Assessment Matrix that estimates lead-based paint needs by activity.

The City conducts housing inspections to determine if various types of housing are safe, sanitary, and fit for habitation.

H. City Compliance and Activities

The City has taken aggressive action to ensure compliance with HUD's Consolidated Lead-Based Paint Regulations. Table 8-2 displays the process and procedures that the City uses to address lead-based paint in CDBG and HOME funded rehabilitation programs. This table is broken into three categories based upon the level of investment - rehabilitation under $5,000, rehabilitation $5,000 to $25,000, and rehabilitation over $25,000 - and describes the approach to lead hazard evaluation and reduction, application to the program, scope of work, notification, relocation requirements, lead hazard reduction, clearance, and options.

Table 8-2:
City Compliance and Activities:
Addressing Lead-Based Paint in CDBG and HOME Funded Rehabilitation Programs

Requirements	< $5,000	$5,000 - $25,000	> $25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Application to Program	Application reviewed and approved; agreement determines commitment	Application reviewed and approved; agreement determines commitment	Application reviewed and approved; agreement determines commitment
Scope of Work	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards
Notification	Lead hazard pamphlet; notification to buyers; notify of evaluation; notify of reduction	Lead hazard pamphlet; notification to buyers; notify of evaluation; notify of reduction	Lead hazard pamphlet; notification to buyers; notify of evaluation; notify of reduction
Lead Hazard Evaluation	Paint testing required by certified paint inspectors* or risk assessors* for surfaces disturbed during rehabilitation	Paint testing required by certified paint inspectors* for surfaces disturbed during rehabilitation; risk assessment on entire dwelling and soil	Paint testing required by certified paint inspectors* for surfaces disturbed during rehabilitation; risk assessment on entire dwelling and soil
Relocation Requirements	Relocation from work area	Relocation from unit may be required when extensive rehabilitation occurs in kitchens, bathrooms, etc.	Relocation from unit may be required when extensive rehabilitation. occurs in kitchens, bathrooms, etc.
***IF LEAD IS PRESENT OR PRESUMED*: Lead Hazard Reduction**	Repair lead-based paint disturbed during rehabilitation and apply a new coat of paint; Safe Work Practices (SWP) that restrict types of paint removal methods, provide for occupant protection, and require cleaning after lead hazard reduction activities.	Interim Controls on lead-based paint include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint and paint stabilization throughout unit; SWP	Abatement to lead-based paint involves permanently removing lead-based paint hazards, often through paint and component removal, and enclosure and interim controls on exterior surfaces not disturbed by rehabilitation; SWP
Clearance	Clearance testing on repaired surfaces by certified professional*	Clearance testing performed unit-wide and on soil	Clearance testing performed unit-wide and on soil

Requirements	< $5,000	$5,000 - $25,000	> $25,000
Options	Presume lead-based paint; SWP	Presume lead-based paint; use standard treatments	Presume lead-based paint; abate all applicable surfaces
Contractor Qualifications	SEP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods	Interim Controls or Standard Treatments - accredited lead-based paint worker course or lead-based paint abatement supervisors course	Abatement contractors - trained and state-certified abatement supervisors and accredited lead abatement worker training
*Certified Paint Inspectors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program and receive state certification; Certified Risk Assessors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program, receive state certification, and have related experience.			

Since 2002, the City has proactively disseminated information on lead hazards and the new regulations to its Housing and Neighborhood Revitalization Agency staff, Community-Based Organizations, non-profit organizations, and other participating public agencies that receive City administered federal funds.

To ensure that its staff is knowledgeable about lead regulations, the City has sent key staff to HUD-sponsored training sessions. The City compiled an informational source document based on HUD-sponsored training materials and conducted internal training sessions for the other Housing and Neighborhood Revitalization Agency staff members. The training sessions were designed to help other staff members provide meaningful oversight of lead-hazard consultants and contractors to ensure safe work practices are followed, and to ensure that compliance requirements are implemented in conjunction with rehabilitation and renovation program activities.

I. Activities of Other County Agencies

Other County agencies administer various programs and engage in various activities to address lead hazards or lead-based paint issues. These programs and activities are listed below.

1. San Bernardino County Department of Child and Family Health Services

The San Bernardino County Department of Public Health implements the Childhood Lead Poisoning Prevention Program (CLPPP). The mission of the program is to eliminate childhood lead poisoning by educating the public, identifying and caring for lead burdened children, and preventing environmental exposures to lead. Program staff is available to provide the following services at no cost:

- Case management services by Public Health Nurses to include home visits, counseling, assistance in identifying lead hazards in the home, referrals to WIC, CHDP, and other appropriate resources.
- Nutritional education and assessment by a Registered Dietician.
- Home environmental sampling of the paint, soil, and dust by an Environmental Health Specialist.

- Capillary testing training to health care providers, and technical assistance regarding the Centers for Disease Control and the Department of Health Services screening guidelines.
- Community outreach and education via presentations and community event participation.
- Investigation of complaints from agencies, businesses, and the public of unsafe renovation and remodeling activities that put a child at risk of lead exposure.

Table 8-3
Activities of Other County Agencies:
More Local Sources for Information on Lead-Based Paint

Air Quality Management District *To report the spread of lead dust due to construction* www.aqmd.gov 1-800-288-7664	**Hazardous Waste Roundups** *Disposal of hazardous materials (i.e., paint, oil, batteries, etc.)* *www.ladpw.org/epd* 1-888-CLEAN-LA; 1-888-253-2652
California Department of Health Services *Occupational Lead Poisoning Prevention Program* http://www.cdph.ca.gov/programs/olppp/Pages/default.aspx 1-510-620-5740	**Healthy Families** *State's low-cost health insurance for children and teens* www.healthyfamilies.ca.gov 1-800-880-5305
National Safety Council/Environmental Health and Safety http://www.nsc.org/safety_home/Resources/Pages/EnvironmentalHealthandSafety.aspx 1-800-621-7615	**Lead-Related Construction Information Line** *List of certified workers and contractors* http://www.cdph.ca.gov/programs/CLPPB/Pages/LRCNav.aspx 1-800-597-LEAD; 1-800-597-5323
Child Health and Disability Prevention Program *CHDP - provides no cost health examination, including blood lead test, for children under 21* http://www.dhcs.ca.gov/services/chdp/Pages/default.aspx 1-800-993-2437 – Los Angeles County	**Office of Lead Hazard Control/Department of Housing and Urban Development** http://www.hud.gov/offices/lead/index.cfm
American Dietetic Association *Suggestions for healthy foods* www.eatright.org 1-800-877-1600	**Medi-Cal** *This program provides no-cost or low-cost medical care for families.* www.medi-cal.ca.gov 1-916-449-5000
Consumer Product Safety Commission Hotline *For information on lead in consumer products* www.cpsc.gov 1-800-638-2772	**National Lead Information Center** *Information on protecting children, during home repairs and renovations* www.epa.gov/lead 1-800- 424-LEAD
EPA's Safe Drinking Water Hotline *Information on lead in drinking water* http://www.epa.gov/safewater/ 1-800-426-4791	**CDC Childhood Lead Poisoning Prevention Program** *Information on lead hazards* http://www.cdc.gov/nceh/lead/ 1-800-232-4636
California Poison Control System *For Poison Emergencies* http://www.calpoison.org/ 1-800-222-1222	**National Center for Healthy Housing** *Information on practices to ensure healthy homes* http://www.nchh.org/Home.aspx (410) 992-0712

2010 – 2014 Consolidated Plan
Section XI Housing and Community Development Delivery System

A. Housing and Community Development Delivery System

State agencies, local governments, nonprofit organizations, businesses, and financial institutions are all vital players in Ontario's housing and community development delivery system. This section examines the effectiveness of the housing and community development system in the City and possible strategies to enhance collaboration.

Institutional Structure

The *institutional structure* is comprised of the private, public, and nonprofit organizations that help carry out the Consolidated Plan for the City. The relationships and interaction of these organizations as they deliver programs and undertake activities is known as the City's *housing and community development delivery system.*

1. Lead Agency

The City's Housing and Neighborhood Revitalization Agency is the lead agency for the Consolidated Plan. It administers the City's CDBG, HOME and ESG programs. As the City's affordable housing and community development agency, the intent of these programs is to strengthen communities, empower families, support local economies, and promote individual achievement.

The Housing and Neighborhood Revitalization Agency plans, administers, implements, and monitors projects funded through the City's formula entitlement funds from the U.S. Department of Housing and Urban Development. These entitlements include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grants (ESG) programs. As the recipient of these funds, the Housing and Neighborhood Revitalization Agency is tasked with the responsibility for developing and carrying out the Consolidated Plan

The City uses these and other funds to provide decent housing, create a suitable living environment, and expand economic opportunities throughout the City.

2. Community Development Block Grant (CDBG) Program

The CDBG program was initiated by the Housing and Community Development Act of 1974. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate-income.

Each year the City program is designed to achieve this primary objective. Regulations governing the Program also require that each activity undertaken with CDBG funds meet one of three broad national objectives as follows:

- Benefit low- and moderate-income persons.
- Aid in the prevention or elimination of slums and blight.
- Meet other community development needs having a particular urgency.

The City certifies that its Annual Action Plan has been designed to give maximum feasible priority to activities, which meet the first and second objectives above. Although the City does not use the three-year certification period, as required by HUD, the City will certify that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

3. Home Investment Partnerships Program (HOME)

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing Act was enacted (P.L. 101-625). The HOME Investment Partnerships (HOME) program was created as a result of this legislation. It affords states and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing, replacing a series of programs previously funded by HUD. Funds are allocated by HUD to qualifying "Participating Jurisdictions" (PJs) based upon a variety of demographic and housing factors. In accordance with HUD's requirements, the City of Ontario is considered to be a distressed City and as such is not subject to a 25 percent match of non-federal funds or in-kind contributions under the HOME Program.

4. Homeless Services Programs (Including ESG Program)

The Emergency Shelter Grant (ESG) program began on November 7, 1989, as part of the Stewart B. McKinney Homeless Assistance Act. The program is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG program ensures that the homeless have access not only to safe and sanitary shelter but also to supportive services and other kinds of assistance needed to improve their situations. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

5. Housing Authority of the County of San Bernardino (HACSB)

The Housing Authority of the County of San Bernardino (HACSB) was organized in 1941, under the U.S. Housing Act of 1937 and the State of California Housing Authorities Law of 1938. The HACSB was authorized to function by resolution adopted by the County Board of Supervisors in June 1941. The HACSB currently administers Public Housing, scattered site, Section 8 and resident services programs.

The Public Housing program is comprised of 2,793 units owned and/or managed by the HACSB. The majority of the units was developed with Department of Housing and Urban (HUD) funding and continues to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the county and other non-profit agencies. With the cooperation of these partners, the Housing Authority has developed senior housing in Montclair, Yucaipa, San Bernardino, and Twin Peaks. The HACSB has contracted with private property firms to manage its public housing properties.

Recognizing the growing need for affordable housing in the county of San Bernardino, the HACSB continues to pursue opportunities for further development. The HACSB development strategy avoids large concentrations of low income units. This "scattered sites" philosophy is to build or acquire small clusters of units dispersed throughout the county. At present, the HACSB manages a portfolio of 1,661 different units in 21 cities and communities.

The Section 8 Housing Choice Voucher program (HCVP) is administered by the HACSB with funding provided by the U.S. Department of Housing and Urban Development (HUD). The HCVP is a federally- funded program offering much needed rental assistance to low-income families through the issuance of housing vouchers.

The Ontario Housing Authority was officially recognized on October 28, 2002 by HUD as a Public Housing Agency. The Ontario Housing Authority applies for available voucher programs through State and Federal affordable housing programs. The Ontario Housing Authority has worked closely with the City of Ontario for several years in the development and rehabilitation of affordable housing units to provide more housing choices for low-income families and special needs populations in the City.

6. Other Housing and Community Development Organizations

Other public agencies, for-profit entities, and nonprofit organizations all play a part in the provision of affordable housing and community services in the City. The City strives to coordinate with these organizations in the development of the Consolidated Plan and in the delivery of the programs covered by it.

City Departments

City staff coordinates with various City departments to carry out the City's housing and community development strategies and to allocate CDBG funds to provide funding support to achieve community development goals. These departments include:

- Police Department
- Public Works Department
- Parks and Recreation Department
- Development Services
- Code Enforcement
- Engineering Department

Organizations

Major players in the City's institutional structure for housing and community development include nonprofit organizations. The City contracts directly with approximately 6 nonprofit community-based organizations to provide public services to City residents, including a wide range of programs for persons with special needs, homeless, seniors, youth, and other low- and moderate-income populations. For production of affordable housing, the City supplements its own efforts by entering into partnerships with private sector and nonprofit developers and housing development corporations. These nonprofits are listed below:

- Foothill Family Shelter
- House of Ruth
- Inland Fair Housing and Mediation Board

- Inland Valley Hope Partners
- Mercy House
- Ontario Montclair YMCA

San Bernardino County Homeless Coalition

The San Bernardino County Homeless Coalition was established in 1991, out of a concern among members of the community for the growing numbers of homeless families and individuals in San Bernardino County. The Homeless Coalition is represented by the Policy Council who is responsible for advising the staff on goal setting, strategic planning, tactical implementation, and monitoring of the Homeless Coalition. The Policy Council is ultimately responsible to the County Board of Supervisors and the Community Action Partnership of San Bernardino County (CAPSBC).

Under the direction of (CAPSBC), the coalition exists to develop a countywide system that nurtures and strengthens the emergency shelter network system for removing homeless persons from the streets. It also aims to build a program that offers homeless persons the opportunity to reintegrate as contributing members of the community.

The Homeless Coalition is not a direct homeless services provider, but offers information and referral, advocacy, and support to homeless individuals and service providers. It serves as the countywide consortium for the annual Application for Homeless Funding from the Department of Housing and Urban Development (HUD). Since 1997, over $39 million in funding has been obtained for homeless services.

Community Action Partnership of San Bernardino County (CAPSBC)

CAPSBC provides programmatic assistance to low-income families and individuals to help them become stable and self-reliant. CAPSBC operates under a variety of government and private funding sources to administer its various programs and services for the low-income population. The primary grant is the Federal Community Services Block Grant (CSBG), which is administered through the State Department of Community Services and Development. CAPSBC is charged with serving over 800,000 low-income, elderly, homeless and disadvantaged residents of San Bernardino County each year. CAPSBC delivers services to 78 San Bernardino County cities and communities.

CAPSBC activities are overseen by the Community Action Board which is a tripartite board comprised of 15 members: five represent private sector (schools, businesses, etc.); five represent the public sector and are appointed by the San Bernardino Board of Supervisors; five represent the poor and are elected by low-income voters of the respective districts.

California Department of Health Services (CDHS), Childhood Lead Poisoning Prevention Branch (CLPPB)

CDHS compiles information, identifies target areas and analyzes information to design and implement a program of medical follow-up and environmental abatement to reduce childhood lead exposure. Programs operated by the CLPPB include: 1) accreditation of training providers and certification of individuals involved in construction related activities; 2) reporting of elevated blood lead levels by medical laboratories; 3) lead exposure

screening; 4) real estate disclosure of known LBP hazards upon sale of property; and 5) lead related activities in construction work, as well as other various other childhood and occupational lead poisoning prevention programs.

7. Faith-Based Organizations

Recently, there has been great recognition and value given to the contributions of faith-based organizations (FBOs) in providing social services. In the past, FBOs have been particularly visible in providing food, clothing, and shelter to individuals and families in need. More recently faith-based organizations have also taken on a (new) role in helping encourage housing and community development.

Moreover, the significance of faith based organizations in the United States is underlined by President George Bush's creation of the Office of Faith-Based and Community Initiatives. This initiative expands the role of faith based organizations, by requiring Cabinet agencies to create their own Center for Faith-Based and Community Initiatives to work in tandem with the White House OFBCI, to make federal grants available to Faith-Based and Community Initiatives nationwide. Agencies include the following Federal Departments: Health and Human Services; Housing and Urban Development; Department of Labor; Justice; and Education.

B. Gaps in the Institutional Structure

Consolidated Plan requirements include an institutional structure which is an examination of how organizations in the City "deliver" housing and community development. This examination includes identifying the gaps in the institutional structure and developing strategies to address the gaps. Ontario can only achieve its Comprehensive Plan goals and Consolidated Plan strategies if its institutional structure is complete.

As the lead agency for the City of Ontario 2010 – 2014 Consolidated Plan, the Housing and Neighborhood Revitalization Agency desired to gain a better understanding of the gaps and potential strategies needed for collaborative long-term planning. The ideas of the City's housing and community development organizations are crucial to an accurate gaps analysis of the institutional structure. They are even more important to the development and implementation of strategies to overcome the gaps.

Gap in the Institutional Structure: A missing component, such as an organization, a relationship, a service, a project, or an activity.

C. Housing and Community Development Delivery System Strategy

The themes and gaps that emerge from interviews, working groups, and community forum meetings/public hearings provide the basis for cooperative strategies to fill gaps in the City's housing and community development system. As lead entity for Ontario's Consolidated Plan, the Housing and Neighborhood Revitalization Agency's focus on the institutional structure should be a broad strategy of coordination, empowerment, and communication with the public, private, and nonprofit sectors.

D. Priority Strategy for the Housing and Community Development Delivery System

Encourage collaboration among the organizations providing housing, community development, and economic development programs and services in the City. The Housing and Neighborhood Revitalization Agency has an opportunity to take an active leadership role in many of the areas above. These areas include vision, communication and coordination, education, and outreach. The Housing and Neighborhood Revitalization Agency will continue to develop and communicate its vision and mission. This will allow its partners to better understand Housing and Neighborhood Revitalization Agency's role in the housing and community development delivery system.

2010 – 2014 Consolidated Plan
Section XII Anti-Poverty Strategy

A. Poverty in Context

The U.S. Census Bureau follows the Office of Management and Budget's Directive 14 to define poverty. Table 12-1 provides a set of income thresholds that vary by family size and composition to detect who is "poor." If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as public housing, Medicaid, and food stamps). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated individuals under age 15 (such as foster children). They are excluded from the poverty universe—that is, they are considered neither as "poor" nor as "non-poor."

Table 12-1
Income Thresholds for 2008:
Size of Family and Number of Related Children Under 18 Years

Size of Family Unit	Weighted Average Threshold	Related children under 18 years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person unrelated	10,991	N/A								
Under 65 years	11,201	11,201								
65 years and Over	10,326	10,326								
Two people	14,051	N/A								
House holder under 65 years	14,489	14,417	14,480							
House holder under 65 years	13,030	13,014	14,784							
Three people	17,163	16,841	17.330	17,346						
Four people	22,025	22,207	22,570	21,834	21,910					
Five people	26,049	26,781	27,170	26,338	25,694	25,301				
Six people	26,456	30,803	30,925	30,288	29,677	28,769	28,230			
Seven people	33,529	24,442	35,664	34,901	34,369	33,379	32,223	30,955		
Eight people	37,220	39,640	39,990	39,270	38,639	37,744	36,608	35,426	35,125	
Nine people or more	44,346	47,684	47,915	47,278	46,743	45,865	44,656	43,563	43,292	41,624

Source: 2006-2008 American Community Survey 3-Year Estimates Poverty Thresholds for 2008 by Size of Family and Number of Related Children Under 18 Years

The Housing and Community Development Plan covers programs that are designed to help primarily low-income people and neighborhoods and includes an anti-poverty component as part of the plan. The Housing and Neighborhood Revitalization Agency consults with many public, private, and nonprofit organizations to help ensure that its goals, programs, and policies for activities such as producing and preserving affordable housing are effectively coordinated to best reduce the number of poverty level families.

Most of the funds available through the Consolidated Plan assist households with incomes as high as 80% of the area median income. However, the City must develop strategies and programs that targets assistance to families at the lowest income levels and help them rise above the poverty level. This set of strategies is called the Anti-Poverty Strategy. This section will provide an overview of existing services and how the City will complement those services.

B. Analysis of Poverty in City

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. Even modest levels of poverty can prevent people from realizing their goals and dreams.

The 2006-2008 ACS 3-year estimates indicates that 35,702 Ontario residents were living in poverty in 2009, which is 22 percent of the population. This number translates to 4,496 families, or 9 percent of the families in Ontario.

Although most of Ontario's households have higher incomes, a significant number are living at or near poverty. The housing section stated that this division of wealth has significant social consequences and implications for Ontario's market segmentation, housing demand, and affordability.

Female headed households make up 25.1 percent of families living in poverty. More than 31 percent of these families included a child under the age of 18; almost 44 percent of these families included a child under the age of 5.

C. The State's Welfare-to-Work Program

The City's anti-poverty strategy and activities support the overall effort in the State to move low-income families to economic self-sufficiency. The California Department of Health and Social Services is the nexus of the State's welfare-to-work program and is thus the lead anti-poverty agency in the State.

D. Existing Programs

In California, the primary programs for assisting families in poverty are CalWORKS, Food Stamps, and Medi-Cal. Together, these programs combine to provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation. A short description of each is provided below.

1. CalWORKs

The California Work Opportunities for Kids (CalWORKs) program is a time-limited program that provides financial assistance and Welfare-to-Work services to families with children who are deprived of support or care due to the death, incapacity, unemployment/underemployment, or continued absence of one or both parents. Homeless Assistance is included in this program. CalWORKs is administered following Federal and State regulations.

2. Food Stamps

The Food Stamp Program is a nutritional assistance program designed to help single people and families with little or no income to buy food. Food Stamp benefits are issued on an EBT Card that is used just like a bank card at most local food stores. The Food Stamp Program is a Federal State funded program.

3. Medi-Cal

The Medi-Cal program pays for health care for certain needy residents of California, including public assistance recipients. Medi-Cal is supported by federal and state taxes. Pregnant women and children have been the focus of outreach efforts by the State of California for enrollment in the Medi-Cal program.

4. General Relief

The County General Relief (GR) program provides loan assistance to indigent individuals and families in temporary need of housing, food, and/or transportation. General Relief is the only Transitional Assistance Department (TAD) program that is totally funded, as well as administered, by the County of San Bernardino.

5. Child Care

TAD operates a number of child care programs funded by the California Department of Social Services or the Department of Education. These programs provide child care payments to providers on behalf of CalWORKs recipients in approved work or training programs, former CalWORKs recipients, parents in child protective services cases, and the working poor. Payments are reimbursements for child care provided and are paid directly to the provider.

Also available are services designed to treat persons suffering from substance abuse, domestic violence, and mental illness. These programs are administered through TAD. There are an estimated 5,500 city residents who participate in these programs and receive over $120 million in annual benefits.

E. Anti-Poverty Strategy

The City's goal is to help families that are self-sufficient yet still at-risk to increase their financial stability. The focus of the anti-poverty strategy is three-fold: (1) to help these families

accumulate assets, (2) to help these families address issues, such as substance abuse and domestic violence, that may threaten the family's stability, and (3) to provide these families with employment-related supportive services such as child-care. This focus will be incorporated into the programs and policies undertaken by the City as part of this Consolidated Plan.

1. Programs

The City of Ontario is considering a variety of programs. Activities will be described in detail in the City's Annual Action Plan. Potential programs may include:

a. Affordable Housing:

- Support the preservation, rehabilitation and development of suitable, extremely low income housing units

b. Family Stability

- Counseling
- Substance Abuse Services
- Domestic Violence Services

c. Employment Related Supportive Services

- Job Training
- Child Care

2. Policies

- The City will fully comply with Section 3 of the Housing and Community Development Act. Section 3 helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with housing and public construction projects.
- Public services funded through the Consolidated Planning process that promote the self-sufficiency of families in poverty (extremely low-income) will be given preference.
- Firms that accept City contracts that are implemented using federal funds are encouraged to adopt an affirmative hiring policy that gives preference to participants in the County's GAIN Welfare to Work Program.

CITY OF ONTARIO

2010 – 2014 Consolidated Plan

Section XIII Strategic Plan

SECTION XIII STRATEGIC PLAN

The Strategic Plan section of the Consolidated Plan summarizes Ontario's five (5) year strategies and objectives to address the needs described earlier in the Consolidated Plan. To carry out each objective, the City of Ontario Housing and Neighborhood Revitalization Agency has developed measurable actions that it will undertake each year.

The City of Ontario 2010-2014 Consolidated Plan includes five Annual Action Plans. Each of these plans will describe the activities planned for the coming program year to carry out the five (5) year strategies. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in carrying out the strategies, objectives, and actions.

A. Strategies

Ontario developed priority strategies and objectives to meet the housing and community development needs described in earlier sections. It also set other strategies regarding some specific issues.

Consolidated Plan Goals

The City's strategies, objectives, and activities for the Consolidated Plan must meet Federal goals. Regulations state that the Consolidated Plan's activities should meet one of the following three objectives:

- Decent Housing
- Sustainable Living Environment
- Economic Opportunity

In addition, all activities must result in one of the three following outcomes:

- Availability/accessibility
- Affordability
- Sustainability

The City's Priority Strategies

Through the citizen participation and consultation process described in the Section III - Consolidated Plan Development, the City of Ontario Housing and Neighborhood Revitalization Agency developed top-level strategic goals to meet the priority needs. It will invest its CDBG, HOME, and ESG funds according to these strategies

Housing Strategy

1. Preserve existing rental and owner-occupied housing resources.

2. Increase affordable homeownership opportunities, particularly for low and moderate income persons.

3. Expand affordable rental housing opportunities, particularly for low income persons.

Homeless Strategy

1. Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.

Special Needs Strategy

1. Provide supportive services for special needs population.

Fair Housing Strategy

1. Continue to implement the Fair Housing laws by providing funding to further fair housing.

Public Housing Strategy

1. Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City.

Lead Hazard Strategy

1. Reduce the number of housing units with lead paint hazards through education, inspection and rehabilitation.

Community Development Strategy

1. Provide needed public infrastructure and neighborhood improvements in target lower and moderate income neighborhoods.

2. Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

3. Provide needed community services to serve lower and moderate income residents.

4. Expand the City's economic base and promote greater employment opportunities.

The City of Ontario Housing and Neighborhood Revitalization Agency will provide CDBG, HOME, and ESG funds to projects that help meet the above strategies during one or more of the five (5) program years covered by the City of Ontario 2010-2014 Consolidated Plan.

B. General Priorities for Investment

The Strategic Plan must identify Ontario's general priorities for activities and HUD-supported investments to address affordable housing needs, homelessness, the need of non-homeless persons who require supportive housing, and non-housing community development needs. These general and relative priorities will help guide HUD-supported housing and community development initiatives in Ontario during the period covered by this plan.

General priorities are those shown as "H" (for "high) as shown on the priorities needs tables in earlier sections of this document. These are the priority needs tables that address affordable housing needs (HUD Table 2A), homelessness (HUD Table 1A), the need of non-homeless persons who required supportive housing (HUD Table 1B), and non-housing community development needs (HUD Table 2B). These priorities are not intended to preclude nor impede use of HUD or other government/private resources when other documented priority needs are known to exist or can be established.

C. Geographic Priorities for Investment

Most general priorities in this Strategic Plan are focused on meeting the housing and community development needs of low-income households and neighborhoods throughout the City of Ontario. Some housing and community development revitalization initiatives are targeted to low income residents or specific neighborhoods.

Basis for Assigning Priorities

The narrative for each table contains a description of the basis for assigning priorities. Please consult each needs section for this explanation.

Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs have been identified through the housing and community development needs assessment and input from the citizen participation process. Some of these needs were identified in the previous Consolidated Plan, while others were identified in this one.

Housing and Services

Housing market characteristics having the greatest influence on the City's use of funds to support affordable housing are the average purchase price of home in Ontario, the extremely low rental vacancy rate, and the lack of new multi-family rental construction. Based on these factors, funds have been targeted for multi-family new construction, acquisition and rehabilitation, homeownership programs and rental assistance for low and moderate income homeowners.

Other factors that may influence future funding decisions are:

- NIMBY, the "Not in My Back Yard" syndrome, including the stigma attached to housing for special needs populations.
- Insufficient services capacity to address simultaneous homeless, working poor, and welfare reform initiatives.

Resources, Regulations, Policies

- Shifting Federal/State programs and policies and uncertainty about future program availability and funding streams.

- Federal regulations that limit flexibility or prohibit use of resources otherwise available to meet priority needs.
- Local policies and code restrictions/requirements that constrain affordable housing development and increase costs.
- Resource/regulatory/policy impediments to housing and services for persons with mental illness or multiply diagnosed and exiting medical or correctional institutions.
- Insufficient operational capacity for CHDOs and other nonprofits to undertake and sustain housing initiatives.

D. Goals, Strategies, and Objectives Matrix

Ontario's Consolidated Plan activities must meet one of the three national goals set for the Consolidated Plan by HUD except for its administrative activities. As the lead entity for the Consolidated Plan, the City of Ontario Housing and Neighborhood Revitalization Agency is responsible for ensuring that Consolidated Plan activities meet these goals.

Tables 13-1 through 13-7 summarize the City's five (5) year strategies and objectives in relation to the national goals for the Consolidated Plan. The City of Ontario Housing and Neighborhood Revitalization Agency will update this table in each year's Annual Action Plan and CAPER to reflect actions and accomplishments. Such updates will allow citizens and other organizations to track the City of Ontario's performance.

Table 13-1
Housing Strategy
(National Objective: Decent Housing; Outcome: Affordability)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Preserve existing rental and owner-occupied housing resources			
Provide programs and support activities to rehabilitate single-family homes	• Ontario CARES (Exterior Beautification Grants) (1,000)	Housing Units Assisted	1,000
Provide programs and support activities to rehabilitate multi-family structures	• Community Housing Development Organizations (CHDOs) Housing Program (15) • Multi-Family Housing Rehabilitation and New Construction Program (28)	Housing Units Assisted	43
Conduct code enforcement inspections	• Community Improvement Team (CIT)	Units Inspected	10,000
Support market recovery of foreclosed homes	• Foreclosure Opportunities Response Team (FORT)	Units Inspected	1,000
Assist low-income homeowners remain in their homes by providing funding for needed repairs to items presenting a threat to health or safety in the home	• Emergency Grant Program	Housing Units Assisted	150
Goal 2: Increase affordable homeownership opportunities, particularly for low and moderate income persons			
Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable homeownership units.	• Community Housing Development Organizations (CHDOs) Housing Program	Housing Units	1
Provide homebuyers' assistance to first-time purchasers of existing homeownership units.	• Ontario OPEN House Program	Households	10
Goal 3: Expand affordable rental housing opportunities, particularly for low-income persons			
Continue to monitor units that are at risk of converting to market rate units.	• Monitor units with affordable housing covenants	Monitored Units	9,055
Proactively pursue opportunities to increase the number of federally allocated Section 8 vouchers.	• Apply for Section 8 Vouchers	N/A	N/A
Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable multi-family rental units.	• Multi-Family Housing Rehabilitation and New Construction Program	Housing Units	395

Table 13-2
Homeless Strategy
(National Objective: Decent Housing; Outcome: Availability/Accessibility)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services			
Support the efforts of local non-profit agencies that apply for funding to locate homeless/transitional facilities within the City	• Mercy House Center Ontario (12,500) • Assisi House and Aftercare Services Program (300) • Foothill Family Shelter, Inc. (270) • SOVA Hunger Center (50,000) • Services for Battered Women and Children (5,000) • Rapid Re-Housing Program (50) • Homelessness Prevention Program (100)	Persons	68,220

Table 13-3
Special Needs Strategy
(National Objective: Sustainable Living Environment; Outcome: Availability/Accessibility)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Provide supportive services for special needs population			
Provide funding to organizations that serve special needs populations	• Senior Services (Inland Fair Housing and Mediation Board)	Persons	4,500

Table 13-4
Fair Housing Strategy
(National Objective: Sustainable Living Environment; Outcome: Availability/Accessibility)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Continue to implement the Fair Housing laws by providing funding to further fair housing			
Support organizations that assist individuals with fair housing complaints and landlord/tenant mediation issues	• Fair Housing (Inland Fair Housing and Mediation Board) (500) • Landlord/Tenant Mediation Services (Inland Fair Housing and Mediation Board) (6,500)	Persons	7,000

Table 13-5
Public Housing Strategy
(National Objective: Decent Housing; Outcome: Affordability)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Continue to support the on-going efforts of the Housing Authority of San Bernardino County and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City.			
Pursue opportunities to increase the number of federally allocated Section 8 vouchers	• Housing Authority of the County of San Bernardino • Ontario Housing Authority	N/A	N/A

Table 13-6
Lead Hazard Strategy
(National Objective: Decent Housing; Outcome: Affordability)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation			
Assist households with the appropriate lead paint inspection, testing, and abatement	• Ontario CARES (Emergency Grants and Exterior Beautification Grants) (1,400) • Community Housing Development Organizations (CHDOs) Housing Program (31)	Housing Units Assisted	1,431

Table 13-7
Community Development Strategy
(National Objective: Sustainable Living Environment; Outcome: Availability/Accessibility)

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 1: Provide needed public infrastructure and neighborhood improvements in target lower and moderate income neighborhoods			
Oversee the reconstruction and installation of streets and sidewalks	• Wheelchair Ramp Installation (100,000) • Sidewalk Reconstruction Program (50,000)	Persons	150,000
Goal 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.			
Rehabilitate community centers, public facilities, and parks as funding permits	• Water conservation (10) • Energy efficient lighting (7)	Public Facilities	17

PROPOSED PRIORITIES/ FIVE YEAR ACCOMPLISHMENT GOALS	PLANNED ACTIVITIES/PROGRAMS	PERFORMANCE MEASURES	5-YEAR GOALS
Goal 3: Provide needed community services to serve lower and moderate income residents			
Support public service programs that serve low- and moderate-income individuals	• COPS Program (10,000) • Child Care Subsidies Ontario-Montclair YMCA (125)	Persons	50,125
Goal 4: Expand the City's economic base and promote greater employment opportunities			
Provide public service programs to serve low- and moderate-income individuals	None planned	N/A	N/A

E. Other Strategies

The City must also develop strategies to carry out specific national Consolidated Plan objectives. These include strategies to:

- Address impediments to fair housing.
- Reduce lead-based paint hazards.
- Move low-income persons to self-sufficiency (called an *anti-poverty strategy* in the regulations).
- Address barriers to affordable housing.
- Monitor all projects and programs.

Therefore, the Housing and Neighborhood Revitalization Agency developed the following four additional strategies:

1. Work with the public, private, and nonprofit sectors to identify impediments to fair housing choice and develop strategies to overcome them.
2. Collaborate with State and local agencies, nonprofit groups, and the private sector to reduce housing-related lead-based paint hazards, especially for low income families and children.
3. Support State and City efforts to move low income persons to economic self-sufficiency.
4. Encourage collaboration among the organizations providing housing, community development, and economic development programs and services in the city.

Although Consolidated Plan regulations require the City of Ontario to carry out these other strategies during the years covered by the Consolidated Plan, they do not require it to fund specific projects related to these goals.

The five-year Consolidated Plan also has other strategies detailed in the previous needs assessment sections, such as:

- Anti-poverty strategy.
- Strategy to remove barriers to affordable housing.
- Strategy to reduce lead-based paint hazards.
- Fair housing strategies.
- Strategy to promote for cooperation and coordination.
- Strategy to remove gaps in the institutional structure.

Measurable actions for each strategy are listed in each year's Annual Action Plan.

F. Performance Evaluation System

The City's Consolidated Plan activities must meet one of the three national objectives set by HUD for all but its administrative activities. As the lead entity for the Consolidated Plan, the City of Ontario Housing and Neighborhood Revitalization Agency is responsible for ensuring the Consolidated Plan meets these three national objectives. The City of Ontario Housing and

Neighborhood Revitalization Agency must also ensure that its HUD-funded activities carried out under the Consolidated Plan meet its five (5) year strategies and objectives.

The City of Ontario Housing and Neighborhood Revitalization Agency helps ensure that Consolidated Plan activities meet these goals, strategies, and objectives through a measurement system that quantifies achievement.

CITY OF ONTARIO

2010 – 2014 Consolidated Plan
Section XIV Monitoring Standards and Procedures

SECTION XIV MONITORING STANDARDS AND PROCEDURES

A. Project Monitoring

Monitoring of the Housing and Neighborhood Revitalization Agency's contractors and subrecipient partners is not just a regulatory process or a fact-finding mission. Rather, it involves effective communication and cooperative, problem-solving relationships between Housing and Neighborhood Revitalization Agency and its contractors/subrecipients.

1. What is a Subrecipient?

A subrecipient is an organization receiving CDBG, HOME or ESG funds from the Housing and Neighborhood Revitalization.

The Housing and Neighborhood Revitalization Agency monitors all CDBG, HOME, and ESG programs. CHDO's are monitored when new contracts or contract amendments are executed. The review for recertification will include, among other things, a review of the Board of Directors, capability of current staff, review of financial statements and mission statements, review of past and current projects.

Each program requires a written agreement between the recipient and the subrecipient. The requirements demand that the agreement remain in effect throughout the period that the subrecipient has control over funds. In addition, regulations prescribe the provisions that the agreement must contain. These provisions include a statement of work (description of work, budget, and time schedule); records and reports, program income, uniform administrative requirements, other program requirements such as fair housing, labor, displacement, employment opportunities, lead-based paint, debarred contractors, conflict of interest, restrictions for certain resident aliens (as described in 24 CFR Part 49); provisions for Community Housing Development Organizations, religious entities, the Architectural Barriers Act and the Americans with Disabilities Act.

2. Project Monitoring Process

When it awards a grant, the Agency develops an individual monitoring schedule for each contractor/subrecipient that includes the following items:

- Desk monitoring
- Performance reports
- Annual onsite reviews

These three items combine to provide a clear and timely picture of each contractor/subrecipient's progress. The following narrative explains each of these three items in more detail.

a. Desk Monitoring

Housing and Neighborhood Revitalization Agency staff reviews copies of case files to ensure complete and accurate documentation regarding the following items:

- Client eligibility.

- Property eligibility.
- Appropriate funding levels for the activity.
- Compliance with all program requirements (i.e. environmental review).

b. Performance Reports

Housing and Neighborhood Revitalization Agency requires performance reports so it can assess a project's progress and better ensure timeliness. For capital projects and public service grants, reports are required on a quarterly basis. Housing program reports are obtained based upon specifics of the programs' operations.

c. Annual Onsite Reviews

Housing and Neighborhood Revitalization Agency, as appropriate, also provides annual on-site reviews of a project so it can assess capabilities of staff and review case files.

These three items combine to provide a clear and timely picture of each sub-recipient's progress. For housing projects, the Housing and Neighborhood Revitalization Agency has additional monitoring procedures that provide the following assurances:

- Ensure consistency with primary objective—not less than 70 percent of CDBG funds used during the program year must be for activities that benefit low- and moderate-income persons.
- Ensure each activity meets the criteria for one or more of the national objectives.
- Compliance with all other regulatory eligibility requirements for each activity.
- Compliance with the Consolidated Plan regulations regarding displacement.
- Compliance with all other applicable laws and program requirements.
- Ensure production and accountability.
- Evaluate organizational and project performance.

The Housing and Neighborhood Revitalization Agency achieves success through:

- Pre-award screening, risk assessment, and orientation.
- Strong written agreements.
- Performance standards and program objectives.
- Defined monitoring visits for each subrecipient partner: quarterly, semi-annually, and/or annually.

3. Monitoring Staff

The Housing and Neighborhood Revitalization Agency periodically reports on the progress of each project.

Housing and Neighborhood Revitalization Agency staff has the following monitoring duties:

- Oversee the planning and budgeting process to ensure that projects and programs are consistent with the Consolidated Plan's identified high- and possibly medium-priority objectives and grant requirements. Staff will also provide technical guidance regarding Affirmative Marketing and Fair Housing practices.
- Provide technical guidance with each subrecipient partner regarding: program structure, income requirements, and document compliance. Staff will review the City's monthly expenditure reports. At a minimum, staff will perform quarterly drawdowns in HUD's Integrated Disbursement and Information System (IDIS) against the appropriate grant. For IDIS, staff will gather quarterly program statistical reports from the subrecipient partners and update all necessary fields from setup to completion of each project and activity. Regular updating and draws will ensure meeting the CDBG timeliness deadline and HOME's program year deadline. As needed, staff will perform environmental reviews and Davis Bacon monitoring.
- Review the invoices from each subrecipient and ensure timeliness with expenditures.
- Provide technical guidance regarding all housing construction, demolition, and rehabilitation projects ensuring the correct number of units, timeliness in build-out, and approval of payments. For new construction, ensure compliance with all applicable local codes, ordinances, and zoning ordinances at the time of project completion.
- Provide monitoring orientation with all subrecipient partners and establish monitoring visits. The monitoring orientation includes the timing for monitoring visits. Subrecipient partners without problems or significant findings receive annual or semi-annual monitoring visits, while new subrecipients and subrecipients with significant problems or complex projects receive quarterly visits.

4. Community Based Organizations

Community-Based Organizations (CBOs) are funded for a wide variety of CDBG and ESG-funded activities, especially public services. However, their experience and training in implementing these activities in compliance with applicable statutory and regulatory requirements vary widely.

In addition, some projects are a one-time City effort while others are ongoing activities. Based on this diversity, the City has determined that some of these projects can represent the highest potential for risk, while others represent a very low risk. Therefore, completed projects will be candidates for the full range of monitoring tools. Ongoing CBO projects receive annual on-site monitoring visits.

5. HOME-Assisted Activities

As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted units as affordable housing and in compliance with Housing Quality Standards (HQS). A site visit is made to each development and multifamily rehabilitation project in order to conduct mandatory tenant file reviews and physical inspections. The greater of 10 units, or 10 percent of the total development units are inspected and tenant files reviewed. All sampling is performed randomly. Tenant file reviews consist of evaluating documentation.

B. Consolidated Plan Monitoring

The Housing and Neighborhood Revitalization Agency understands that monitoring the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete.

To ensure that the City's CDBG, HOME, and ESG programs further Consolidated Plan goals, the Housing and Neighborhood Revitalization Agency incorporates the Consolidated Plan's strategies, objectives, and activities into its work plan. Housing and Neighborhood Revitalization Agency will measure its achievement of Consolidated Plan goals by the same standards used to evaluate all programs and activities.

The Housing and Neighborhood Revitalization Agency will continue to analyze operations and controls to determine whether risks are being identified and reduced, acceptable policies and procedures are being followed, established standards are being met, resources are used efficiently and economically, and that objectives are achieved.

The Housing and Neighborhood Revitalization Agency prepares documentation and reports as required by HUD, including the Consolidated Annual Performance and Evaluation Report (CAPER). Using a substantial citizen participation and consultation process, the CAPER describes each year's performance regarding Consolidated Plan strategies, objectives, actions, and projects

C. Monitoring Strategy

As the lead agency for the CDBG, HOME, and ESG programs, the Housing and Neighborhood Revitalization Agency is refining monitoring procedures to ensure that projects have measurable outcomes. This refinement will allow assessment of progress toward the specified goals and objectives of the projects, as well as ensuring long-term compliance with all applicable program regulations and statutes. Housing and Neighborhood Revitalization Agency will publish any proposed significant changes to monitoring standards and procedures in a future Annual Action Plan so that citizens and grant recipients may comment on those changes.

2010 – 2014 Consolidated Plan
Section XV Leveraging

SECTION XV LEVERAGING

A. Federal Resources

Funds from the U.S. Department of Housing and Urban Development (HUD), which operates in excess of 100 programs, and a variety of other Federal sources are available to address the Consolidated Plan's priority needs, such as grants and other revenues that provide funding to Ontario or other organizations within the City.

1. Brownfields Economic Development Initiative (BEDI) Grants

BEDI grants target Economic Development Initiative funds to brownfields projects. BEDI grants are made to local governments for use in supporting brownfield redevelopment activities and projects financed in whole or in part with Section 108 loan guarantees.

2. Community Outreach Partnership Center (COPC) Program

This HUD program provides funding for universities to become more involved in community development activities.

3. Community Services Block Grant (CSBG)

This program can fund activities to implement anti-poverty activities such as housing counseling, emergency assistance and other supportive services.

4. Department of Energy

The U.S. Department of Energy provides funds to carry out weatherization and energy assistance programs for low-income homeowners and tenants.

5. Emergency Food and Shelter Program

The Emergency Food and Shelter Program, formerly known as FEMA, is another source of Federal formula funds that are awarded annually to local jurisdictions to aid the homeless and near homeless. With the exception of major shelter development, the eligible activities for this program are essentially the same as ESG (i.e. essential services, shelter operating support and homeless prevention.) Funds are generally distributed through local United Way.

6. Federal Tax Credit and Tax Exempt Programs

The U.S. Department of the Treasury and the Internal Revenue Service oversees several useful and important Federal housing and related programs. Most of these programs are administered by State agencies.

a. Federal New Markets Tax Credit (NMTC) Program

The New Markets Tax Credit (NMTC) Program, which is administered by the U.S. Department of the Treasury's Community Development Financial Institutions (CDFI), permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to

provide investments in low-income communities. The credit provided to the investor totals 39% of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period. NMTCs will be allocated annually by the Fund to CDEs under a competitive application process. These CDEs will then sell the credits to taxable investors in exchange for stock or a capital interest in the CDEs. To qualify as a CDE, an entity must be a domestic corporation or partnership that: 1) has a mission of serving, or providing investment capital for, low-income communities or low-income persons; 2) maintains accountability to residents of low-income communities through their representation on a governing board of or advisory board to the entity; and 3) has been certified as a CDE by the CDFI Fund. The Fund is currently accepting applications from entities seeking CDE certification. A listing of current CDEs may be found at http://www.cdfifund.gov.

b. Federal Rehabilitation Tax Credit (a/k/a Historic Tax Credit)

The Rehabilitation Tax Credit is a two-tiered program, because there are two tax credit rates based on the status or age of the buildings. The 20% credit is available for income-producing buildings that are considered certified historic structures (Historic Tax Credit). Federal historic tax credits are available for buildings listed in the *National Register of Historic Places* or located in certain historic districts that are substantially rehabilitated for income-producing purposes according to standards set by the Secretary of the Interior. The 10% credit is available for non-residential income producing buildings originally used before 1936, which are not certified historic structures. Consequently, the two credits are mutually exclusive.

c. Low Income Housing Tax Credits

The Low Income Housing Tax Credit Program (LIHTC) is an Internal Revenue Service program (IRC Section 42) that provides federal income tax credits to owners of rental housing where a number of units are set-aside for low and moderate-income families. The California Tax Credit Allocation Committee (TCAC) administers the Federal, as well as a State, Low-Income Housing Tax Credit Program (see State programs for a discussion of the State Low-Income Housing Tax Credit Program. Under the Program, owners "sell" the tax credit to investors and use the proceeds to support the development cost of the project.

Developments that are financed with the proceeds of tax-exempt bonds may also receive federal tax credit (See Tax-Exempt Private Activity Bond Program). In this instance, the developer/owner of a tax-exempt development must apply to TCAC and must conform to the federal and state statutory and regulatory requirements, but there is no annual “cap” on the amount of credit that may be awarded by the state to such developments. The credit available is based on approximately 4% (instead of 9%) of the “qualified basis” of the development.

d. Tax-Exempt Private Activity Bond Program

The Tax Exempt Private Activity Bond Program is an Internal Revenue Service program (IRC Section 146) that permits the issuance of tax-exempt bonds to finance certain activities, including single- and multi-family housing development and rehabilitation. The California Debt Limit Allocation Committee (CDLAC) administers Tax Exempt Private Activity Bond Program in California.

7. Head Start/Early Head Start

This program awards grants to local public and private nonprofit and for-profit agencies for comprehensive child development services for children and families. Intended primarily for low-income families, the program fosters the development of children and enables them to deal more effectively with both their present environment and later responsibilities in school and community life.

Programs and funds at the State level are available to address the Consolidated Plan's priority needs, such as grants and other revenues that provide funding to the City or other organizations within Ontario.

8. Homeless Programs – The Continuum of Care

The Continuum of Care is a set of three competitive programs based on the law of the McKinney - Vento Homeless Assistance Act to address the problems of homelessness in a comprehensive manner in concert with other federal agencies.

a. Shelter Plus Care (S+C)

Shelter Plus Care (S+C) provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The program allows for a variety of housing choices such as group homes or individual units, coupled with a range of supportive services (funded by other sources). Grantees must match the rental assistance with supportive services that are at least equal in value to the amount of HUD's rental assistance. States, local governments, and public housing agencies may apply for Shelter Plus Care grants.

b. Single Room Occupancy Program (SRO)

The Single Room Occupancy (SRO) Program provides Section 8 rental assistance for moderate rehabilitation of buildings with SRO units-single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. A public housing authority makes Section 8 rental assistance payments to the landlords for the homeless people who rent the rehabilitated units. SRO units are less expensive to rent than regular apartments, so they often serve as the only affordable housing option for many low-income individuals and homeless persons. Such units are in short supply, however, since they yield negligible profits for building owners. Public housing agencies and private nonprofit organizations may apply. Nonprofit organizations must subcontract with public housing agencies to administer the rental assistance.

c. Supportive Housing Program (SHP)

SHP helps develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives. Eligible applicants include States, local governments, other government agencies (such as public housing agencies), private nonprofit organizations, and community mental health associations that are public nonprofit organizations. After HUD publishes a Notice of Funding Availability (NOFA) for Continuum of Care Homeless Assistance in the Federal Register, applicants must submit specific information about a proposed project, along with their Continuum of Care application. Each application must include a certification that the project is consistent with the Consolidated Plan of the jurisdiction where each proposed project is found.

9. HOPE VI (Public Housing Revitalization)

The HOPE VI (Public Housing Revitalization) Program was developed as a result of the National Commission on Severely Distressed Public Housing. The Commission recommended revitalization in three general areas: physical improvements, management improvements, and social and community services to address resident needs. Any public housing authority (PHA) that operates public housing units with severe problems-such as crime, maintenance, and safety problems is eligible to apply for HOPE VI. HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, planning and technical assistance, and planning and implementation of self-sufficiency programs. It encourages PHAs to seek new partnerships with private entities to create mixed-finance and mixed-income affordable housing that is radically different from traditional public housing "projects." PHAs administer the program, and can use the grants in conjunction with modernization funds or other HUD funds, as well as municipal and State contribution, public and private loans, and low-income tax credit equity. While most of the funds are to be used for capital costs, a limited amount may be used for self-sufficiency programs. Appropriations are distributed through an annual national competition. PHAs respond to a Notice of Funding Availability (NOFA) published in the Federal Register by submitting an application to HUD. Each year's NOFA and application kit are automatically mailed to each eligible PHA upon publication.

10. Housing Opportunities for Persons with AIDS (HOPWA)

This program provides both entitlement and competitive grants for housing assistance and supportive services for low-income persons with AIDS and related diseases. It can be used for acquisition, rehabilitation, conversion, lease, repair of facilities, new construction, project-based or tenant-based rental assistance, planning, support services, operating costs, short-term payments (rent, mortgage, utility), and administrative expenses.

11. HUD Assisted Living Conversion Program

This program provides nonprofit owners of eligible developments with a grant to convert some or all of the dwelling units in the project into an assisted living home for the frail

elderly. The state must license and regulate the assisted living home. This program provides funding for the physical costs of converting some or all of the units of an eligible development into an assisted living home, including the unit configuration, common and services space, and any necessary remodeling, consistent with HUD or state statute/regulations (whichever is more stringent). There must be sufficient community space to accommodate a central kitchen or dining facility, lounges, recreation, and other multiple-areas available to all residents of the project, or office/staff spaces. The owners either directly or through a third party must provide funding for the supportive services. Only private nonprofit owners of Section 202, Section 8 project-based housing developments that are designated primarily for occupancy by the elderly for at least five years are eligible for funding. A private nonprofit of an unused/underutilized commercial property is also eligible.

12. HUD Service Coordinators in Multi-Family Housing

The purpose of this Service Coordinator program is to allow non-profit multifamily housing owners to assist elderly individuals and people with disabilities living in HUD-assisted housing and in the surrounding area to obtain needed supportive services from the community, in order to enable them to continue living as independently as possible in their own homes. Eligible programs include HUD Sec. 202, 221/236, and Section 8: Project-based assistance. The number of units in the property and a 1:5 staffing ratio determines the maximum grant. Service Coordinator grants are awarded competitively each year, with priority going to Assisted Living Conversion Program sites.

13. Lead-Based Paint and Lead Hazard Reduction Demonstration Grant Programs

The purpose of the Lead-Based Paint Hazard Control (LHC) and the Lead Hazard Reduction (LHRD) grant programs is to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants. The Lead-Based Paint Hazard control Grant program is the largest program in terms of dollar amount and number of grants. Funding opportunities are published in the annual Notice of Funding Availability (NOFA).

14. Multifamily Housing and Health Care Facilities Mortgage Insurance Programs

The Federal Housing Administration (FHA), part of the U.S. Department of Housing and Urban Development (HUD), provides mortgage insurance programs that make capital available for, and facilitate the development of, multifamily rental housing and healthcare facilities. FHA insures loans that are originated by private, HUD-approved lenders. Project sponsors are responsible for finding a HUD-approved lender to write the loan and for submitting an application for commitment to the local HUD office.

15. Public Works and Development Facilities Program

Grants are provided to help distressed communities attract new industries, encourage business expansion, diversify local economies, and generate long-term, private-sector jobs. Projects funded include water and sewer facilities primarily serving industry and commerce, access roads to industrial parks or sites, port improvements, and business incubator facilities. A proposed project must be located within or provide a substantial direct benefit to an area in

severe economic distress, that is, one that is experiencing high unemployment, low per capita income, or sudden economic changes such as those caused by a military base closure.

16. Rebuild America

Rebuild America helps community and regional partnerships improve the energy efficiency of commercial and multifamily buildings. Partners may include government agencies, economic development organizations, energy services companies, financial institutions, utilities, private businesses, and nonprofit organizations. Rebuild America provides technical assistance and helps identify sources for financial assistance but does not provide funding or financing for building projects.

17. Section 108 Loan Guarantee (Section 108)

Through Section 108, HUD guarantees notes issued by units of general local government. Funds finance economic revitalization and development activities that include housing and rehabilitation of privately owned buildings for residential purposes; expansion of for-profit businesses; financing and rehabilitation of low-income and public housing; acquisition, construction, or rehabilitation of neighbor-hood and community facilities; site improvement on community-owned land leased to a developer for a commercial or industrial development project; site development; purchase of land or buildings for economic development; and infrastructure development that includes street reconstruction and/or sewer system repairs.

18. Supportive Housing for Persons with Disabilities (Section 811)

This competitive Federal program funds nonprofit organizations to develop housing designed to accommodate the special needs of persons with disabilities. It also provides supportive services that address the individual health and other needs of such persons. Houses may be group homes, independent living facilities, or intermediate care facilities. Assistance is in the form of capital advances and rental assistance. A set-aside exists under this program for persons disabled due to HIV. Eligible applicants are private nonprofit organizations. Private nonprofit sponsors apply directly to HUD in response to a Notice of Funding Availability (NOFA) published in the Federal Register each fiscal year. Applications must be submitted to the Los Angeles HUD field office. Awards are usually announced in September.

19. Supportive Housing for the Elderly (Section 202)

This competitive Federal program funds nonprofit organizations to develop housing designed to accommodate the special needs of elderly persons and provide a range of services tailored to their needs. Assistance is in the form of capital advances and rental assistance. Recipients can use the funds for acquisition, rehabilitation, new construction, rental assistance, and supportive services. Private nonprofit sponsors apply directly to HUD in response to a Notice of Funding Availability (NOFA) published in the Federal Register each fiscal year. Applications must be submitted to the Los Angeles HUD Field Office. Awards are usually announced in September.

20. Surplus Housing to Assist the Homeless

This program leases suitable Federal properties, rent free, to organizations serving the homeless. The organizations must pay operating and any rehabilitation and/or renovation costs.

21. VA Homeless Providers Grant and Per Diem

The Veteran's Administration's Homeless Providers Grant and Per Diem Program is offered annually, as funding permits, by the Department of Veterans Affairs Health Care for Homeless Veterans Programs to fund community agencies providing services to homeless veterans. The purpose is to promote the development and provision of supportive housing and/or supportive services with the goal of helping homeless veterans achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination. Only programs with supportive housing (up to 24 months) or service centers (offering services such as case management, education, crisis intervention, counseling, etc.) are eligible for these funds. The program has two levels of funding: the Grant portion and the Per Diem portion. Currently grants of up to 65 percent of the project are awarded for the construction, acquisition, or renovation of facilities or to purchase vans to provide outreach and services to veterans. The program may provide partial operating funds for programs through per diem payments. Priority in awarding the Per Diem funds goes to the recipients of Grants. Non-Grant programs may qualify if they meet these criteria: (1) at least 75 percent of those receiving supportive services are veterans, and (2) provide supportive housing or a homeless service center.

22. Youthbuild

This program provides assistance for activities and services to assist economically disadvantaged youth to obtain education and employment skills and to expand the supply of permanent affordable housing. It may be used for planning grants or implementation grants that may be used for architectural and engineering work, acquisition, rehabilitation, construction, relocation, administrative costs, and education and job training services. Activities may also include counseling, leadership skill development, support services, wages, stipends and benefits to participants, operating expenses, replacement reserves, legal fees, and training and technical assistance for the applicant.

B. Local Public Resources

Local funds and programs are also available to address the Consolidated Plan's priority needs.

1. City of Ontario Housing and Neighborhood Revitalization Agency Programs

The City of Ontario's Housing and Neighborhood Revitalization Agency implements the following programs that help to address the Consolidated Plan's priority needs.

a. Emergency Grants

This program provides eligible property owners with a free grant to assist with housing improvements related to health and/or safety issues.

b. Housing Development Programs

The City of Ontario Housing and Neighborhood Revitalization Agency offers housing development programs for the rehabilitation of single and multi-family housing and the development of new affordable housing units, including senior housing. The Agency has the ability to issue multi-family Mortgage Revenue Bonds (MRBs) that provide low interest loans or grants for acquisition or rehabilitation of affordable housing projects.

c. Ontario CARES Exterior Beautification Program

The City of Ontario Housing and Neighborhood Revitalization Agency implements the comprehensive Ontario CARES Neighborhood Revitalization Program and coordinates a number of City resources within selected focus neighborhoods, currently Lincoln School Focus Area and Mission Boulevard Focus Area. The components of this multi-agency program include the following programs:

- Code Enforcement
- Arterial street improvements
- Re-Leaf Program
- Exterior Improvement Program
- Sidewalk Program – Safe Route to Schools

Through the CARES Exterior Beautification Program, eligible property owners within focus neighborhoods are provided a grant for exterior paint and/or installation of frontal landscape.

d. Ontario OPEN House Program

The City of Ontario Housing and Neighborhood Revitalization Agency will share in the appreciation of the value of the property in an amount equal to the percentage in accordance with equity share provisions. The City's share of the appreciation will be collected at time of resale or transfer of the home during the 45-year term of the mortgage. With proper documentation, capital improvements, in excess of $250 per receipt, made to the property during the term of the loan will be deducted from the appreciation. There is a provision to ensure that the participant will always receive back their initial investment.

2. Community Action Partnership of San Bernardino County (CAPSBC)

The Community Action Partnership of San Bernardino County provides programmatic assistance to low-income families and individuals to help them become stable and self-reliant. CAPSBC operates under a variety of government and private funding sources to administer its various programs and services for the low-income population. The primary grant is the Federal Community Services Block Grant (CSBG), which is administered through the State Department of Community Services and Development. CAPSBC is charged with serving over 800,000 low-income, elderly, homeless and disadvantaged

residents of San Bernardino County each year. CAPSBC delivers services to 78 San Bernardino County cities and communities.

3. Housing Authority of the County of San Bernardino (HACSB)

The HACSB currently administers Public Housing, scattered site, Section 8 and resident services programs. The Public Housing program is comprised of 2,797 units owned and/or managed by the HACSB. The majority of these units was developed with Department of Housing and Urban (HUD) funding and continues to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the county and other non-profit agencies. At present, the HACSB manages a portfolio of 1,661 different sites in 21 cities and communities.

Programs administered by the HACSB include:

a. Family Unification Program

The purpose of the Family Unification Program is to promote family unification by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation, or imminent separation of children from their families. The HACSB integrates the Housing Choice Voucher program with counseling and services provided by the County of San Bernardino Department of Children's Services that will allow children to make an early return or remain in the home.

b. Section 8 Housing Choice Voucher Program

Under Section 8 Housing Choice Voucher Program, the HACSB makes subsidy payments to property owners on behalf of very low-income families. Assistance is provided to very low-income families including senior citizens, disabled, handicapped, and other individuals. The owner is required to provide decent, safe, and sanitary housing to tenants at a reasonable rent. Inspections are performed initially and at least once annually thereafter to insure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions.

c. Shelter Plus Care Program

The Shelter Plus Care Program was designed to contribute to the countywide public/private partnership system to strengthen services available to families and individuals. Families are referred to the HACSB by the Department of Behavioral Health and must comply with supportive service providers. Linking affordable housing to resources and services ranging from job training, health care, day care, and education allows the tenants an opportunity to attain economic and social independence without undue hardship and concern for the welfare of their families. Under Shelter Plus Care I, assistance is limited to families requiring 1 or 2 bedroom units. Shelter Plus Care II is for all bedroom sizes but tenants must participate in the Family Self Sufficiency Program.

d. Tenant Based Assistance Program

The Tenant Based Assistance Program is a partnership between the HACSB and participating cities within San Bernardino County. The program is voucher based, funded with HOME funds, and administered by the HACSB. Applications are distributed at any of the Housing Choice Voucher (Section 8) offices, and also qualified nonprofit groups and service providers may refer individuals to the program. All tenants must reside within participating cities only.

e. Veterans Affairs Supportive Housing Program (VASH)

VASH is for homeless veterans with severe psychiatric or substance abuse disorders. The HACSB and Veterans Administration Medical Center (VAMC) have partnered to provide rental vouchers and supportive services to eligible veterans. The veteran must demonstrate to the VAMC that he/she is homeless (has been living outdoors, in a shelter, in an automobile, etc.) before being evaluated for this program. The VAMC has developed excellent relations with a variety of agencies that provide assistance to the homeless. Once a family is stabilized, the Private Industry Council assists with vocational needs. The VAMC is considered a national leader in the integration of community services.

f. Welfare-to Work Program

The HACSB, in conjunction with the Jobs and Employment Services Department (JESD) and the Transitional Assistance Department (TAD), are promoting the Welfare-to-Work Program. Applicants must meet criteria set by all three agencies and are issued a Section 8 Housing Choice Voucher. Participants must agree to participate in the Family Self-Sufficiency Program (FSS) in order to receive assistance through this program. The FSS program offers additional services to Welfare-to-Work participants. This program plans and coordinates activities and events for the entire family. Enrichment classes are offered covering topics such as job search, interviewing techniques, and budgeting. Participants must attend a pre-determined number of enrichment classes each year as well as keep in line with the goals set forth in their FSS contract. Additionally, participants are expected to further their education and training to improve their marketable job skills and leave the welfare system with the intention of eventually becoming free of all government subsides.

4. San Bernardino County Homeless Coalition

The San Bernardino County Homeless Coalition is not a direct homeless services provider, but offers information and referral, advocacy, and support to homeless individuals and service providers. It serves as the countywide consortium for the annual Application for Homeless Funding from the Department of Housing and Urban Development (HUD). Since 1997, over $23 million in funding has been obtained for homeless services.

C. Private Resources

Funds from private sources are also available to address the Consolidated Plan's priority needs from partners such as private lenders, nonprofit organizations, and citizens.

1. Community Reinvestment Act Programs:

Special programs promoted by local financial institutions designed to assist low and moderate-income buyers and/or target low and moderate-income neighborhoods.

2. Federal Home Loan Bank Affordable Housing Program (AHP):

The Affordable Housing Program is designed to finance housing for low and moderate-income families. The Federal Home Loan Bank System makes the funds available by setting aside a percentage of net earnings as subsidy. Federal Home Loan Banks are sources of wholesale credit and lend only to financial institutions that are member stockholders of the Federal Home Loan Bank. Nonprofits, local governments, community development corporations, individuals, and others seeking the funding should establish a relationship with a member institution. Housing developers can use the funds in a variety of ways to fund new construction, purchase and/or rehabilitation of owner-occupied and rental housing for very low-, low-, and moderate-income households. Funds are available to member institutions as below market rate loans or direct loans. Generally, recipients are required to match direct grants with an equal contribution of funds from other sources. Application deadlines are April and October each year.

3. Private Contributions:

Many nonprofit organizations rely heavily on private contributions. In addition to cash, contributions may include donated labor and materials. Habitat for Humanity is one nonprofit organization that receives sponsorships that include donated labor and materials.

4. United Way:

The United Way provides funding to local social service organizations, many of which are involved in housing or supportive services.

D. State Public Resources

Programs and funds at the State level are available to address the Consolidated Plan's priority needs, such as grants and other revenues that provide funding to the City or other organizations within Ontario.

1. California Department of Housing and Community Development Programs

a. Building Equity and Growth in Neighborhoods Program

The Building Equity and Growth in Neighborhoods Program (BEGIN) seeks to reduce local regulatory barriers to affordable ownership housing and to provide downpayment assistance loans to qualifying first-time low- and moderate-income buyers of homes in

BEGIN projects. BEGIN provides grants to cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. Due to State budget limitations funding has not been available for this program since 2008.

b. CalHome Program

The CalHome Program, via grants to local public agencies and nonprofit developers, assists low and very-low income households to become or remain homeowners. CalHome provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners will be in the form of loans. CalHome also provides loans for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners. CALHOME assistance (indirect) to individual households will be in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity. CalHome grant and loan applications are invited through the issuance of Notices of Funding Availability (NOFAs). Due to State budget limitations funding has not been available for this program since 2008.

c. Emergency Housing and Assistance Program Operating Facility Grants

The Emergency Housing and Assistance Program Operating Facility Grants (EHAP) program provides facility operating grants to local government agencies and nonprofit corporations that shelter the homeless on an emergency or transitional basis. Funds are used for support services for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Each county receives a formula grant allocation. Grants may be used to provide: 1) direct client housing, including facility operations and administration, residential rent assistance, leasing and renting of rooms for provision of temporary shelter, capital development activities of up to $20,000 per site, and 2) administration of the award (limited to 5 percent). When funds are available, applications are invited through issuance of Notice of Funding Availability (NOFA).

d. Exterior Accessibility Grants for Renters

The Exterior Accessibility Grants for Renters (EAGR) helps lower income rental tenants with disabilities make exterior modifications to their rental housing to make it accessible. The program provides grants to local government or nonprofit recipients, to make grants to lower income renters with disabilities. Grant funds may be used to make exterior modifications to entryways or common areas of rental housing structures or property to make the housing accessible to persons with disabilities. Applications are invited through issuance of Notices of Funding Availability (NOFAs).

e. Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program

The Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program provides financing for the new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The JSJFWHG program provides: 1) homeowner grants for rehabilitation or new home construction and 2) rental rehabilitation and new construction grants. Grant and loan funds may be used for costs in the development of homeowner or rental housing for agricultural workers, including land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs. JSJFWHG applicants may include local government agencies, nonprofit corporations, cooperative housing corporations, limited partnerships where all the general partners are nonprofit mutual or public benefit corporations, and federally recognized Indian tribes. Eligible beneficiaries of the grants are households with at least one person who derives, or prior to retirement or disability derived, a substantial portion of their income from agricultural employment.

f. Mobilehome Park Resident Ownership Program (MPROP)

The Mobilehome Park Resident Ownership Program (MPROP) provides financial assistance for the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The program provides for 1) *Short-term conversion loans* at three percent simple annual interest for up to 3 years to enable a resident organization, nonprofit sponsor or local public agency to purchase a mobilehome park; 2) *Long-term blanket loans* at three percent simple annual interest for up to 30 years for long-term financing of a park purchase, or for a resident organization, nonprofit or local public agency that has purchased a park to help low-income residents finance the purchase of shares or spaces in the park; and 3) *Long-term individual loans* at three percent simple annual interest, to low-income residents of a mobilehome park that has been converted, to ensure housing affordability when the resident buys a cooperative interest, a share, a planned unit development space, or a condominium space in the park.

g. Multifamily Housing Program

The Multifamily Housing Program (MHP) assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Eligible applicants include local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project. The 55 year deferred payment loans may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care,

after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

h. Predevelopment Loan Program (PDLP)

The Predevelopment Loan Program (PDLP) provides predevelopment capital to finance the start of low-income housing projects. Predevelopment loans are provided at three percent simple annual interest loans for up to two years. Maximum loan amount for purposes other than site option or site purchase is $100,000. The maximum amount committed to any one borrower at any point in time is announced in each Notice of Funding Availability (NOFA). PDLP funds may be use construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobilehome parks. Eligible project costs include, but are not limited to, site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding and site preparation. Priority will be given to developments, which are rural, located in the public transit corridors, or which preserve and acquire existing government-assisted rental housing at risk of conversion to market rents. Eligible applicants under the PDLP Program include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations. Applications are accepted and evaluated, and funds awarded, on a continuous basis as funds are available.

i. Preservation Interim Repositioning Program

The Preservation Interim Repositioning Program (PIRP) loan proceeds will be used to finance the acquisition of at-risk rental housing for the purpose of preserving affordability. California HCD has committed all available funds to Mercy Housing California, which expects to use them itself to acquire qualified properties. Potential property sellers should contact Mercy Housing.

j. Workforce Housing Reward Program

The Workforce Housing Reward Program (WHRP) provides financial incentives for their issuance of building permits for new housing affordable to very low or low-income households. Grant amounts are based on the numbers of bedrooms in units restricted for very low and low-income households for which final land use approval is issued during the 12-month reporting period. Qualifying rental units must be rent-restricted for at least 55 years. Ownership units must be initially sold to qualifying households at affordable cost. Any public funds used to achieve affordability in ownership units must be recovered on resale and reused for affordable housing for at least 20 years. WHRP grants for very low income units will be greater than grants for low-income units. WHRP funds may be use for the construction or acquisition of capital assets such as traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police or fire stations.

2. California Housing Finance Agency Programs

The California Housing Finance Agency (CalHFA) operates several single-family, multi-family and special housing programs.

a. Multifamily Programs

Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. The CalHFA multi-family programs listed below have all been suspended due to current State budget limitations:

- The Permanent Financing Program provides permanent loan financing for new multifamily construction projects and existing affordable housing multifamily projects.
- The Special Needs Financing Program offers low interest rate financing for the development of rental housing to serve a broad range of special needs tenants in need of supportive services.
- The Tax-Exempt Bridge Financing Program offers tax-exempt bridge loans for projects receiving 4% tax credits at an amount necessary to ensure the award of tax credits.
- The Preservation Acquisition Program is designed to preserve at-risk affordable housing developments by providing low-cost acquisition financing. The fund is comprised of monies authorized by Proposition 46 ("Bond Funds") and funds from CalHFA ("Agency Funds"). Assisted housing developments eligible for Program include: Section 8 assisted, BMIR 221 (d)(3), Section 236, Section 202, Programs under Rent Supplement Assistance, Section 515, and Section 42 of the Internal Tax Revenue Code.
- The 202 Refinance Program offers owners of existing Section 202 developments the opportunity to refinance their direct HUD loans through CalHFA under more favorable terms and conditions. Owners must agree to maintain affordable occupancy restrictions, comply with HUD requirements, and undertake appropriate rehabilitation of the property.
- The Construction Loan Program is designed to provide construction loans at commercially competitive rates and terms to developments approved for CalHFA permanent financing that are otherwise subject to State prevailing wage requirements.

b. Single-Family Programs

CalFHA offers more than ten single-family programs providing mortgage loans, mortgage loans with downpayment assistance, and standalone downpayment assistance programs. A complete directory and description of each of their programs may be found at http://www.calhfa.ca.gov.

3. California Office of the Treasurer Programs

The Officer of the Treasurer oversees several important program initiatives available to address the Consolidated Plan's priority needs.

a. Low Income Housing Tax Credits

As previously noted (See *Federal Programs Tax Credit and Tax Exempt Bond Programs*), the California Tax Credit Allocation Committee (TCAC) administers a Federal and State Low-Income Housing Tax Credit Program. The **Federal Program** is an Internal Revenue Service program (Section 42) that provides federal income tax credits to owners of rental housing where a number of units are set-aside for low and moderate-income families. Owners "sell" the credit to investors and use the funds to support the development cost of the project.

Developments that are financed with the proceeds of tax-exempt bonds may also receive federal tax credit (See Tax-Exempt Private Activity Bond Program). In this instance, the developer/owner of a tax-exempt development must apply to TCAC and must conform to the federal and state statutory and regulatory requirements, but there is no annual "cap" on the amount of credit that may be awarded by the state to such developments. The credit available is based on approximately 4% (instead of 9%) of the "qualified basis" of the development.

Recognizing the high cost of developing housing in California, the State legislature authorized a state low income housing tax credit program ("**State Program**") to augment the Federal Program. The State credit is only available to a project which has previously received, or is concurrently receiving, an allocation of federal credits. The state program does not stand alone, but instead, supplements the federal tax credit program. California's tax credit program was structured to mirror the federal program with certain exceptions. In addition to the state credit only being available to projects that also receive a federal credit, other major differences include:

- TCAC gives priority for state credit allocations to projects located in a "Difficult to Develop Area" or Qualified Census Tract and those using HOME funds to finance eligible costs.
- The applicable percentage to be applied to the qualified basis for determining the amount of state credits is 30% for projects which are not federally subsidized, and 13% for projects which are federally subsidized, in contrast to 9% and 4% for the federal credit.
- State credits are not available for acquisition costs, except for already assisted projects that qualify as "at-risk" of being converted to market rate.
- The State program has a rate of return limitation. Any surplus revenues generated above the limitation must be used to reduce rents.

Additional information and regulations for both the Federal and State Programs may be found at http://treasurer.ca.gov/ctcac.

b. Tax-Exempt Private Activity Bond Program

The California Debt Limit Allocation Committee (CDLAC) administers the tax-exempt private activity bond program available annually for California. Federal and state revenues are not utilized in this program. The maximum issuance amount, which is set by the Federal government, for calendar year 2009 was over $3.3 billion. The bonds issued are purchased by the private sector and the repayment is not an obligation of the state or of the federal government. Agencies and organizations authorized to issue tax-exempt private activity bonds or mortgage credit certificates must receive an allocation from CDLAC. For additional information on the bond allocation process, visit http://www.treasurer.ca.gov/cdlac.

Three of the six programs tax-exempt private activity bond programs may be used for housing activities. The three housing programs are:

i. Extra Credit Home Purchase Program

State and local governmental agencies and joint powers authorities can issue tax-exempt mortgage revenue bonds (MRBs) or mortgage credit certificates (MCCs) to assist teachers, principals and other credentialed school staff purchase homes. These agencies and authorities may issue MRBs, the proceeds of which back below market interest rate mortgages. As an alternative to issuing MRBs, state and local governmental agencies and joint powers authorities may issue MCCs. Homebuyers use the MCC to reduce their federal tax liability by applying the credit to their net tax due. Homebuyers may purchase single-family homes, freestanding detached homes, condominiums or townhouses. Participants must be employed at a low-performing school (a California K-12 public school that is ranked in the bottom 50% of all the schools based on the most recent Academic Performance Index (API), i.e. schools receiving an API Statewide Ranking of 1, 2, 3, 4 or 5) and make a commitment to work at a low performing school for at least three years. In addition, Program participants must meet program income limits and must purchase a home that falls within the program's purchase price limitations.

ii. Qualified Residential Rental Project Program

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. The developers in turn produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families. Projects that receive an award of bond authority have the right to apply for non-competitive 4% tax credits. See Low Income Housing Tax Credits.

Bond authority for Rental Projects is awarded in three allocation rounds and to three sub-pools: the General Pool (Projects having more than 50% of total units designated as Restricted Rental Units); the Mixed Income Pool (Projects having 50% or fewer of total units designated as Restricted Rental Units); and the Rural Project Pool (Projects

located in a rural area as defined by California Health and Safety Code Section 50199.21 but shall not include a Mixed Income Project).

iii. Single-Family Housing Program

State and local governmental agencies and joint powers authorities can issue tax-exempt mortgage revenue bonds (MRBs) or mortgage credit certificates (MCCs) to assist first-time homebuyers to purchase homes. These agencies and authorities may issue MRBs, the proceeds of which back below market interest rate mortgages. As an alternative to issuing MRBs, state and local governmental agencies and joint powers authorities may issue MCCs. Homebuyers use the MCC to reduce their federal tax liability by applying the credit to their net tax due. Homebuyers may purchase single-family homes, either freestanding detached, condominiums or townhouses. Program participants must meet program income limits and must purchase a home that falls within the program's purchase price limitations.

4. Special Programs

The Small Business Development Loan Program is designed to assist small developers whose projects would not otherwise be funded through conventional sources given the developer's experience, capital, project size and/or location. This program provides up to $300,000, on a 50% reimbursement basis, for soft costs incurred in connection with a development that will be financed by CalHFA.

The HELP Program offers a 3.5% interest rate loan to local government agencies for their locally determined affordable housing activities and priorities. HELP Program funds must be used to directly produce affordable housing units, however, there is virtually unlimited flexibility for the local agency to determine the specific housing activity and use of the funds in providing for the acquisition, development, rehabilitation, or preservation of affordable rental or ownership housing. Due to current State budget limitations this program is currently suspended.

2010 – 2014 Consolidated Plan
Fiscal Year 2010-2011 One-Year Action Plan

I. EXECUTIVE SUMMARY

A. Purpose of the Five-Year Consolidated Plan

Ontario's Consolidated Plan identifies the City's overall housing and community development needs and outlines a strategy to address them. The primary purpose of the Consolidated Plan is to match HUD resources from Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) with the identified needs and strategies. The Consolidated Plan provides a centralized analysis of community needs coupled with a five-year strategy for addressing these needs. The current Consolidated Plan covers the period from July 1, 2010 through June 30, 2015.

B. Summary of the Five-Year Strategy

The key component of the Consolidated Plan is the Strategic Plan. The strategy is a combination of an inventory of resources available to meet housing and community development needs, with long-range measurable goals. The One-Year Action Plan, which is an annual component of the Consolidated Plan, has specific targets and identifies the resources available to be committed to various projects and programs for implementation within the upcoming year.

The foundation for each strategy is a list of priorities for both housing and community development activities. Each set of priorities was developed in response to the issues identified in the Needs Assessment Section of the Five-Year Consolidated Plan.

Housing Strategy

Goal #1: **Preserve and rehabilitate existing rental and owner-occupied housing resources.**

Goal #2: **Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.**

Goal #3: **Expand affordable rental housing opportunities, particularly for low-income persons.**

Homeless Strategy

Goal #1: **Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services.**

Special Needs Strategy

Goal #1: **Provide supportive services for special needs population.**

Fair Housing Strategy

Goal # 1: **Continue to implement the Fair Housing laws by providing funding to further fair housing.**

Public Housing Strategy

Goal #1: Continue to support the on-going efforts of the Housing Authority of the County of San Bernardino and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City.

Lead Hazard Strategy

Goal #1: Reduce the number of housing units with lead paint hazards through education, inspection, and rehabilitation.

Community Development Strategy

Goal #1: Provide needed public infrastructure and neighborhood improvements in target lower- and moderate-income neighborhoods.

Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

Goal #3: Provide needed community services to serve lower and moderate income residents.

Goal #4: Expand the City's economic base and promote greater employment opportunities.

C. Summary of the One-Year Action Plan

The One-Year Action Plan identifies specific goals consistent with the Five-Year Strategy and lists projects, programs, and resources that will be used to implement the Strategy during Fiscal Year 2010-2011. This plan covers the period from July 1, 2010 through June 30, 2011.

During FY 2010-2011, the City of Ontario anticipates receiving the following federal funds:

Program	FY 2010-2011
Community Development Block Grant Program (CDBG)	$2,620,045
Anticipated CDBG Program Income	25,000
Available CDBG Contingency (Roll Over from Prior Year)	0
HOME Investment Partnership Program (HOME)	1,020,804
Anticipated HOME Program Income	50,000
Emergency Shelter Grant Program (ESG)	106,441
Available ESG Contingency (Roll Over from Prior Year)	0
TOTAL	**$3,822,290**

D. Proposed CDBG, HOME, and ESG Programs

The following table identifies the total recommended allocation of CDBG, HOME, and ESG resources and the specific recommended allocations for housing and community development projects and programs.

TABLE 1 PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	**ESG**	**TOTAL**
HOUSING STRATEGY					
Goal #1: Preserve and rehabilitate existing rental and owner-occupied housing units.					
	Community Improvement Team (CIT) (Code Enforcement)	$870,009	$0	$0	**$870,009**
	Foreclosure Opportunities Response Team (FORT)	$100,000	$0	$0	**$100,000**
	GOAL #1 SUBTOTAL	**$970,009**	**$0**	**$0**	**$970,009**
Goal #2: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.					
	Community Housing Development Organizations (CHDOs) Housing Program	$0	$153,121	$0	**$153,121**
	GOAL #2 SUBTOTAL	**$0**	**$153,121**	**$0**	**$153,121**
Goal #3: Expand affordable rental housing opportunities, particularly for low-income persons.					
	Multi-Family Housing Rehabilitation and New Construction Program (Housing)	$0	$815,603	$0	**$815,603**
	GOAL #3 SUBTOTAL	**$0**	**$815,603**	**$0**	**$815,603**
HOMELESS STRATEGY					
Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless.					
	Assisi House and Aftercare Services Program (Mercy House)	$131,157	$0	$0	**$131,157**
	Mercy House Center Ontario (Mercy House)	$0	$0	$51,241	**$51,241**
	SOVA Hunger Center (Inland Valley Council of Churches)	$0	$0	$26,300	**$26,300**
	Services for Battered Women and Children (House of Ruth)	$0	$0	$18,000	**$18,000**
	First Steps Transitional Housing Program (Foothill Family Shelter)	$0	$0	$10,900	**$10,900**
	GOAL #1 SUBTOTAL	**$131,157**	**$0**	**$106,441**	**$237,598**
SPECIAL NEEDS STRATEGY					
Goal #1: Provide supportive services for special needs populations.					
	Senior Services/Shared Housing (Inland Fair Housing and Mediation Board)	$15,950	$0	$0	**$15,950**
	GOAL #1 SUBTOTAL	**$15,950**	**$0**	**$0**	**$15,950**

TABLE 1 PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	**ESG**	**TOTAL**
COMMUNITY DEVELOPMENT STRATEGY					
Goal #1: Provide needed infrastructure improvements in target lower and moderate-income neighborhoods.					
Street Improvements/Sidewalks	Wheelchair Ramp Installation (Community & Public Services)	$100,000	$0	$0	**$100,000**
	Sidewalk reconstruction (Community & Public Services)	$100,000	$0	$0	**$100,000**
	GOAL #1 SUBTOTAL	**$200,000**	**$0**	**$0**	**$200,000**
Goal #2: Provide for new community facilities, neighborhood enhancement activities, and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.					
	Energy Efficient Lighting (Engineering)	$295,358	$0	$0	**$231,278**
	Water Conservation (Community & Public Services)	$187,580	$0	$0	**$123,500**
	Pervious Concrete Gutters (Engineering)	$75,000	$0	$0	**$203,160**
	GOAL #2 SUBTOTAL	**$557,938**	**$0**	**$0**	**$557,938**
Goal #3: Provide needed community services to serve lower- and moderate-income residents.					
Crime Awareness/Prevention	COPS Program (Ontario Police Department)	$223,982	$0	$0	**$223,982**
Youth Services	Child Care Subsidies (Ontario/Montclair YMCA)	$22,000	$0	$0	**$22,000**
	GOAL #3 SUBTOTAL	**$245,982**	**$0**	**$0**	**$245,982**
ADMINISTRATION					
	City of Ontario	$491,809	$102,080	$0	**$593,889**
FAIR HOUSING STRATEGY					
Goal #1: Continue to implement the Fair Housing laws by providing funding to further fair housing.					
	Fair Housing (Inland Fair Housing and Mediation Board) *Funded as an Administration activity*	$22,000	$0	$0	**$22,000**
	Landlord/Tenant Mediation Services (Inland Fair Housing and Mediation Board) *Funded as an Administrative activity*	$10,200	$0	$0	**$10,200**
	GOAL #1 SUBTOTAL	**$32,200**	**$0**	**$0**	**$32,200**
	ADMINISTRATION SUBTOTAL	**$524,009**	**$102,080**	**$0**	**$626,089**
	TOTAL	**$2,645,045**	**$1,070,804**	**$106,441**	**$3,822,290**

TABLE 1 PROPOSED PROGRAMS (CDBG, HOME AND ESG ALLOCATIONS)					
PROPOSED PRIORITIES	**PROPOSED PROGRAMS**	**CDBG**	**HOME**	**ESG**	**TOTAL**
	FY 2010-2011 ALLOCATION	**$2,620,045**	**$1,020,804**	**$106,441**	**$3,747,290**
	ANTICIPATED PROGRAM INCOME	**$25,000**	**$50,000**	**$0**	**$75,000**
	AVAILABLE CONTINGENCY FROM PRIOR YEARS	**$0**	**$0**	**$0**	**$0**
	TOTAL	**$2,645,045**	**$1,070,804**	**$106,441**	**$3,822,290**

The One-Year Action Plan will also discuss other housing and community development activities, which are funded through non-federal local sources including private investment and local redevelopment financing.

The following is a list of additional items related to housing and community development presented in the One-Year Action Plan:

- Lead-based paint hazard mitigation activities
- Non-housing community development activities
- Community services and facilities
- Economic development activities
- Grant administration
- Geographic distribution of resources
- Listing of proposed projects
- Monitoring HUD-funded activities
- Homelessness services
- Anti-poverty strategy
- Coordination of housing and community development activities with other agencies
- Public and private housing and community development resources (Table 3)
- HUD-mandated certifications.

E. Amendments to the City Of Ontario Final Consolidated Plan FY 2010-2011 One-Year Action Plan

The Consolidated Plan is amended from time to time to address changes in the funding of projects; the location of projects; the addition of new projects; or the cancellation of projects. Any amendments to the Consolidated Plan will be processed in accordance with the Citizen Participation Plan and will be described in this section.

II. FISCAL YEAR 2010-2011 ONE-YEAR ACTION PLAN

This One-Year Action Plan is a component of the City of Ontario's Five-Year Consolidated Plan. It delineates the City's planned use of federal funds during FY 2010-2011. Specifically, the City's One-Year Action Plan describes:

- Resources available for housing and community development activities;
- Activities to be undertaken in support of housing and community development priorities;
- Program and project monitoring methodology;
- Activities to address homelessness and other special needs issues;
- Anti-poverty strategy; and
- Coordination of the City's housing and community development activities with other organizations and other on-going City programs.

A. Citizen Participation

During the preparation of the One-Year Action Plan, the City of Ontario solicited public input through Community Meetings/Public Hearings and consultations with various organizations serving Ontario residents. The various organizations were consulted during the preparation of the One-Year Action Plan for input and participation:

Neighboring Jurisdictions

City of Chino
City of Fontana
City of Rancho Cucamonga
City of Upland
County of San Bernardino
City of Pomona

School Districts

Ontario Montclair School District
Chino Valley Unified School District

Housing Authorities

Housing Authority of the County of San Bernardino
Ontario Housing Authority
Upland Housing Authority

Community Based Organizations

Inland Valley Council of Churches
Mercy House
Foothill Family Shelter, Inc.
House of Ruth
Ontario-Montclair YMCA
Inland Fair Housing and Mediation Board

In addition, the One-Year Action Plan was available for a 30-day public review beginning April 2, 2010. The document was available for review at the following locations:

City of Ontario Library
215 East "C" Street, Ontario, CA

City of Ontario
Records Management Department
Ontario City Hall Annex, 415 East "B" Street, Ontario, CA

City of Ontario
Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario, CA

B. Federal Funds (CDBG, HOME and ESG) To Be Received

The City of Ontario receives funding from the U.S. Department of Housing and Urban Development through three formula-based entitlement grant programs (CDBG, HOME and ESG). For FY 2010-2011, the City of Ontario anticipates receiving the following federal funds:

Program	**FY 2010-2011**
Community Development Block Grant Program (CDBG)	$2,620,045
Anticipated CDBG Program Income	$25,000
HOME Investment Partnership Program (HOME)	$1,020,804
Anticipated HOME Program Income	$50,000
Emergency Shelter Grant Program (ESG)	$106,441
Available ESG Contingency (Roll Over from Prior Year)	$0
TOTAL	**$3,822,290**

HUD also sponsors the Housing Opportunities for Persons with AIDS (HOPWA) grant program. The City of Ontario, however, is not scheduled to receive funding through this program.

C. Activities to be undertaken with CDBG, HOME, and ESG Funds

Based upon the local priorities and available funding, the City of Ontario City Council has determined the following distribution of CDBG, HOME, and ESG funds to the following programs:

1. Housing Strategy

Goal #1: Preserve and rehabilitate existing rental and owner-occupied housing units.

Program: **Ontario CARES Program/Housing Rehabilitation**
Agency: **City of Ontario Housing and Neighborhood Revitalization Agency**
Service Area: **Jay Littleton Phase I and Phase II Focus Areas**
The Emergency Grant Program is available Citywide

This program is designed to preserve, enhance, and improve the City of Ontario's existing affordable housing stock by offering rehabilitation and grants to low-income property owners. Primary funding for this program is provided through Redevelopment Housing Set-Aside funds. The Ontario CARES Program is restricted to target neighborhoods, while the

Emergency Grant Program is a citywide program. Maps of the current focus neighborhoods are attached to this document within the map attachment section.

The following loans and grants are available through the Ontario CARES Program:

Exterior Beautification Grants (Homeowners and Multi-Family Property Owners/Investors) – This is an exterior improvement grant, which assists homeowners and property owners within focus neighborhoods. Eligibility is restricted to homeowners and tenants at or below 120% of median area income adjusted for family size.

Emergency Grants (Owner-Occupant Only) – Provides grants to low-income owner-occupied households to address cited code violations and/or abate health and safety issues. Restricted to homeowners whose income does not exceed 50% of the area median income adjusted for family size. If the household is participating in the Ontario CARES Program or the Quiet Home Program, the maximum income limit is 80% of the area median income adjusted for family size. Maximum grant is $5,000. This is the only program funded with CDBG funds. For Fiscal Year 2010-2011, this program will be funded with allocations available from prior fiscal years.

Program: **Community Improvement Team**
Agency: **City of Ontario Code Enforcement**
Service Area: **Low/Mod Areas within CARES Neighborhoods**

The Community Improvement Team has been specifically designed to pro-actively implement an intensive code compliance program to address serious code violations within eligible CARES targeted low/mod areas that have been identified as deteriorated areas that are having a significant impact on the existing neighborhoods. The boundaries of the area where CIT activities are eligible for CDBG-funding can be found in Appendix H. Costs incurred for inspections of code violations and the enforcement of code requirements for properties that are contained within eligible block groups and within a designated focus area that are eligible for CDBG funding. To ensure long-term program solutions, the team coordinates the resources available within the various City Departments, including but not limited to the following: Police, Fire, Code Enforcement, Planning, Economic Development, and Housing. The block groups that are eligible for CDBG funding are listed in the table below:

Census Tract	Block Groups
1000	Entire census tract eligible
1100	4
1301	2, 4
1303	1, 3, 4, 5
1400	1, 2, 3
1500	1, 2, 3, 4, 5
1600	1, 2, 3
1701	1, 2
1801	1, 2, 3, 4, 6

Program: **Foreclosure Opportunities Response Team (FORT) Program**
Agency: **City of Ontario Code Enforcement**
Service Area: **Low/Mod Areas within CARES & Cimmeron Areas within targeted NSP Neighborhoods**

This project will fund Code Enforcement staff efforts to address the negative impacts of foreclosed and abandoned properties within low- and moderate-income neighborhoods. Costs incurred for inspections of code violations and the enforcement of code requirements for properties that are contained within eligible block groups and within a designated focus area or areas that have been identified in the FY 2008-2009 NSP Substantial Amendment as areas of greatest need are eligible for CDBG funding. The boundaries of the area where FORT activities are eligible for CDBG-funding can be found in Appendix H. Activities funded by this program will include the following: enforcement efforts, release of administrative notices, records research, and administrative costs necessary to assist new homebuyers. The block groups that are eligible for CDBG funding are listed in the table below:

Census Tract	Block Groups
1000	1, 2, 3, 4, 5
1100	4, 5
1301	2, 4
1303	1, 3, 4, 5
1400	1, 2
1500	1, 2, 3, 4, 5
1701	1, 2
1801	1, 2, 4

Goal #2: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.

Program: **Community Housing Development Organizations (CHDOs) Housing Program**
Agency: **City of Ontario Housing and Neighborhood Revitalization Agency**
Service Area: **Citywide**

This program is designed to preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation and/or new construction activities through Community Housing Development Organizations (CHDOs). The City of Ontario Housing and Neighborhood Revitalization Agency will accept applications for financial assistance from certified CHDOs for proposed high quality housing projects that will enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents with a range of affordability requirements including:

- Single-Family For-Sale Housing (Acquisition, Rehabilitation, Resale);
- Single-Family For-Sale Housing (New Construction)
- Multi-Unit Acquisition and Rehabilitation (Family and Senior Housing); and
- Multi-Unit (New Construction Family and Senior Housing).

Resale

All HOME assisted units will be restricted to households at or below 80% of area median income adjusted for family size. The City will require more restrictive affordability covenants than the HOME regulations require. To that end, the City will strive to require the maximum affordability covenants allowable, single-family housing activities will have 45-year resale restriction covenants and multi-unit projects will require 55-year affordability covenants.

The maximum amount of HOME-funds per unit will be restricted to the dollar limit established under 221(d)(3)(ii) of the National Housing Act (12 U.S.C. 17151 (d)(3)(ii).

Goal #3: Expand affordable rental housing opportunities, particularly for low-income persons.

Program: **Multi-Family Housing Rehabilitation and New Construction Program**
Agency: **City of Ontario Housing and Neighborhood Revitalization Agency**
Service Area: **Citywide**

This program is designed to preserve, enhance, expand, and improve the City's housing stock through the rehabilitation and/or new construction activities. The City of Ontario Housing and Neighborhood Revitalization Agency will accept applications from housing developers requesting financial assistance for high quality housing projects that will enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents with a range of affordability requirements; including:

- Multi-Unit (Family and Senior Housing) Rehabilitation; and
- Multi-Unit (New Construction Family and Senior Housing).

All HOME assisted units will be restricted to households at or below 80% of area median income adjusted for family size, and those units assisted with housing set-aside must be at or below 120% of area median income. The City will require more restrictive affordability covenants than the HOME regulations require. To that end, the City will strive to require the maximum affordability covenants allowable (55-year covenant for rental projects).

The maximum amount of HOME-funds per unit will be restricted to the dollar limit established under 221(d)(3)(ii) of the National Housing Act (12 U.S.C. 17151 (d)(3)(ii).

This activity may also assist the City in increasing the supply of affordable housing units through new construction.

2. Homeless Strategy

Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless.

Program: **Assisi House and Aftercare Services Program**
Agency: **Mercy House Living Centers, Inc.**
Service Area: **Citywide**

Mercy House is operating a continuum of care homeless strategy within Ontario. Mercy House provides programs in the areas of emergency services, transitional housing, permanent housing, and aftercare services. The programs help those in need at any stage of homelessness.

This project will provide funding for Assisi House and the Aftercare Services Program provided by Mercy House. Assisi House is a transitional housing program for single men, single women, and single women with children. All residents work with a program manager and attend regular case management meetings to set goals in the areas of housing, health, finances, and life skills. Residents are able to save money and eventually transition into permanent affordable housing. Upon completion of the program, successful graduates are eligible for our aftercare services. The program allows the residents to receive monthly case management for a year after exiting the shelter and may attend additional workshops, life skills classes, and social events.

Program: **Mercy House Center Ontario**
Agency: **Mercy House Living Centers, Inc.**
Service Area: **Citywide**

Mercy House is operating a continuum of care homeless strategy within Ontario. Mercy House provides programs in the areas of emergency services, transitional housing, permanent housing, and aftercare services. These programs help those in need at any stage of homelessness.

This project will provide funding for the operation of the Mercy House Center Ontario. Mercy House Center Ontario provides basic needs to the homeless or those on the verge of becoming homeless. Clients can come on a "first come, first served" basis and receive basic emergency items. Some of the items provided at the Center are food vouchers, ID card assistance, bus passes, hygiene kits, prescription assistance, gift cards, referrals, and use of the telephone. Families and individuals who are homeless can utilize the Center as a place that will address their basic human needs and assist them in transitioning into housing and/or access to employment and other services.

Program: **SOVA Food Security Center**
Agency: **Inland Valley Council of Churches (IVCC)**
Service Area: **Citywide**

The SOVA Food Security Center is located at 904 East California Street, Ontario, and provides clients with emergency food, utility, and rental assistance. Opened in 1990, SOVA

provides a 15-meal supply of nutritional food for each member of a family. In addition to meeting the immediate hunger needs of individuals and families, the program is designed to address the factors that contribute to and are caused by food insecurity. For example, classes are offered in nutrition education, assistance is provided for utilities and rental assistance, motel vouchers are distributed, and access is provided to job listings, nonpartisan voter education/registration, bilingual health and safety information, and referrals to other community resources.

Program: **Services for Battered Women and Their Children**
Agency: **House of Ruth**
Service Area: **Citywide**

House of Ruth is a non-profit domestic violence agency, providing emergency shelter and services to battered women and their children for more than 25 years. House of Ruth's 24-hour emergency shelter provides up to 45 days of program and support for battered women and their children free of charge. Transportation, meals, clothing, personal care items, and medical assessments are included in shelter stay. Individual and group counseling is provided for battered women. A Children's Program is provided for the children of shelter residents. Other services include legal and social service advocacy, housing and employment assistance, CalWORKs supportive services, and information and referral. Program materials are provided in English and Spanish. The shelter facility is completely accessible to persons with disabilities. At the end of their stay, clients may apply for residency in House of Ruth's two-year Transitional Living Program.

Program: **First Steps Transitional Housing Program**
Agency: **Foothill Family Shelter, Inc.**
Service Area: **Citywide**

Foothill Family Shelter provides a two-phased transitional housing program with supportive services for homeless families with children and homeless adults. Phase one of the program provides 120 days of shelter and support services for the homeless. Participants stay in a furnished, two-bedroom apartment with no charge for rent or utilities, but are required to save 50% of their income and create and maintain a household budget and employment plan. Phase two offers affordable housing (with an average rent of $300 per month) for one or two years for graduates of phase one who need time for training/education in order to obtain a job at more than minimum wage. In both phases, there are support services such as professional and para-professional counseling, case management, parenting programs, literacy programs, and employment and financial education.

3. Special Needs Strategy

Goal #1: Provide supportive services for special needs populations.

Program: **Senior Services/Shared Housing**
Agency: **Inland Fair Housing and Mediation Board**
Service Area: **Citywide**

Inland Fair Housing and Mediation Board (IFHMB) will assist Ontario's senior population with landlord/tenant issues and educate the public regarding housing rights and responsibilities. Seniors will be assisted with their HEAP applications as well as Renter's and Homeowner's Rebate applications. Seniors will also be helped with fair housing issues regarding age discrimination and with reasonable accommodations and modifications as they relate to disability. The special needs of seniors will be a high priority as IFHMB assists these seniors in helping create a safe and healthy landlord/tenant environment in which to live.

4. Fair Housing Strategy

Goal #1: Continue to implement Fair Housing laws by providing funding to further fair housing.

Program: **Fair Housing**
Agency: **Inland Fair Housing and Mediation Board**
Service Area: **Citywide**

Inland Fair Housing and Mediation Board (IFHMB) will provide a comprehensive Fair Housing Program to the citizens of Ontario which will include education, outreach, and enforcement. IFHMB will investigate complaints from individuals who have alleged housing discrimination. IFHMB will educate the public regarding their fair housing rights under Federal and State law. IFHMB will provide technical assistance to City staff, enabling them to affirmatively further fair housing. IFHMB will review lender's Home Mortgage Disclosure Act Data Reports sent to the City and will implement the fair housing plan of action cited in the City of Ontario's Analysis of Impediments to Fair Housing.

Program: **Landlord/Tenant Mediation Services**
Agency: **Inland Fair Housing and Mediation Board**
Service Area: **Citywide**

Inland Fair Housing and Mediation Board (IFHMB) will assist the residents of the City of Ontario with Landlord/Tenant and Mobile Home Park issues and educate the public regarding housing rights and responsibilities under Civil Code. All complainants will be offered mediation with appropriate cases being mediated to facilitate housing retention. IFHMB works closely with the City of Ontario Code Enforcement Department in an effort to improve the living conditions of renters throughout the City. IFHMB will refer individuals to other community agencies for additional assistance when appropriate.

5. Community Development Strategy

Goal #1: Provide needed infrastructure improvements in target lower-and moderate-income neighborhoods.

Program: **Wheelchair Ramp Installation**
Agency: **City of Ontario Community & Public Service Agency**
Service Area: **Jay Littleton Focus Area**

This project will include the installation of approximately eighty (80) wheelchair ramps and replacement of adjoining sidewalks. Priority will be given to low- and moderate-income locations within Ontario CARES Focus Areas.

Program: **Sidewalk Reconstruction Program**
Agency: **City of Ontario Community & Public Service Agency**
Service Area: **Census Tracts 1301 (Block 2), 1303 (Blocks 1, 3, 4 & 5) 1500 (Block 1)**

This project will include the reconstruction of raised sidewalks within three census tracts within the City. Also, the project would include curb and gutter work, wheelchair ramp installation, and drive approach reconstruction where required.

Goal #2: Provide for new community facilities, neighborhood enhancement activities, and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.

Program: **Energy Efficient Lighting**
Agency: **City of Ontario Engineering Department**
Service Area: **Various locations within low- and moderate-income block groups**

This project will replace approximately 300 existing streetlight metered locations within low- and moderate-income census tracts throughout the city with new fixtures and high pressure sodium bulbs with energy efficient induction light fixtures. Induction lighting fixtures use approximately 40% less wattage of the existing light fixtures with a 100,000 hour warranty.

Program: **Water Conservation**
Agency: **City of Ontario Community & Public Services Agency**
Service Area: **Various locations within low- and moderate-income block groups**

This project will include the removal large areas of turf, retrofit of irrigation systems, and installation of California friendly landscape materials and decomposed granite in pathways or mulch in parkways and medians. The conservation activities will be performed at various locations, including: Sam Alba Park, Veterans Park, Landscape Maintenance District #1, Landscape Maintenance District #2, Mountain Avenue , and 6th Street Median.

Program: **Pervious Concrete Gutters**
Agency: **City of Ontario Community & Public Services Agency**
Service Area: **Various locations within low- and moderate-income block groups**

This project will include the installation of pervious concrete gutters in targeted CDBG areas to alleviate many of the drainage issues in the northwest quadrant of the city. Pervious concrete gutters will be constructed to serve as drainage pits at strategic low point locations and allow the standing water to percolate into the ground. Prior to beginning construction, specific locations will need to be identified by the Engineering Department and evaluated by Housing staff to verify CDBG eligibility.

Goal #3: Provide needed community services to serve lower and moderate income residents.

Program: **COPS Program**
Agency: **City of Ontario Police Department**
Service Area: **Targeted Low/Mod Areas**

The C.O.P.S. Unit provides a variety of programs designed to develop community-based strategies for solving long-term community crime. This program includes the following services: Crime Free Multi-Housing Program, drug court, gang prevention program, SWEAT Program - anti-graffiti program, drunk driving prevention program for high school students, illegal street racing prevention program, and a number of innovative programs to prevent crime. In collaboration with the Alcohol Beverage Control Agency, the COPS Program educates local establishments in the regulation and responsibilities involved with the sale of alcohol. In addition, the COPS Program is constantly involved in addressing other community issues including transients, prostitution, juvenile delinquency and truancy problems.

Program: **Child Care Subsidies Program**
Agency: **Ontario-Montclair YMCA**
Service Area: **Citywide**

The Ontario-Montclair YMCA provides a before and after school childcare program for school aged boys and girls who come from families of low- to moderate-incomes in the Ontario-Montclair School District. Children are provided with childcare before school, delivered to school, picked up after school and transported to childcare sites in the afternoons. Throughout the year, we provide youth and family programs both sports related and non-sports related. Families are not denied program entrance for lack of ability to pay.

D. Amendments to the City Of Ontario Final Consolidated Plan FY 2010-2011 One-Year Action Plan

The Consolidated Plan is amended from time to time to address changes in the funding of projects; the location of projects; the addition of new projects; or the cancellation of projects. Any amendments to the Consolidated Plan will be processed in accordance with the Citizen Participation Plan and will be described in this section.

E. Housing and Community Development Resources

The City's ability to meet the housing, community development, and economic development needs depends largely on the availability of public and private sector resources.

The City of Ontario utilizes a variety of federal, state, and local resources to address identified housing and community development needs. The nature and scope of each particular project determines which source is most appropriate for each program. Table 3 summarizes the major sources of funding available to carry out housing and community development activities in Ontario, and identifies the City's current funding levels. This table provides a brief inventory of all resources offered by federal, state, and local entities. However, Table 3 is not an exhaustive

inventory, nor is it an inventory of all the resources, which the City of Ontario may necessarily use.

In addition, the City of Ontario, Ontario Redevelopment Agency, and the Ontario Housing Authority support housing and community development projects with substantial local resources, particularly funds from the Redevelopment Housing Set-Aside, to maximize the effectiveness of HUD funding. The City of Ontario Housing and Neighborhood Revitalization Agency anticipates that $15,941,412 will be generated within the Housing Set-Aside Fund for FY 2010-2011. Housing Set-Aside funds are earmarked for low- and moderate-income housing activities.

The table on the following pages details the City's efforts to leverage federal funds with non-federal funds for all of the proposed projects within the One-Year Action Plan.

TABLE 2 PROPOSED PROGRAMS (LEVERAGE OF OTHER FUNDING SOURCES)							
PROPOSED PROGRAMS	**CDBG**	**HOME**	**ESG**	**LOCAL FUNDS**	**FAA**	**PRIVATE AND OTHER NON-FEDERAL FUNDS**	**TOTAL**
HOUSING STRATEGY							
Goal #1: Preserve and rehabilitate existing rental and owner-occupied housing units							
Ontario CARES Housing Rehabilitation	$0	$0	$0	$2,000,000	$0	$0	**$2,000,000**
Community Improvement Team	$870,009	$0	$0	$2,120,947	$0	$0	**$2,990,956**
Foreclosure Opportunities Response Team	$100,000	$0	$0	$0	$0	$0	**$100,000**
Quiet Home Program – Residential Sound Insulation Program	$0	$0	$0	$0	$7,600,000	$10,000,000	**$17,600,000**
GOAL #1 SUBTOTAL	**$970,009**	**$0**	**$0**	**$4,120,947**	**$7,600,000**	**$10,000,000**	**$22,690,956**
Goal #2: Increase affordable homeownership opportunities, particularly for low- and moderate-income persons							
Community Housing Development Organizations (CHDOs) Housing Program	$0	$153,121	$0	$0	$0	$0	**$153,121**
GOAL #2 SUBTOTAL	**$0**	**$153,121**	**$0**	**$0**	**$0**	**$0**	**$153,121**
Goal #3: Expand affordable rental housing opportunities, particularly for low-income persons							
Multi-Family Housing Rehabilitation & New Construction Program	$0	$815,603	$0	$0	$0	$0	**$815,603**
GOAL #3 SUBTOTAL	**$0**	**$815,603**	**$0**	**$0**	**$0**	**$0**	**$815,603**
HOMELESS STRATEGY							
Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless							
Assisi House and Aftercare Services	$131,157	$0	$0	$0	$0	$37,992	**$169,149**
Mercy House Center Ontario	$0	$0	$51,241	$0	$0	$141,444	**$192,685**
SOVA Hunger Center	$0	$0	$26,300	$0	$0	$237,350	**$263,650**
Services for Battered Women and Children	$0	$0	$18,000	$0	$0	$329,425	**$347,425**
First Steps Transitional Housing	$0	$0	$10,900	$0	$0	$532,730	**$543,630**
GOAL #1 SUBTOTAL	**$131,157**	**$0**	**$106,441**	**$0**	**$0**	**$1,278,941**	**$1,516,539**

TABLE 2
PROPOSED PROGRAMS
(LEVERAGE OF OTHER FUNDING SOURCES)

PROPOSED PROGRAMS	CDBG	HOME	ESG	LOCAL FUNDS	FAA	PRIVATE AND OTHER NON-FEDERAL FUNDS	TOTAL
SPECIAL NEEDS STRATEGY							
Goal #1: Provide supportive services for special needs populations							
Senior Services	$15,950	$0	$0	$0	$0	$159,015	**$174,965**
GOAL #1 SUBTOTAL	**$15,950**	**$0**	**$0**	**$0**	**$0**	**$159,015**	**$174,965**
COMMUNITY DEVELOPMENT STRATEGY							
Goal #1: Provide for needed infrastructure improvements in target lower- and moderate-income neighborhoods							
Wheelchair Ramp Installation	$100,000	$0	$0	$0	$0	$0	**$100,000**
Sidewalk and Drive Approach Reconstruction	$100,000	$0	$0	$0	$0	$0	**$100,000**
GOAL #1 SUBTOTAL	**$200,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,000**
Goal #2: Provide for new community facilities, neighborhood enhancement activities, and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods							
Energy Efficient Lighting	$295,358	$0	$0	$0	$0	$0	**$231,278**
Water Conservation	$187,580	$0	$0	$0	$0	$0	**$123,500**
Pervious Concrete Gutters	$75,000	$0	$0	$0	$0	$0	**$203.160**
GOAL #2 SUBTOTAL	**$557,938**	**$0**	**$0**	**$0**	**$0**	**$0**	**$557,938**
Goal #3: Provide needed community services to serve lower- and moderate-income residents							
COPS Program	$223,982	$0	$0	$4,953,180	$0	$0	**$5,177,162**
Child Care Subsidies	$22,000	$0	$0	$0	$0	$263,108	**$285,108**
GOAL #3 SUBTOTAL	**$245,982**	**$0**	**$0**	**$4,953,180**	**$0**	**$263,108**	**$5,462,270**
ADMINISTRATION							
City of Ontario	$491,809	$102,080	$0	$0	$0	$0	**$593,889**
FAIR HOUSING STRATEGY							
Goal #1: Continue to implement the Fair Housing laws by providing funding to further fair housing							
Fair Housing	$22,000	$0	$0	$0	$0	$352,291	**$374,291**
Landlord/Tenant Mediation Services	$10,200	$0	$0	$0	$0	$179,736	**$189,936**

TABLE 2
PROPOSED PROGRAMS
(LEVERAGE OF OTHER FUNDING SOURCES)

PROPOSED PROGRAMS	CDBG	HOME	ESG	LOCAL FUNDS	FAA	PRIVATE AND OTHER NON-FEDERAL FUNDS	TOTAL
GOAL #1 SUBTOTAL	$32,200	$0	$0	$0	$0	$532,027	$564,227
ADMINISTRATION SUBTOTAL	$542,009	$102,080	$0	$0	$0	$532,027	$1,158,116
TOTAL	$2,545,045	$1,070,804	$106,441	$9,074,127	$7,600,000	$12,233,091	$32,629,508

FY 10-11 ALLOCATION	$2,620,045	$1,020,804	$106,441	$9,074,127	$7,600,000	$12,233,091	$32,654,508
ANTICIPATED PROGRAM INCOME	$25,000	$50,000	$0	$0	$0	$0	$75,000
AVAILABLE CONTINGENCY FROM PRIOR YEAR	$0	$0	$0	$0	$0	$0	$0
TOTAL	$2,645,045	$1,070,804	$106,441	$9,074,127	$7,600,000	$12,233,091	$32,729,508

Listed on the table below are a variety of resources available that will serve as additional funding sources for various housing and community development projects within Ontario.

TABLE 3
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program Type	Program Name	Description	Eligible Activities
1. Federal Programs			
a. Formula/ Entitlement	HOME: *2010-2011 Funding - $1,020,804*	Flexible grant program awarded to the City on a formula basis for housing activities.	• Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
	Community Development Block Grant (CDBG): *2010-2011 Funding - $2,620,045*	Grants awarded to the City on a formula basis for housing activities.	• Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Homeless Assistance • Public Services
	Emergency Shelter Grants (ESG): *2010-2011 Funding - $106,441*	Grants to improve the quality of existing shelters and increase number of new shelters for the homeless.	• Homeless Assistance • Acquisition • Support Services • Conversion • New Construction • Rehabilitation
	Housing Opportunities for Persons with AIDS (HOPWA)	Entitlement and Competitive Grants for Housing Assistance and Supportive Services for persons with Aids (PWAs). County administers grants awarded to City on a formula basis.	• Acquisition • Rehabilitation • Support Services

TABLE 3
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program Type	Program Name	Description	Eligible Activities
b. Competitive Programs	Federal Aviation Administration Quiet Home Program *FY 2010-2011 Funding (Including Carry-Over Funds) $10,000,000 (FAA and LAWA funds) for sound insulation program and approximately $7,600,000 for acquisition*	The Ontario Quiet Home Program is designed to reduce noise impacts and increase land use compatibility in neighborhoods located near the Ontario International Airport.	• Acquisition • Residential Airport Noise Mitigation
	Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Administered by the County of San Bernardino Housing Authority.	• Rental Assistance
	Supportive Housing Grant	Grants for housing assistance with support services to homeless individuals and families.	• Housing Assistance • Supportive Services
	Section 108 Loan Guarantee Program	A loan guarantee provision of the CDBG entitlement program to provide a source of financing for large-scale projects.	• Acquisition • Site Improvements • Public Facilities • Economic Development • Rehabilitation
	Economic Development Initiative (EDI)	The purpose of this program is to promote and support economic and community development activities through the Section 108 Loan Guarantee Program.	• Interest Rate Subsidies • Debt Service Reserves • Loss Reserves • Credit Enhancement
	Brownfield Economic Development Initiative (BEDI)	Redevelops brownfield sites where either perceived or actual environmental contaminations are known and redevelopment plans exist.	• Interest Rate Subsidies • Debt Service Reserves • Credit Enhancement

TABLE 3
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program Type	Program Name	Description	Eligible Activities
	Section 202	Grants to non-profit developers of supportive housing for the elderly.	• Acquisition • Rehabilitation • New Construction • Rental Assistance • Support Services
	Section 203(k)	Provides a single long-term, low interest loan at a fixed rate to finance both acquisition and rehabilitation of a one to four unit property.	• Acquisition • Rehabilitation • Relocation • Refinance
	Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	• Acquisition • Rehabilitation • New Construction • Rental Assistance
	Renewal Communities, Empowerment Zones, Enterprise Communities (RC/EC/EZ)	Provides comprehensive revitalization to distressed communities in an integrated way.	• Tax Incentives • Other Federal Resources
	Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless individuals with disabilities.	• Rental Assistance • Homeless Assistance • Support Services
	Supportive Housing Program	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	• Transitional Housing • Permanent Housing for Disabled • Supportive Housing • Support Services • Safe Havens •
	Youthbuild	Provides funds to help young high-school dropouts obtain education, employment skills, and on-site work experience.	• Youth Employment • Job Training
2. State Programs	Mobile Home Park Resident Ownership Program (MPROP)	Funds awarded to mobile home park tenant organizations to convert mobile-home parks to resident ownership.	• Acquisition • Rehabilitation • New Construction

TABLE 3
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program Type	Program Name	Description	Eligible Activities
	California Housing Finance Agency (CHFA) Rental Development Finance Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money.	• Rehabilitation • Acquisition
	California Housing Finance Agency (CalHFA) Single-Family Programs	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders.	• Homebuyer Assistance
	California Department of Housing and Community Development Building Equity and Growth in Neighborhoods Program (BEGIN)	HCD provides grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.	• Homebuyer Assistance
	Mortgage Revenue Bond Program (Extra Credit Teacher Home Purchase Program) *Due to State budget issues program is currently suspended.*	This program is a "spin-off" of the single-family mortgage revenue bond program. This program provides below market rate fixed mortgages to qualified teachers and/or principals who commit to serve for at least five years at eligible low-performing schools.	• Homebuyer Assistance
	Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to corporations and people with high tax liability, and proceeds are used to create housing.	• New Construction • Rehabilitation • Acquisition
3. Local Programs	Ontario Housing Agency *FY 2010-2011 Funding – est. $15,941,412*	Twenty (20) percent of Agency funds are set-aside for affordable housing activities governed by state law.	• Acquisition • Rehabilitation • New Construction • Homebuyer Assistance

TABLE 3
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program Type	Program Name	Description	Eligible Activities
4. Private Resources/ Financing Programs	Federal National Mortgage Association (Fannie Mae):	Loan applicants apply to participating lenders for the following programs:	
	a. Community Home Buyers Program	Fixed rate mortgages issued by private mortgage insurers.	• Homebuyer Assistance
	b. My Community Mortgage	Flexible mortgage options for low and moderate-income borrowers of one- to four family homes.	• Homebuyer Assistance
	c. Fannie Neighbors	Low Down-Payment Mortgages for single family homes in undeserved low-income and minority communities.	• Homebuyer Assistance
	California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	• New Construction • Rehabilitation • Acquisition
	Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low- income ownership and rental projects.	• New Construction

The City of Ontario will support applications by other entities to obtain funding from the following funding sources as long as the application submitted supports the priorities and goals listed within the City of Ontario Five-Year Consolidated Plan.

TABLE 4
U.S. Department of Housing and Urban Development
CPD Consolidated Plan
Support of Applications by Other Entities Report

Funding Source		Support Application by Other Entities?
A.	**Formula/Entitlement Programs**	
	ESG	Y
	Public Housing Comprehensive Grant	Y
B.	**Competitive Programs**	
	HOPE 1	Y
	HOPE 2	Y
	HOPE 3	Y
	ESG	Y
	Supportive Housing	Y
	HOPWA	Y
	Safe Havens	Y
	Rural Homeless Housing	Y
	Sec. 202 Elderly	Y
	Sec. 811 Handicapped	Y
	Moderate Rehab SRO	Y
	Rental Vouchers	Y
	Rental Certificates	Y
	Public Housing Development	Y
	Public Housing MROP	Y
	Public Housing CIAP	Y
	LIHTC	Y

F. Strategy and Objectives

As part of the Five-Year Consolidated Plan, the City of Ontario established goals, accomplishments, implementing programs, and resources that the City would utilize to address the identified housing, community development, and economic development "needs". Listed in the table on the following pages are the priority needs, five-year goals, and one-year goals for Fiscal Year 2010-2011.

TABLE 5 PROPOSED PROGRAM (PERFORMANCE MEASURES AND QUANTIFIABLE GOALS)				
PROPOSED PRIORITIES/ FIVE-YEAR ACCOMPLISHMENTS GOALS	**PROPOSED PROGRAMS**	**PERFORMANCE MEASURES**	**FY**	**GOAL**
HOUSING STRATEGY				
Goal 1: Preserve existing rental and owner-occupied housing resources.				
Provide programs and support activities to rehabilitate single-family homes.	• Ontario CARES - Exterior Beautification Grants (200)	Housing Units Assisted	2010	200
Provide programs and support activities to rehabilitate multi-family structures.	• Community Housing Development Organizations (CHDOs) Housing Program (15) • Multi-Family Housing Rehabilitation and New Construction Program (16)	Housing Units Assisted	2010	31
Conduct code enforcement inspections.	• Community Improvement Team (CIT)	Units Inspected	2010	2,000
Support market recovery of foreclosed homes	• Foreclosure Opportunities Response Team (FORT)	Units Inspected	2010	200
Assist low-income homeowners remain in their homes by providing funding for needed repairs to items presenting a threat to health or safety in the home.	• Emergency Grant Program (30)	Housing Units Assisted	2010	30
Goal 2: Increase affordable homeownership opportunities, particularly for low and moderate income persons.				
Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable homeownership units.	• Community Housing Development Organizations (CHDOs)	Housing Units	2010	1
Provide homebuyers' assistance to first-time purchasers of existing homeownership units.	• Ontario OPEN House Program	Households	2010	2
Goal 3: Expand affordable rental housing opportunities, particularly for low-income persons.				
Continue to monitor units that are at risk of converting to market rate units.	• Monitor units with affordable housing covenants	Monitored Units	2010	1,626
Proactively pursue opportunities to increase the number of federally allocated Section 8 vouchers	• Apply for Section 8 Vouchers	N/A	2010	N/A
Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable multi-family rental units.	• Multi-Family Housing Rehabilitation and New Construction Program	Housing Units	2010	76

TABLE 5
PROPOSED PROGRAM
(PERFORMANCE MEASURES AND QUANTIFIABLE GOALS)

PROPOSED PRIORITIES/ FIVE-YEAR ACCOMPLISHMENTS GOALS	PROPOSED PROGRAMS	PERFORMANCE MEASURES	FY	GOAL
HOMELESS STRATEGY				
Goal 1: Preserve and improve the supply of supportive housing and public services for the homeless				
Support the efforts of local non-profit agencies that apply for funding to locate homeless/transitional facilities within the City	• Assisi House and Aftercare Services Program (Mercy House) (60) • Mercy House Ontario Center (Mercy House) (2,500) • SOVA Food Security Center (IVCC) (10,000) • Services for Battered Women and Children (House of Ruth) (1,000) • First Steps Transitional Housing Program (Foothill Family Shelter, Inc.) (10) • Rapid Re-Housing Program (Mercy House) (25)	Persons Assisted	2010	13,595
Goal 2: Provide homelessness Prevention Sevices				
Provide services and direct financial assistance to support homelessness prevention activities	• Homelessness Prevention Program (Mercy House)	Persons Assisted	2010	50
SPECIAL NEEDS STRATEGY				
Goal 1: Provide supportive services for special needs populations				
Provide funding to organizations that serve special needs populations	• Senior Services (Inland Fair Housing and Mediation Board)	Persons Assisted	2010	900
FAIR HOUSING STRATEGY				
Goal 1: Continue to implement the Fair Housing laws by providing funding to further fair housing				
Support organizations that assist individuals with fair housing complaints and landlord/tenant mediation issues	• Fair Housing (Inland Fair Housing and Mediation Board) (100) • Landlord/Tenant Mediation Services (Inland Fair Housing and Mediation Board) (1,300)	Persons Assisted	2010	1,400
PUBLIC HOUSING STRATEGY				
Goal 1: Continue to support the on-going efforts of the Housing Authority of San Bernardino County and the Ontario Housing Authority to maximize the use of Section 8 subsidies and other resources in the City				
Pursue opportunities to increase the number of federally allocated Section 8 vouchers	• Housing Authority of the County of San Bernardino • Ontario Housing Authority	N/A	N/A	
LEAD HAZARD STRATEGY				
Goal 1: Reduce the number of housing units with lead paint hazards through education, inspection and rehabilitation				
Assist households with the appropriate lead paint inspection, testing, and abatement	• Ontario CARES – Emergency Grants and Exterior Beautification Grants (280) • Community Housing Development Organizations (CHDOs) Housing Program (15) • Multi-Family Housing Rehabilitation and New Construction Program (16)	Households Assisted	2010	311

TABLE 5 PROPOSED PROGRAM (PERFORMANCE MEASURES AND QUANTIFIABLE GOALS)				
PROPOSED PRIORITIES/ FIVE-YEAR ACCOMPLISHMENTS GOALS	**PROPOSED PROGRAMS**	**PERFORMANCE MEASURES**	**FY**	**GOAL**
COMMUNITY DEVELOPMENT STRATEGY				
Goal 1: Provide for needed infrastructure improvements in target lower and moderate-income neighborhoods				
Oversee the reconstruction and installation of streets and sidewalks.	• Wheelchair Ramp Installation (Community Services) (20,000) • Sidewalk and Reconstruction Program (Community Services) (10,000)	Persons Served	2010	30,000
Goal 2: Provide for new community facilities and improve the quality of existing community facilities to serve lower- and moderate-income neighborhoods.				
Rehabilitate community centers, neighborhood facilities, and parks as funding permits.	• Energy Efficient Lighting (Engineering) (300) • Water Conservation (Community Services) (10) • Pervious Concrete Gutter (1)	Public Facilities	2010	311
Goal 3: Provide needed community Services to serve lower and moderate income residents				
Support public service programs that serve low- and moderate-income individuals	• C.O.P.S. Program (Ontario Police Department) (10,000) • Child Care Subsidies (Ontario-Montclair YMCA) (25)	Persons Served	2010	10,025
Goal 4: Expand the City's economic base and promote greater employment opportunities				
Support public service programs to promote more employment opportunities for low- to moderate-income persons	None Planned	N/A	N/A	

G. Geographic Distribution

The specific location of housing and community development projects is a crucial issue. It is important that projects designed to clear blighting conditions are conducted in areas that are actually blighted, and that public service programs are provided at locations convenient to their clients. All HUD-funded activities will be implemented in low- and moderate-income service areas, as defined by HUD, with the exception of some public service projects, which are intended to serve CDBG-eligible persons on a citywide basis.

The City has established as a high priority, the investment of CDBG funds into targeted neighborhoods to help the City eliminate slum and blight conditions and improve the living conditions of the residents.

In order for an area to be considered as deteriorated or deteriorating the following conditions shall be met:

- A significant number of the properties located within the area must contain visible code violations affecting the property values in the area (such as lack of or insufficient landscaping, deteriorated paint, accumulations of debris, evidence of deferred maintenance, etc.);
- Infrastructure conditions that require attention (such as lack of sidewalks or sidewalks in disrepair, streets in disrepair, lack of or unmaintained street tress, etc.);
- May contain areas designated as Redevelopment Project Areas;
- At least three of the five identified factors contributing to deterioration available through Census data shall be met
    - % of population below the poverty level ≥ 20%
    - % of vacant structures ≥ 5%
    - % of total occupied housing units that are overcrowded ≥ 20%
    - % of units lacking complete plumbing and/or kitchen facilities ≥ 1%
    - % of renter and/or owner occupied units experiencing a cost burden ≥ 30%
- Area must demonstrate that both public or private improvements and/or services will occur within the area.

For more information regarding the geographic location of various community services and the capital improvement projects to be funded with FY 2010-2011 CDBG funds, please refer to the attachments.

H. Homeless Activities

The City of Ontario supports a variety of activities to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing and special assistance. As part of the One-Year Action Plan, the City will support several programs and projects conducted by non-profit social service providers. Each of these activities was specifically selected for funding through CDBG and ESG programs to address each step along

the Continuum of Care. The City sought out proposals and applications from a variety of homeless and social service providers prior to allocating CDBG and ESG resources.

This region is fortunate to have a number of organizations, which serve both the general homeless population and specific special segments within the homeless community. In developing the funding allocation, the City supported a diverse selection of providers and cultivated cooperation among those groups in the delivery of their services.

During FY 2005-2006, the City of Ontario began implementing a new Continuum of Care program in coordination with Mercy House Transitional Living Centers to assist homeless individuals and families transition from homelessness to permanent housing. The Continuum provides a comprehensive homeless strategy to assist homeless individuals and families to become self-sufficient. The programs within the Continuum include the following services: a full-service intake center, 14 emergency beds, 34 transitional housing units, 60 permanent housing units, and an aftercare program. It is anticipated that it will take approximately three years to implement the full program. To date, the City of Ontario and Mercy House have completed comprehensive rehabilitation on the transitional housing units and 14 permanent housing units, and have completed the design work and obtained entitlements and a Conditional Use Permit for the permanent intake center and emergency shelter.

The City of Ontario and the Ontario Housing Authority are actively pursuing opportunities to secure project based vouchers to assist in neighborhood revitalization strategies that also support Ontario's Continuum of Care for the homeless.

Please refer to the following table for a summary analysis of available programs to assist homeless persons.

TABLE 6
CONTINUUM OF CARE

Continuum of Care	Program	Services Provided
OUTREACH AND INTAKE ↓	Mercy House Center Ontario	Referral service, emergency shelter, food, clothing, restrooms, telephone, transitional shelter services and supportive housing services.
	SOVA Hunger Center	Food, service referral database, emergency and transitional shelters information and referrals, and client service.
	First Steps Transitional Housing Program	Transitional shelter services, client service, life skills education, childcare, and post-shelter follow up.
	House of Ruth	Emergency and transitional shelter services, client service, domestic violence counseling, and childcare.
TRANSITIONAL HOUSING Mental Health; Job Training; and Independent living skills ↓	Mercy House – Assisi House First Steps Transitional Housing Program	Each facility and program provides assistance to homeless families to overcome problems and conditions causing homelessness, life skills education, budgeting, parenting education, day care, and family support.
	House of Ruth	Provides shelter and special services for victims of domestic violence.
	First Steps Transitional Housing Program	Transitional shelter services, client service, life skills education, childcare, and post-shelter follow up.
PERMANENT AND SUPPORTIVE HOUSING Substance abuse; Family support; and Education	Multi-Family Housing/Section 8; Multi-Family Housing Rehabilitation and New Construction Program; Community Housing Development Organizations (CHDOs) Housing Program	Rental housing vouchers and affordable housing units. Home-ownership assistance for low and moderate-income families.
	Grove Apartments	Section 8-based affordable housing for seniors.
	Mercy House – Guadalupe Residence	Permanent affordable housing units with after-care services to assist formerly homeless individuals and families retain permanent housing.

I. Public Housing

The City will continue to support the Housing Authority of the County of San Bernardino's (HACSB) Five-Year Goals/Accomplishments.

Public housing programs in Ontario are conducted through an agreement with the HACSB. There are a total of 61 public housing units in Ontario. None of these units are at risk of conversion to market-rate rents. The HACSB also manages approximately 310 Section 8 vouchers within Ontario.

During FY 2010-2011, the City of Ontario Housing and Neighborhood Revitalization Agency will continue to monitor affordable housing units at risk for conversion to market rate. Accordingly, it is the objective of the City that all assisted housing units that are eligible for conversion to non-low-income housing should be preserved.

In addition, the HACSB will continue to administer the Family Self-Sufficiency Program within the City during FY 2010-2011. In this program, residents sign a five-year contract with the HACSB. As incomes rise with new employment, savings accounts are established. After five years, the savings account is available to the household to pay for costs associated with independent living.

As stated earlier, the City of Ontario and the Ontario Housing Authority are actively pursuing opportunities to secure project based vouchers to assist in neighborhood revitalization strategies that also support Ontario's Continuum of Care for the homeless.

J. Anti-Poverty Strategy

The City has included an Anti-Poverty/Vision for the Future Strategy within the Five-Year Consolidated Plan. In FY 2010-2011, the City will continue to aggressively implement redevelopment programs and activities that will generate jobs and tax revenue to help reduce the number of persons that are currently below the poverty level.

K. Fair Housing Activities

In addition to the housing activities already discussed in the One-Year Action Plan, the City will address key fair housing recommendations and objectives identified in the Analysis of Impediments to Fair Housing Choice (AI).

The AI addresses five specific target groups, tenants and property purchasers, property owners and managers, realtors, lenders and local government. Recommendations, actions, and a time period for completion are presented for each target group.

TABLE 7
FAIR HOUSING ACTIVITIES

PROGRAM AREA	SPECIFIC ACTION TO BE TAKEN	FY 2010-2011 GOALS
	ENFORCEMENT	
Counsel	Persons are counseled regarding their civil rights under both the Federal and State Fair Housing law	1,296 clients to be served
Investigate	Investigate discrimination Test for discrimination on bona fide complaint	When appropriate
Conciliation	Conciliate alleged cases of discrimination if appropriate	14 clients to be served
Information/ Referral	Refer cases to State Department of Fair Housing Employment & Housing, HUD Fair Housing, or appropriate attorney	140 clients to be served
	EDUCATION	
Public	Free regional workshops Course for high school seniors Community events and presentations English as a Second Language (ESL) Classes	Disseminate 3,000 brochures/flyers
Property Owners	Courses on Fair Housing for owners, property management companies, and on-site mangers Disseminate fair housing posters Property management workshops	Mail 3,000 Fair Housing Quarterly newsletters to Ontario rental owners
Realtors	Provide workshops for the Association Equal opportunity community technical advisor Provide Fair Housing guest speakers for presentations	Provide homeownership classes twice a week
Municipality	Provide fair housing seminars to appropriate staff Provide technical assistance on housing issues Prepare proclamation for April Fair Housing month	Conduct fair housing training for Ontario Housing Agency staff Proclaim April as Fair Housing Month
Lenders	Fair lending technical advisor CRA program development with lenders HMDA information data specific lenders	Complete HMDA analysis
Newspapers	Review housing ads for discrimination Provide workshops for classified department as requested	On going
	OUTREACH	
Radio	Spanish – regular live fair housing shows Public service announcements (PSA) for Fair Housing Workshops in all countywide stations	Complete on quarterly basis
Television	Guest spots on local cable interview shows Public announcements for Fair Housing workshops	Fair Housing cable releases throughout the region

TABLE 7
FAIR HOUSING ACTIVITIES

PROGRAM AREA	SPECIFIC ACTION TO BE TAKEN	FY 2010-2011 GOALS
Public	Provide presentations to any civic or private agencies	As requested
Brochure	Send to public and private agencies for client referral Fair Housing Quarterly Newsletter to property owners/ management	Mail 3,000 Fair Housing Quarterly Newsletters to owners throughout the region
Newspaper	Advertising for fair housing workshops Feature stories on fair housing month. Community services feature articles	Ongoing

L. Lead-Based Paint Hazards

The City will continue to implement the HUD regulations concerning lead-based paint testing and abatement. Currently, City staff informs residents of activities in any housing rehabilitation program about lead-based paint hazards. This policy applies regardless of whether there are children present in the households. Furthermore, all rehabilitation projects are administered in compliance with HUD regulations concerning lead-based paint testing and abatement.

Most of Ontario's housing stock was constructed prior to the 1978 ban on lead-based paint. Therefore, most units potentially contain lead-based paint. The City will continue to identify specific neighborhoods and households, which may contain lead-based paint hazards.

M. Monitoring Standards and Procedures

The City will enter into binding agreements with the subrecipients. Elements of these agreements will include the following information:

A. Type of activity

B. Scope of services to be provided

C. Number of persons to be assisted

D. Budget

E. Reporting requirements

F. Other terms and conditions

The City will conduct annual on-site inspections to ascertain whether the organization is actually meeting their goals and objectives. The overall goal will be to identify any deficiencies and promote corrections in order to improve performance.

For HOME Program projects, the City will continue to monitor the affordability provisions as outlined in the HOME Program agreements. Also, for projects that have one to four units, the City will conduct an on-site inspection every three years and for projects with five to twenty five housing units, the City will conduct an on-site inspection every two years. For projects containing twenty-six housing units or more, a yearly inspection will be conducted.

N. Federal Match Requirements

The HOME Program requires a twenty-five (25%) percent match for every dollar drawn from the Federal Treasury. Funds set-aside for administration are exempt from this requirement.

In accordance with 24 CFR 92.222 of the HOME Program Regulations, HUD granted the City of Ontario a match reduction for HOME funds because the City has been designated as a fiscally distressed community. The City of Ontario received a hundred (100%) percent reduction of match for FY 2010-2011.

To qualify on the basis of fiscal distress, a jurisdiction must meet one of the following criteria: (1) a jurisdiction's family poverty rate must be 125 percent or more of the average national poverty rate or more than 11.5 percent or (2) the jurisdiction's per capita income (PCI) must be less than 75 percent of the national average or less than $16,190. The jurisdictions that satisfy both of the distress criteria are determined to be in severe fiscal distress and receive a 100 percent reduction in match.

The City of Ontario satisfied both criteria as it was determined that the City's percent of families in poverty is 12.2 percent and its per capita income is $14,289.

The Emergency Shelter Grant (ESG) requires a dollar-for-dollar match. Non-profit organizations receiving ESG funds will provide the required match.

O. Minority/Women Business Outreach

The City will continue its on-going efforts to inform target businesses about the opportunities associated with the expenditure of Federal funds for housing and community development.

P. Institutional Structure/Delivery System Gaps

The City of Ontario does not anticipate any gaps in the delivery of service based on the institutional structure of the City government, departments, or agencies. The City of Ontario Housing and Neighborhood Revitalization Agency participates in a number of coalitions and collaborations to enhance coordination between the public and private housing and social service agencies providing services to Ontario residents. These coalitions include but are not limited to the following: County of San Bernardino Homeless Coalition, Inland Empire Neighborhood Stabilization Program Coalition, and Housing Policy Advisory Committee.

In addition, the Housing Set-Aside Loan between the Ontario Redevelopment Agency and Fannie Mae will allow the Agency to develop and strengthen the relationship between the Agency and Fannie Mae, the largest provider of funds for home financing, while preserving the Agency's remaining bonding capacity for future economic development activities. This infusion of funds for up-front capital expenses will strengthen the City and Agency's capacity to fund comprehensive neighborhood revitalization efforts.

Q. Coordination

The Ontario Housing and Neighborhood Revitalization Agency consulted with other key City departments in developing this One-Year Action Plan. These departments included: City

Manager's Office, Ontario Redevelopment Agency, Development Department, Planning Department, Community and Public Services Agency, Parks Department, Police Department, Fire Department, and Code Enforcement Department. City staff also consulted with the following adjacent jurisdictions during the development of the One-Year Action Plan by providing them with a copy of the Draft One-Year Action Plan during the public review period: Upland, Chino, Rancho Cucamonga, Pomona, Fontana, and County of San Bernardino. Other key public and quasi-public agencies contacted in preparation of the plan included the County of San Bernardino Housing Authority, Upland Housing Authority, Ontario Housing Authority, and Inland Fair Housing and Mediation Board.

City of Ontario staff will continue to cooperate with other organizations in order to achieve housing and community development objectives. The following list identifies organizations that the City anticipates interacting with and, in some cases, providing funds to during the next fiscal year:

- Ontario-Montclair YMCA
- Inland Fair Housing and Mediation Board
- Foothill Family Shelter
- Inland Valley Council of Churches
- House of Ruth
- Ontario-Montclair School District
- Mercy House

R. HOME – Specific Requirements

Resale/Recapture Provisions

AOF-Golden State – CHDOs – Resale Restrictions

The City will place a minimum of a 45-year resale restriction on all homeownership properties purchased and rehabilitated with HOME Program (CHDO) funds. Resale restrictions will assure that the property will remain affordable to low-income households.

Ontario OPEN House – Recapture Restrictions

The City of Ontario Housing and Neighborhood Revitalization Agency will share in the appreciation of the value of the property in an amount equal to the percentage in accordance with the provisions shown in the table below:

Length of Ownership at the Time of Resale, Refinance, or Transfer	**Share of Equity to Household**	**Share of Equity to City**
Years 1-2	50%	50%
Years 3-5	70%	30%
Years 6-10	80%	20%
Years 10-45	94%	6%

The City's share of the appreciation will be collected at time of resale or transfer of the home during the 45-year term of the mortgage. With proper documentation, capital improvements, in excess of $250 per receipt, made to the property during the term of the loan will be deducted from the appreciation. There is a provision to ensure that the participant will always receive back their initial investment.

Affirmative Marketing - for rental projects consisting of five or more HOME assisted units; the City will adopt as required affirmative marketing procedures and requirements for all HOME housing projects with five or more units. Affirmative Marketing Plans will include the following elements:

- Methods for informing the public and owners and potential tenants about fair housing laws. The City will require that leasing agents utilize the fair housing logos and slogans in marketing units within properties consisting of five or more units.
- Description of efforts to be conducted to affirmatively market housing units assisted with HOME funds. Owners and leasing agents will place advertisements to market HOME-assisted units in appropriate publications, including, but not limited to local sources, public agencies, and local community groups.
- Description of outreach efforts to inform persons not likely to apply for housing without special outreach. These efforts will include comprehensive effort to distribute marketing materials to organizations that are likely to have contact with underserved populations.
- Maintenance of records to document actions taken to affirmatively market HOME-assisted units and to assess marketing effectiveness. Rental efforts will be periodically reviewed to ensure compliance with Affirmative Marketing Plan.
- Description of how affirmative marketing efforts will be assessed and what corrective actions will be taken where requirements are not met. Upon review of affirmative marketing efforts, if corrective actions are required the City will work with the owner and leasing agents to develop required corrective actions.

S. ESG – Specific Requirements

The City has adopted a process and criteria for awarding ESG. This process is conducted as part of the overall Consolidated Plan process. The City advertises the availability of CDBG, HOME Program and ESG funds in a newspaper of general circulation. The criteria to select recipients are as follows:

A. Ability of service provider to meet the intended use of ESG funds;

B. Proposal is eligible;

C. Proposal is consistent with the Continuum of Care principals found in applications for funding; and

D. Ability to meet time frames required for obligation.

GENERAL DEFINITIONS USED WITHIN THE PLAN

Affordable Housing: Affordable housing is generally defined as housing where the occupants pay no more than thirty (30%) percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Assisted Household or Person: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan.

- A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and or receives rental assistance.
- An existing homeowner is benefited during the year if the home rehabilitation is complete.
- A first-time homebuyer is benefited if a home is purchased during the year.
- A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing.
- A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and or the provision of rental assistance during the year.

Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109). See also instructions for completing Table 3B of the CHAS and Table 1 of the Annual Performance Report.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the Plan: A determination made by the jurisdiction that a program application meets the following criterion:

- The Annual Plan for that fiscal years funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program;
- The location of activities is consistent with the geographic areas specified in the plan; and
- The activities benefit a category of residents for which the jurisdictions five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50%: (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that:

- is expected to be of long-continued and indefinite duration;
- substantially impedes his or her ability to live independently; and
- is of such a nature that the ability could be improved by more suitable housing

A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the disabled member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 year of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption.

First Time Homebuyer: An individual or family who has not owned a home during the three year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 921) may not be excluded from consideration as a first time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

For Rent: Year round housing units that are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year round housing units that are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 689.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition) Examples include prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title 11 of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18, living in situations described by terms "sheltered" or "unsheltered".

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children, living in situations described by terms "sheltered" or "unsheltered".

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition.)

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

Large Related: A household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs for fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices. (This term corresponds to low and moderate-income households in the CDBG Program.)

Non-Elderly Household: A household, which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Person with Special Needs: Includes elderly/frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody. (U.S. Census definition.)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

Other Income: Households whose income exceeds 30 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year round housing units that is not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition.)

Owner: A household that owns the housing unit it occupies. (U.S. Census definition.)

Primary Housing Activity: A means of providing or production affordable housing – such as rental assistance, production, rehabilitation or acquisition – that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity".)

Project-Based (Rental) Assistance: Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Rent Burden>30% (Cost Burden): The extent to which gross rents, including utility costs, exceeded 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden> 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 560 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition.)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Secondary Housing Activity: A means of providing or producing affordable housing such as rental assistance, production, rehabilitation or acquisition – that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Service Needs: The particular service's identified for special needs populations, which typically may include transportation, personal are, housekeeping, counseling, meals, case management, person emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly- or privately-operated shelter including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facilities offering permanent housing are not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons, which includes at least two related persons.

Standard Condition: "Standard Condition" by local definition means units that are well maintained and in good condition with no repairs needed.

Substandard Condition but not Suitable for Rehab: By local definition, dwelling units that are such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in a housing strategy submitted between scheduled annual submissions. For the purpose of the Consolidated Plan, a "substantial change" is:

a) a net increase greater than 100% of the activity allocation if the allocation is $50,000 or more as listed in a published One-Year Action Plan, or as amended; or

b) a net increase greater than $50,000 of the activity allocation if the allocation is less than $50,000 as listed in a published One-Year Action Plan, or as amended; or

c) a net increase or decrease in an activity allocation greater than $300,000; or

d) a new activity not previously described in a published One-Year Action Plan, or as amended.

Substantial Rehabilitation: Rehabilitation costs in excess of 25% of the after-rehabilitated value including land.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to

participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not the project.

Transitional Housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Unit of general local government: A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; the Federated States of the Micronesia and Palau, the Marshall Islands, or a general purpose political subdivision therefore; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (part 92) or the CDBG Program (part 570).

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings).

Upper Income Family: A family that earns more than 95% of the City's median family income based on the 1990 Census.

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that is available or intended for occupancy at any time during the year.

2010 – 2014 Consolidated Plan
Appendix A Citizen Participation Plan

CITIZEN PARTICIPATION PLAN

A. Purpose

The City of Ontario is an entitlement jurisdiction receiving Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds directly from the U.S. Department of Housing and Urban Development (HUD). Pursuant to the program regulations, the City is required to prepare a five-year Consolidated Plan and annual updates to guide and report on the use of CDBG, HOME, and ESG funds. Annual reviews of program performance are also required.

This Citizen Participation Plan sets forth the City of Ontario's policies and procedures for citizen participation in the development of the Consolidated Plan Documents and any subsequent amendments. The Citizen Participation Plan provides an opportunity for nonprofit service agencies and the community to work in partnership with the City to identify needs and allocate CDBG funds. While this plan encourages the participation of all citizens, special assurances will be made to ensure the participation of the following: extremely low-, low-, and moderate-income persons; persons living in areas where federal funds are proposed to be used; residents of assisted housing; low income residents of target revitalization areas; minorities; non-English speaking persons; and persons with physical disabilities.

B. Definitions

For purposes of the CDBG, HOME, and ESG programs, the following definitions will apply:

Action Plan (AP) – A component of the Consolidated Plan Document which highlights the activities to be conducted during a single Program year in support of the priorities identified in the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER) – An annual performance report of all HUD-funded Community Planning and Development Programs (CDBG, HOME, ESG, and HOPWA).

Consolidated Plan Documents (CPD) - For the CDBG, HOME, and ESG programs for the City of Ontario, the Consolidated Plan Documents will include the following:

- Five-Year Consolidated Plan
- Five-Year Analysis of Impediments to Fair Housing Choice
- Citizen Participation Plan
- One-Year Action Plan
- Consolidated Annual Performance Evaluation and Report (CAPER)

Consolidated Program Year (see also Program Year) - The 12-month period for implementing the CDBG, HOME, ESG, and HOPWA programs. The Program Year shall run for a 12-month period and begin on the first calendar day of the fiscal year.

Cost Burden – The extent to which gross housing costs, including utility cost exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Elderly Person – A person who is at least 62 years of age.

Extremely Low-Income Household – A household whose income does not exceed 30% of the median family income for the county.

Large Family – Family of five or more persons.

Low-Income Household – A household whose income does not exceed 50 percent of the median family income for the County.

Low and Moderate Income Neighborhood – A census block group (s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the median income for the County.

Moderate-Income Household – A household whose income does not exceed 80 percent of the median family income for the County.

Program Year – The City has defined the Program Year as July 1 through June 30. The Program Year also corresponds with the City's fiscal Year.

Slum or Blighted Area **-** An area meeting the definition of a slum, blighted, deteriorated or deteriorating area under State or local law, typically identified as a Redevelopment Project Area, or where there are a substantial number of deteriorating or dilapidated buildings and/or improvements throughout the area.

C. Citizen Participation Strategy

The City of Ontario recognizes that CDBG, HOME, and ESG funds are Federal tax money returned to the City to be used primarily to benefit extremely low-, low-, and moderate-income persons. City staff and officials are stewards of this public money and will openly discuss all records, except those confidential records protecting a household's privacy. The City presents the following as its policy defining its Citizen Participation Strategy.

D. Decision Making Bodies

City Council: After reviewing the recommendations on capital outlay projects, administration, and public service projects made by Agency staff and considering public testimony and comments, the City Council shall make the final funding determinations for the CDBG, HOME and ESG funds.

E. Program Planning Process

The City of Ontario will adhere to the following citizen participation process when conducting program planning and reporting for the CDBG, HOME and ESG programs.

1. Citizen Participation Plan

a. Plan Development

Plan Considerations: As a part of the Citizen Participation Plan process, and prior to the adoption of the Consolidated Plan, the City will make available the information required to perform relevant informed decisions. This information will be made available to citizens, public agencies, and other interested parties.

The information to be supplied will include: the amount of funding that the City expects to receive, the range of activities that may be undertaken, and the amount of funds that will benefit persons of low- and moderate-income.

The City shall also provide an assessment of community development and housing needs, identify short term and long term community development objectives directed toward the provision of decent housing and the expansion of economic opportunities primarily for persons of low- and moderate-income.

Additionally, the City must attest to its compliance with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24, as effectuated by the City's adopted Residential Anti-Displacement and Relocation Assistance Plan, as required under Section 104(d) of the Housing and Community Development Act of 1974, as amended.

Plan Review and Comment: The draft Citizen Participation Plan shall be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments, views, and City responses shall be attached to the public hearing draft of the Citizen Participation Plan.

Community Forum/Public Hearing: The City Council shall conduct a community forum/public hearing to accept public comments on the draft Citizen Participation Plan as part of the approval of the Consolidated Plan. After public comments are heard and considered by the City Council, it shall approve the Citizen Participation Plan.

b. Plan Amendment

The City can make amendments to the Citizen Participation Plan through the following amendment process:

Public Review and Comment: Substantial amendments to the Citizen Participation Plan may be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments, views, and City responses will be attached to the public hearing draft of the Citizen Participation Plan.

Community Forum/Public Hearing: The City Council shall conduct a community forum/public hearing to accept public comments on the draft amended Citizen Participation Plan. After public comments are heard and considered by the City Council, it shall approve the amended Citizen Participation Plan.

2. Five-Year Consolidated Plan

a. Plan Development

During the development of the Five-Year Consolidated Plan, the City will consult the following services/agencies to solicit their input on housing and community development needs:

- Health Services Providers
- Social Services for: Children, Elderly, Disabled, Homeless, Persons With AIDS
- State and Local Health Agencies
- Adjacent Local Governments
- Economic Development Interests
- Public Housing Agency

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies. These include telephone or personal interviews, mail surveys, and consultation workshops.

Public Review and Comment: The draft Consolidated Plan will be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses shall be attached to the Consolidated Plan.

Community Forums/Public Hearings: The City will conduct a minimum of two community forums/public hearings at different stages of each program year. One of the required community forums/public hearings will be conducted prior to the publication of the proposed consolidated plan.

One community forum/public hearing will be conducted to accept public input on community needs during the development stage of the Draft Consolidated Plan. The City Council will also conduct a community forum/public hearing to accept comments on the draft Consolidated Plan which will be provided for public review for a 30-day period.

b. Plan Amendment

Substantial Change: The City will formally amend its approved Five-Year Consolidated Plan whenever a decision is made to propose a substantial change in allocation priorities or method of distribution of funds.

For the purpose of the Five-Year Consolidated Plan, a "substantial change" is defined as follows:

- A net increase or decrease greater than 100% of the activity allocation if the allocation is $50,000 or more as listed in a published One-Year Action Plan, or as amended; or

- a net increase or decrease greater than $50,000 of the activity allocation if the allocation is less than $50,000 as listed in a published One Year Action Plan or amended; or
- A net increase or decrease in an activity allocation greater than $300,000; or
- A new activity not previously identified in the One Year Action Plan.

Public Review and Comment: Substantial amendments to the Consolidated Plan will be made available for a 30-day public review. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses must be attached to the amendment.

City Council Review and Consideration: The City Council will review and consider the request for an amendment to the Consolidated Plan at a City Council meeting. At that time, the City Council can approve, approve with modifications, or deny the request for an amendment to the Consolidated Plan. At such meeting, staff will provide the City Council with all public input received on the proposed amendment to the Consolidated Plan. Upon City Council approval of the substantial amendment, the City will make the approved amendment public and will notify HUD. A copy of each substantial amendment will be sent to HUD as it occurs. Letters transmitting copies of substantial amendments will be signed by the official representative of the City authorized to take such action.

c. Submission of the Consolidated Plan to HUD

After the conclusion of the 30-day public review period, City Council will adopt the Consolidated Plan pursuant to HUD regulations and will direct staff to prepare a final Consolidated Plan or other relevant document. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan. The final Consolidated Plan will be submitted to HUD 45 days before the program year pursuant to regulations.

3. One-Year Action Plan

a. Plan Development

In addition to Ontario residents, the City will ensure that public (including City staff) and private agencies that provide the following services will be consulted in the development of the Action Plan:

- Health Services Providers
- Social Services for: Children, Elderly, Disabled, Homeless, Persons With AIDS
- State and Local Health Agencies
- Adjacent Local Governments
- Economic Development Interests
- Public Housing Agency

These persons/service providers/agencies will be contacted and brought into the process in the following manner:

- Each year, the City will send a written Notice of Funding Availability (NOFA) to each cooperating department and nonprofit agency advising them that the planning cycle has begun for CDBG funds, and that the City is accepting project proposals.
- City staff will conduct outreach to special interest groups in Ontario, such as senior citizens and the disabled, and make presentations on the Action Plan to these groups where necessary.
- The City will conduct an eligibility analysis on all project proposals submitted and review the eligible proposals for service provider grants. The review for funding consideration will be conducted by the Housing and Neighborhood Revitalization Agency.

Public Review and Comment: The draft Action Plan incorporating the City's proposed uses of CDBG, HOME and ESG funds will be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses will be attached to the Action Plan.

Community Forums/Public Hearings: The City of Ontario Housing and Neighborhood Revitalization Agency may hold a community forum/public hearing prior to the 30-day review period to discuss the eligible project proposals and funding recommendations for both public service grant and capital outlay projects, and make funding decisions.

Submission of the One-Year Action Plan to HUD: After the conclusion of the 30-day public review period, City Council will adopt the One-Year Action Plan pursuant to HUD regulations and will direct staff to prepare a final One-Year Action Plan or other relevant document. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final One-Year Action Plan. The final One-Year Action Plan will be submitted to HUD 45 days before the program year pursuant to regulations.

b. Action Plan Amendment

The City will formally amend its approved Five-Year Consolidated Plan whenever a decision is made to propose a substantial change in allocation priorities or method of distribution of funds.

For the purpose of the Five-Year Consolidated Plan, a "substantial change" is defined as follows:

- A net increase or decrease greater than 100% of the activity allocation if the allocation is $50,000 or more as listed in a published One-Year Action Plan, or as amended; or

- a net increase or decrease greater than $50,000 of the activity allocation if the allocation is less than $50,000 as listed in a published One Year Action Plan or amended; or
- A net increase or decrease in an activity allocation greater than $300,000; or
- A new activity not previously identified in the One Year Action Plan.

Public Review and Comment: Substantial amendments to the Action Plan will be made available for a 30-day public review. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses must be attached to the Action Plan.

Community Forum/Public Hearings: The City Council will conduct a community forum/public hearing to accept public input on any amendment to the One-Year Action Plan. Upon City Council approval of the substantial amendment, the City will make the approved amendment public and will notify HUD. A copy of each substantial amendment will be sent to HUD as it occurs. Letters transmitting copies of substantial amendments will be signed by the official representative of the City authorized to take such action.

4. Consolidated Annual Performance and Evaluation Report (CAPER)

a. Plan Development

Public Review and Comment: The Consolidated Annual Performance and Evaluation Report (CAPER) will be made available for a 15-day public review. Written comments will be accepted during the 15-day public review. A summary of the comments and views, and City responses must be attached to the CAPER.

Public Hearing: The City Council will conduct a public hearing to accept public input on the Consolidated Annual Performance and Evaluation Report (CAPER).

Submission of the Performance Report to HUD: After the conclusion of the 15-day public review period, City Council will adopt the CAPER pursuant to HUD regulations and will direct staff to prepare a final CAPER or other relevant document. A summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final CAPER. The final CAPER will be submitted to HUD pursuant to regulations.

5. Five-Year Analysis of Impediments (AI) to Fair Housing Choice

a. Plan Development

During the development of the Five-Year AI, the City will consult the following groups/agencies to solicit their input on fair housing issues in the City:

- Fair Housing Organizations

- Other local governments
- Advocacy groups for special needs households
- Affordable housing providers
- Banks and other financial institutions
- Educational institutions

A variety of mechanisms may be utilized to solicit input from these groups/agencies. These include telephone or personal interviews, mail surveys, and consultation workshops.

Public Review and Comment: The draft AI will be made available for public review for a 30-day period. Written comments will be accepted during the 30-day public review. A summary of the comments and views, and City responses must be attached to the AI.

Community Forums/Public Hearings: The City will conduct a community forum/public hearing to accept public input on fair housing issues during the development stage of the draft AI. The City Council will also conduct a public hearing to accept comments on the draft AI which will be provided for public review for a 30-day period.

F. Public Notification

1. Public Meetings and Hearings

Staff will ensure adequate advance notice of all public meetings and hearings. Adequate noticing will include:

- Printing notices in the Inland Valley Daily Bulletin and/or other newspapers of general circulation in the City.
- Notices will be printed at least 10 days prior to the meeting date.

2. Documents for Public Review

Notices of availability of all draft Consolidated Plan Documents (CPD) for public review and a summary of the CPD will be published in a display ad in the Inland Valley Daily Bulletin. Additionally, Notices of Availability will be posted at the Housing and Neighborhood Revitalization Agency, the Ontario Public Library, and the City Clerk's office.

3. Access to Meetings

Public hearings will be conducted at various venues in the City, preferably in the low- and moderate-income target areas. Such hearing will be posted and advertised to allow sufficient notice to all interested persons.

Spanish translation is available at all public hearings if requested in advance at least 72 hours prior to the public hearing.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If an attendee or participant at a public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate these people in every reasonable manner. The City Clerk must be notified at least 72 hours prior to the public hearing.

4. Availability of Documents for Public Review

The City will place draft copies of the Consolidated Plan Documents and substantial amendments to these documents for public review at the following locations:

Ontario City Library
215 East "C" Street, Ontario

City Clerk's Office
Ontario City Hall, 303 East "B" Street, Ontario

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario

The City will provide a reasonable number of free copies of the documents to citizens and groups upon request. Notices of Availability of draft documents for public review will be published as specified in the Citizen Participation Plan.

5. Access to Records

The City will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan Documents (CPD), and the use of monies for programs funded by CDBG, HOME and ESG. Information to be made available will include budget and program performance information, meeting minutes, and comments received by the City during the development of the CPD.

Requests for information and records must be made to the City of Ontario in writing. Staff will respond to such requests within 10 working days or as soon as possible thereafter.

6. Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely-low, low-, and moderate-income persons to develop funding requests for CDBG, HOME and ESG eligible activities. Technical assistance will be provided as follows:

- Establish an annual project proposal submission and review cycle (NOFA) that provides information, instructions, forms and advice to interested extremely low-, low- and moderate-income citizens or representative groups so that they can have reasonable access to the funding consideration process. Awards to agencies are regularly made through a renewable contract that can be extended for an additional one year period, at the discretion of the City.

- Provide self-explanatory project proposal forms and instructions to all persons who request them whether by telephone or by letter. The City's funding application form is designed to be easily understood and short, while still addressing all key items necessary to assess the proposed project. Statistics concerning specific areas of the City are furnished by City staff upon request.
- Answer, in writing, all written questions and answer verbally all verbal inquiries received from citizens or representative groups regarding how to write or submit eligible project proposals.
- Meet with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing project proposal applications.
- Obtain information in the form of completed project proposal forms from citizens or non-profit agencies and assemble a list of proposals available for public review.
- Conduct a project eligibility analysis to determine, at an early stage, the eligibility of each project. In cases where only minor adjustments are needed to make proposals eligible or otherwise practical, City staff will advise the applicants on the options available and desired changes to the proposals.
- Provide bilingual translation on as needed basis.

7. Comments and Complaints

a. Comments

Citizens, as well as agencies providing services to the community, are encouraged to submit their comments in the development of the CPD and any amendments to the CPD. Written and verbal comments received at public hearings or during the comment period will be considered. Comments will be summarized and included as an attachment to the City's final CPD. Written comments should be addressed to:

City of Ontario
Housing and Neighborhood Revitalization Agency
208 West Emporia Street
Ontario, CA 91762

A written response will be made to all written comments within ten working days, acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to send a complete response within 10 working days to those who submit written proposals or comments.

Copies of the complete final CPD and amendments to the CPD will be available to residents at the following locations:

Ontario City Library
215 East “C” Street
Ontario, CA 91764

City Clerk's Office
Ontario City Hall, 303 East "B" Street
Ontario, CA 91764

Housing and Neighborhood Revitalization Agency
208 West Emporia Street
Ontario, CA 91762

G. Complaints

A complaint regarding the CPD planning process and CPD amendments must be made within 30 days from the date the document is published for comment. A written response will be made to all written complaints within 10 working days, acknowledging the letter and identifying a plan of action, if necessary.

The City will accept written complaints provided they specify:

- The description of the objection, and supporting facts and data.
- Provide name, address, telephone number, and a date of complaint.

H. Bilingual Opportunities

Wherever a significant number of extremely low- and low-income persons speak and read a primary language other than English, translation services at all public hearings will be provided in such language if translation services are requested in advance at least 72 hours prior to the public meeting.

I. Appeals

Appeals concerning the CPD, statements, or recommendations of the staff should be made to the following persons in the order presented:

- Director of Housing and Neighborhood Revitalization
- City Manager
- City Council
- Los Angeles Area Office of HUD (if concerns are not answered)

2010 – 2014 Consolidated Plan
Appendix B Needs Assessment Resident Survey and Results

CITY OF ONTARIO

NEEDS ASSESSMENT—RESIDENTIAL SURVEY

The City of Ontario receives approximately $3.6 million in federal funds from the U.S. Department of Housing and Urban Development (HUD) each year. These funds (CDBG, HOME, and ESG) are used for housing and community development projects. The City of Ontario wants you to have a voice in how the City invests this money. Please assist us by filling out this survey. Once you have completed this survey, please return it to the City of Ontario, Housing and Neighborhood Revitalization Agency in the enclosed self-addressed stamped envelope by February 1, 2010. If you have any questions regarding this survey or need additional information, please call (909) 395-2006. Thank you for your assistance!

Consider the needs in your community. Rate the following general community need categories and related activities, services, facilities, and programs from high priority to lowest priority.

	High	Medium	Low	Lowest
Affordable Housing: The HOME Program is intended to provide decent affordable housing to lower-income households. The CDBG Program can also be used for housing rehabilitation activities.				
Increase the supply of affordable rental housing opportunities for low and moderate-income households	☐	☐	☐	☐
Improve homebuyer opportunities for low and moderate-income households	☐	☐	☐	☐
Support the production of permanent supportive housing/transitional housing/ single room occupancy (SRO) units for homeless and/or special needs individuals	☐	☐	☐	☐
Provide homeless prevention, rapid re-housing, and rental assistance to reduce homelessness	☐	☐	☐	☐
Provide grant funding for emergency repairs for low-income homeowners	☐	☐	☐	☐
Provide assistance to low and moderate-income homeowners for energy efficiency improvements/rehabilitation	☐	☐	☐	☐
Community Facilities/Infrastructure: The CDBG Program provides funding for public facilities and infrastructure improvements in low/moderate-income census tracts.				
Create new or improve existing community facilities for senior citizens	☐	☐	☐	☐
Create new or improve existing community facilities for youth/teens	☐	☐	☐	☐
Create new or improve existing parks, recreational facilities, and/or community centers	☐	☐	☐	☐
Facilitate accessibility improvements, such as wheelchair ramps, wider doorways and power doors in community facilities, and ADA-compliant tot lot equipment	☐	☐	☐	☐
Support energy efficient retrofitting of existing public facilities	☐	☐	☐	☐
Support water conservation activities at existing parks and other public areas	☐	☐	☐	☐
Support homeless facilities/shelters	☐	☐	☐	☐
Support neighborhood improvements that benefit low/moderate-income areas, such as tree planting, street lighting, code enforcement, and clean up of abandoned lots and buildings	☐	☐	☐	☐
Provide for improvements to the water/sewer/storm drain systems	☐	☐	☐	☐
Provide for street/alley improvements	☐	☐	☐	☐
Provide for sidewalk improvements	☐	☐	☐	☐

	High	Medium	Low	Lowest
Public Services: The CDBG Program allows up to 15% of the total CDBG allocation to be used for public services.				
Legal services	☐	☐	☐	☐
Services for youths/teens	☐	☐	☐	☐
Services for senior citizens	☐	☐	☐	☐
Substance abuse services	☐	☐	☐	☐
Services for battered and abused spouses and/or children	☐	☐	☐	☐
Landlord/tenant counseling and mediation and fair housing activities	☐	☐	☐	☐
Screening for lead-based paint/lead hazards	☐	☐	☐	☐
Services for homeless individuals and families	☐	☐	☐	☐
Child care services	☐	☐	☐	☐
Economic Development: Eligible uses of CDBG funds include economic development.				
Attracting new jobs	☐	☐	☐	☐
Expanding local businesses (entrepreneurial development/small business start ups)	☐	☐	☐	☐
Job retention	☐	☐	☐	☐
Job training	☐	☐	☐	☐

Comments: Do you have any other comments or suggestions regarding the conditions or needs that the City should consider as a priority or objective in the 2010—2015 Consolidated Plan?

_____

_____

_____

_____

_____

_____

_____

_____

As part of this planning process, the City of Ontario must also analyze factors that limit fair housing choices. Please answer the following questions.

1. Do you believe housing discrimination is an issue in your neighborhood? ☐ Yes ☐ No
2. Have you ever experienced discrimination in housing, while living in Ontario? ☐ Yes ☐ No
3. On what basis do you believe you were discriminated against? (check all that apply)
   ☐ Race ☐ Color ☐ National Origin ☐ Religion ☐ Gender ☐ Familial Status ☐ Disability
4. If you believe you have been discriminated against, have you reported the incident? ☐ Yes ☐ No

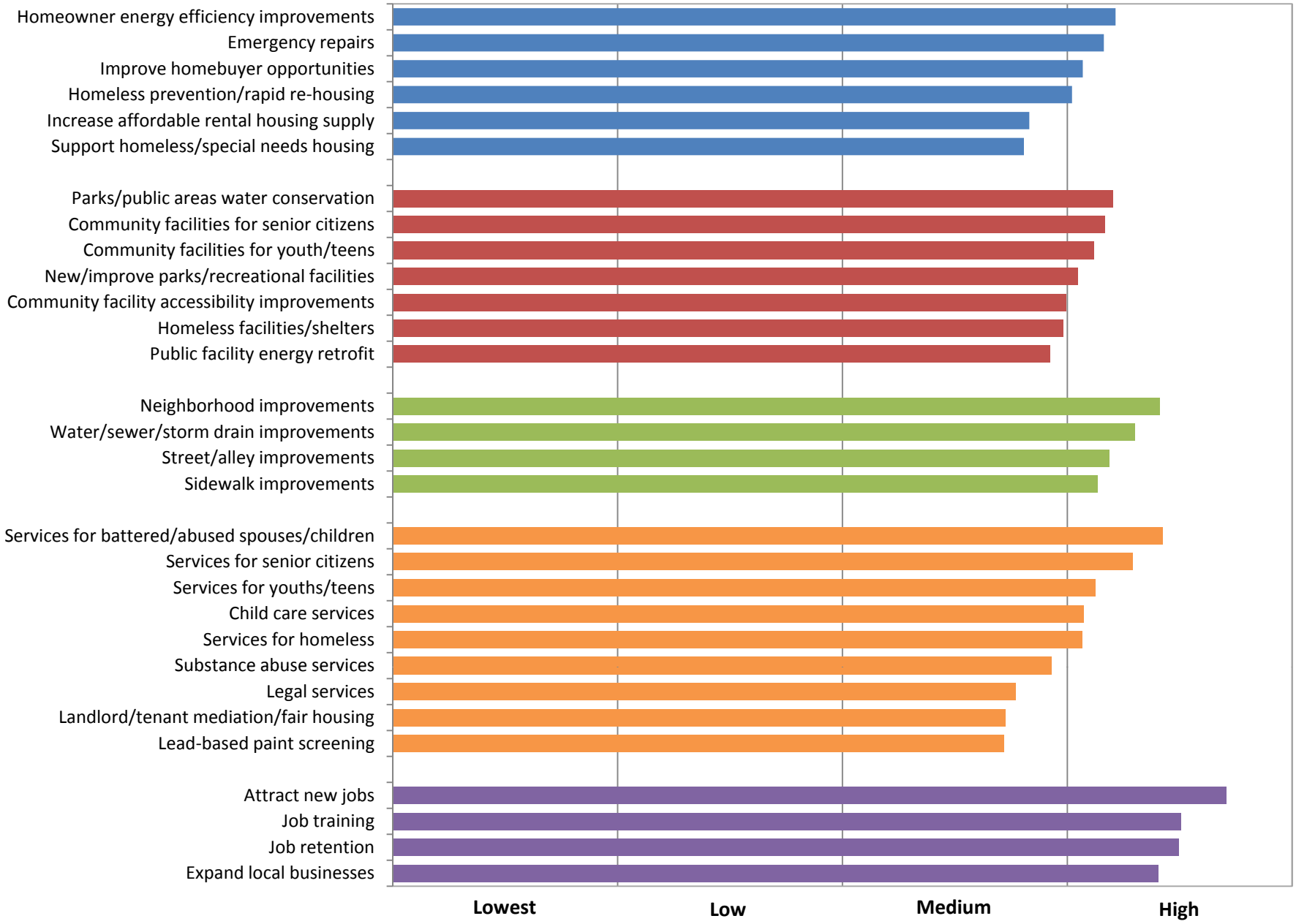
   If No—WHY? ☐ Don't know where to report ☐ Afraid of retaliation ☐ Too much trouble
   ☐ Don't believe it makes any difference

If you feel you may have been discriminated against, please contact Inland Fair Housing and Mediation Board at (909) 984-2254.

Needs Assessment - Resident Survey
Results for 1,186 Surveys (Final)

Affordable Housing	
	Average Score
Homeowner energy efficiency improvements	3.21
Emergency repairs	3.16
Improve homebuyer opportunities	3.07
Homeless prevention/rapid re-housing	3.02
Increase affordable rental housing supply	2.83
Support homeless/special needs housing	2.81
Public Facilities	
	Average Score
Parks/public areas water conservation	3.20
Community facilities for senior citizens	3.17
Community facilities for youth/teens	3.12
New/improve parks/recreational facilities	3.05
Community facility accessibility improvements	3.00
Homeless facilities/shelters	2.98
Public facility energy retrofit	2.92
Public Improvements	
	Average Score
Neighborhood improvements	3.41
Water/sewer/storm drain improvements	3.30
Street/alley improvements	3.19
Sidewalk improvements	3.13
Public Services	
	Average Score
Services for battered/abused spouses/children	3.42
Services for senior citizens	3.29
Services for youths/teens	3.12
Child care services	3.07
Services for homeless	3.07
Substance abuse services	2.93
Legal services	2.77
Landlord/tenant mediation/fair housing	2.72
Lead-based paint screening	2.72
Economic Development	
	Average Score
Attract new jobs	3.71
Job training	3.50
Job retention	3.50
Expand local businesses	3.41

Needs Assessment - Resident Survey Results
Average Score



February 22, 2010

City of Ontario
FY 2010-2014 Consolidated Plan Survey Results
Fair Housing Factors

Do you believe housing discrimination is an issue in your neighborhood?	Yes	120
	No	1014
	No Response	52
Have you ever experienced discrimination in housing while living in Ontario?	Yes	73
	No	1063
	No Response	50
On what basis do you belive you were discriminated against?	Race	51
	Color	23
	National Origin	16
	Religion	2
	Gender	6
	Familial Status	25
	Disability	12
If you belive you have been discriminated against, have you reported the incident?	Yes	12
	No	74
If No - WHY?	Don't know where to report	16
	Afraid of retaliation	13
	Too much trouble	17
	Don't believe it makes a difference	50

CITY OF ONTARIO

2010 – 2011 One-Year Action Plan
Appendix C Project Tables

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Housing — Goal #1: Preserve existing rental and owner-occupied housing resources.

Project Title

Community Improvement Team

Description

The Community Improvement Team has been specifically designed to pro-actively implement an intensive code compliance program to address serious code violations within eligible CARES targeted low/mod areas that have been identified as deteriorated areas that are having a significant impact on the existing neighborhoods. Costs incurred for inspections of code violations and the enforcement of code requirements for properties that are contained within eligible block groups and within a designated focus area are eligible for CDBG funding. To ensure long-term program solutions, the team coordinates the resources available within the various City Departments, including but not limited to the following: Police, Fire, Code Enforcement, Planning, Economic Development, and Housing.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: 001000 BG: 1, 2, 3 County 06071; CT 001100 BG: 4 County 06071; CT: 001301 BG: 2, 4 County 06071; CT: 001303 BG: 1, 3, 4, 5 County 06071; CT: 001400 BG: 1, 2, 3 County 06071; CT: 001500 BG: 1, 2, 3, 4, 5 County 06071; CT: 001600 BG: 1, 2, 3 County 06071; CT: 001701 BG: 1, 2 County 06071; CT: 001801 BG: 1, 2, 3, 4, 6 County 06071

Objective Number	**Project ID**
	0001
HUD Matrix Code	**CDBG Citation**
15	570.202
Type of Recipient	**CDBG National Objective**
Grantee	570.208(a)(1) - LMA
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
10 - Housing Units	2,000
Local ID	**Units upon Completion**
	2,000

Funding Sources:	
CDBG	870,009
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**870,009**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	2,120,947
Total	**2,990,956**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Housing — Goal #1: Preserve existing rental and owner-occupied housing resources.

Project Title

Foreclosure Opportunities Response Team

Description

This project will fund Code Enforcement staff efforts to address the negative impacts of foreclosed and abandoned properties within low- and moderate-income neighborhoods. Costs incurred for inspections of code violations and the enforcement of code requirements for properties that are contained within eligible block groups and within a designated focus area or areas that have been identified in the FY 2008-2009 NSP Substantial Amendment as areas of greatest need are eligible for CDBG funding. Activities funded by this program will include the following: enforcement efforts, release of administrative notices, records research and administrative costs necessary to assist new homebuyers.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: 001000 BG: 1, 2, 3, 4, 5 County 06071; CT 001100 BG: 4, 5 County 06071; CT: 001301 BG: 2, 4 County 06071; CT: 001303 BG: 1, 3, 4, 5 County 06071; CT: 001400 BG: 1, 2 County 06071; CT: 001500 BG: 1, 2, 3, 4, 5 County 06071; CT: 001701 BG: 1, 2 County 06071; CT: 001801 BG: 1, 2, 4 County 06071

Objective Number	**Project ID** 0002
HUD Matrix Code 15	**CDBG Citation** 570.202
Type of Recipient Grantee	**CDBG National Objective** 570.208(a)(1) - LMA
Start Date 07/01/2010	**Completion Date** 06/03/2011
Performance Indicator 10 - Housing Units	**Annual Units** 200
Local ID	**Units upon Completion** 200

Funding Sources:	
CDBG	100,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**100,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**100,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Housing — Goal #2: Increase affordable homeownership opportunities, particularly for low and moderate income persons.

Project Title

Community Housing Development Organizations (CHDOs) Housing Program

Description

This program is designed to preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation and/or new construction activities through Community Housing Development Organizations (CHDOs). The City of Ontario Housing and Neighborhood Revitalization Agency will accept applications for financial assistance from certified CHDOs for proposed high quality housing projects that will enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents with a range of affordability requirements.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Objective Number	**Project ID** 0003
HUD Matrix Code 14B	**CDBG Citation**
Type of Recipient Grantee	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator 10 - Housing Units	**Annual Units** 0
Local ID	**Units upon Completion** 0

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	153,121
HOME PI	0
HOPWA	0
Total Formula	**153,121**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**153,121**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 8/31/2008)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Housing — Goal #3: Expand affordable rental housing opportunities, particularly for low-income persons.

Project Title

Multi-Family Housing Rehabilitation and New Construction Program

Description

This program is deigned to preserve, enhance, expand, and improve the City's housing stock through the rehabilitation and/or new construction activities. The City of Ontario Housing and Neighborhood Revitalization Agency will accept applications from housing developers requesting financial assistance for high quality housing projects that will enhance the City's efforts to create and preserve a variety of housing opportunities for Ontario residents with a range of affordability requirements.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☐ Availability/Accessibility	☒ Affordability	☐ Sustainability

Location/Target Area

Objective Number	**Project ID** 0004
HUD Matrix Code 14B	**CDBG Citation**
Type of Recipient Grantee	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator 10 - Housing Units	**Annual Units** 128
Local ID	**Units upon Completion** 128

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	765,603
HOME PI	50,000
HOPWA	0
Total Formula	**815,603**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**815,603**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Homeless — Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services

Project Title

Assisi House and Aftercare Services Program

Description

This project will provide funding for Assisi House and the Aftercare Services Program provided by Mercy House. Assisi House is the transitional housing program for single men, single women, and single women with children. All residents work with a program manager and attend regular case management meetings to set goals in the areas of housing, health, finances, and life skills. Residents are able to save money and eventually transition into permanent affordable housing. Upon completion of the program, successful graduates are eligible for aftercare services. The program allows the residents to receive monthly case management for a year after exiting the shelter and may attend additional workshops, life skills classes, and social events.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Addresses

517/521/525 North Virginia Avenue, Ontario, California

Objective Number	**Project ID**
	0005
HUD Matrix Code	**CDBG Citation**
03T	570.201 (e)
Type of Recipient	**CDBG National Objective**
Subrecipient	570.208 (a)(2) - LMC
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	60
Local ID	**Units upon Completion**
	60

Funding Sources:	
CDBG	131,157
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**131,157**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	37,992
Total	**169,149**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Homeless — Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services

Project Title

Mercy House Center Ontario

Description

Mercy House is operating a continuum of care homeless strategy in Ontario. Mercy House provides programs in the areas of emergency services, transitional housing, permanent housing, and aftercare services The programs help those in need at any stage of homelessness. This project will provide funding for the operation of the Mercy House Center Ontario. Mercy House Center Ontario provides basic needs to the homeless or those on the verge of becoming homeless. Clients can come on a "first come, first served" basis and receive basic emergency items. Some of the items provided at the Center are food vouchers, ID card and receive basic emergency items. Some of the items provided at the Center are food vouchers, ID card assistance, bus passes, hygiene kits, prescription assistance, gift cards, referrals, and use of the telephone. Families and individuals who are homeless can utilize the Center as a place that will address their basic human needs and assist them in transitioning into housing and/or access to employment and other services

Objective category ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Addresses

905 East Holt Boulevard, Ontario, California

Objective Number	Project ID
	0006
HUD Matrix Code	**CDBG Citation**
03T	
Type of Recipient	**CDBG National Objective**
Subrecipient	
Start Date	**Completion Date**
07/01/2010	06/30/2010
Performance Indicator	**Annual Units**
01 - People	2,500
Local ID	**Units upon Completion**
	2,500

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	51,241
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**51,241**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	141,444
Total	**192,685**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Homeless — Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services

Project Title

SOVA Hunger Center

Description

The SOVA Food Security Center is located at 904 East California Street, Ontario, and provides clients with emergency food, utility, and rental assistance. Opened in 1990, SOVA provides a 15 day meal supply of nutritional food for each member of a family. In addition to meeting the immediate hunger needs of individuals and families, the program is designed to address the factors that contribute to and are caused by food insecurity. For example, classes are offered in nutrition education, assistance is provided for utilities and rental assistance, motel vouchers are distributed, and access is provided to job listings, nonpartisan voter education/registration, bilingual health and safety information, and referrals to other community resources.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Addresses

904 East California Street, Ontario, California

Objective Number	**Project ID** 0007
HUD Matrix Code 03T	**CDBG Citation**
Type of Recipient Subrecipient	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator 01 - People	**Annual Units** 10,000
Local ID	**Units upon Completion** 10,000

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	26,300
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**26,300**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	237,350
Total	**263,650**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Homeless — Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services

Project Title

Services for Battered Women and Children

Description

House of Ruth is a non-profit domestic violence agency, providing emergency shelter and services to battered women and their children for more than 25 years. House of Ruth's 24-hour emergency shelter provides up to 45 days of program and support for battered women and their children free of charge. Transportation, meals, clothing, personal care items, and medical assessments are included in shelter stay. Individual and group counseling is provided for battered women. A Children's Program is provided for the children of shelter residents. Other services include legal and social service advocacy, housing and employment assistance, CalWORKs supportive services, and information and referral. Program materials are provide in English and Spanish. The shelter facility is completely accessible to persons with disabilities. At the end of their stay, clients may apply for residency in House of Ruth's two-year Transitional Living Program.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Suppressed

Objective Number	**Project ID** 0008
HUD Matrix Code 05G	**CDBG Citation**
Type of Recipient Subrecipient	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator 01 - People	**Annual Units** 1,000
Local ID	**Units upon Completion** 1,000

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	18,000
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**18,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	329,425
Total	**347,425**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Homeless — Goal #1: Preserve and improve the supply of supportive housing and public services for the homeless and homelessness prevention services

Project Title

First Steps Transitional Housing Program

Description

Foothill Family Shelter provides a two-phased transitional housing program with supportive services for homeless families with children and homeless adults. Phase one of the program provides 120 days of shelter and support services for the homeless. Participants stay in a furnished, two-bedroom apartment with no charge for rent or utilities, but are required to save 50% of their income and create and maintain a household budget and employment plan. Phase two offers affordable housing (with an average rent of $300 per month) for one or two years for graduates of phase one who need time for training/education in order to obtain a job at minimum wage. In both phases, there are support services such as professional and para-professional counseling, case management, parenting programs, literacy programs, and employment and financial management.

Objective category	☐ Suitable Living Environment	☒ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Addresses

1501 West Ninth Street, Suite D Upland, California

Objective Number	Project ID
	0009
HUD Matrix Code	**CDBG Citation**
03T	
Type of Recipient	**CDBG National Objective**
Subrecipient	
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	54
Local ID	**Units upon Completion**
	54

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	10,900
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**10,900**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	532,730
Total	**543,630**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 8/31/2008)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Special Needs — Goal #1: Provide supportive services for special needs populations.

Project Title

Senior Services/Shared Housing

Description

Inland Fair Housing and Mediation Board (IFHMB) will assist Ontario's senior populations with landlord/tenant issues and educate the public regarding housing rights and responsibilities. Seniors will be assisted with their HEAP applications as well as Renter's and Homeowner's Rebate applications. Seniors will also be helped with fair housing issues regarding age discrimination and with reasonable accommodations and modifications as they relate to disability. The special needs of seniors will be a high priority as IFHMB assists these seniors in helping create a safe and healthy landlord/tenant environment ir which to live.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Community wide

Objective Number	Project ID
	0010
HUD Matrix Code	**CDBG Citation**
05A	570.201(e)
Type of Recipient	**CDBG National Objective**
Subrecipient	570.208 (a)(2) - LMC
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	900
Local ID	**Units upon Completion**
	900

Funding Sources:	
CDBG	15,950
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**15,950**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	159,015
Total	**174,965**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.

Project Title

Water Conservation

Description

This project will include the removal of large areas of turf, retrofit of irrigation systems, and installation of California friendly landscape materials and decomposed granite in pathways or mulch in parkways and medians. The conservation activities will be performed at various locations, including but not limited to: Landscape Maintenance District #1, Landscape Maintenance District #2, Mountain Avenue Water Conservation Renovation, 6th Street Median Water Conservation Renovation, Sam Alba Park, and Veteran's Park.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT: 001000 BG: 1, 2, 3, 4, 5 County 06071; CT: 001100 BG: 1, 2, 3, 4, 5, 6, 7, 8 County 06071; CT: 001200 BG: 1, 2, 3 County 06071; CT: 001301 BG: 1, 2, 3, 4, 5, 6 County 06071; CT: 001303 BG: 1, 2, 3, 4, 5, 6 County 06071; CT: 001304 BG: 1, 3, 5 County 06071; CT: 001400 BG: 1, 2, 3 County 06071; CT: 001500 BG: 1, 2, 3, 4, 5 County 06071; CT: 001600 BG: 1, 2, 3, 4, 5, 6, 9 County 06071; CT: 001701 BG: 1, 2, 3, 5, 6, 7, 8 County 06071; CT: 001703 BG: 5 County 06071; CT: 001801 BG: 1, 2, 3, 4, 5, 6 County 06071; CT: 001802 BG: 1, 2, 3, 4, 5 County 06071; CT: 001803 BG: 1, 2 County 06071; CT: 001900 BG: 4 County 06071

Objective Number	Project ID
	0014
HUD Matrix Code	**CDBG Citation**
03	570.201(c)
Type of Recipient	**CDBG National Objective**
Grantee	570.208(a)(1) - LMA
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	2,126
Local ID	**Units upon Completion**
	2,126

Funding Sources:	
CDBG	187,580
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**187,580**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**187,580**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 8/31/2008)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #1: Provide needed public infrastructure and neighborhood improvements in target lower and moderate income neighborhoods

Project Title

Wheelchair Ramp Installation

Description

This project will include the installation of approximately thirty (30) wheelchair ramps and replacement of approximately thirty (30) wheelchair ramps and replacement of adjoining sidewalks. Priority will be given to low- and moderate-income locations within Ontario CARES Focus Areas.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT 001301 BG 2 County 06071; CT 001303 BG 1, 3, 4, & 5 County 06071; CT 001500 BG 1 County 06071

Objective Number	**Project ID** 0011
HUD Matrix Code 03L	**CDBG Citation** 270.201(c)
Type of Recipient Grantee	**CDBG National Objective** 570.208(a)(1) - LMA
Start Date 07/01/2010	**Completion Date** 06/30/2010
Performance Indicator 01 - People	**Annual Units** 8,418
Local ID	**Units upon Completion** 8,418

Funding Sources:	
CDBG	100,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**100,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**100,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 8/31/2008)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #1: Provide needed public infrastructure and neighborhood improvements in target lower and moderate income neighborhoods

Project Title

Sidewalk Reconstruction Program

Description

This project will include the reconstruction of raised sidewalks within eligible census tracts within the City. Also, the project would include curb and gutter work, wheelchair ramp installation, and drive approach reconstruction where required.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT 001301 BG 2 County 06071; CT 001303 BG 1, 3, 4, & 5 County 06071; CT 001500 BG 1 County 06071

Objective Number	**Project ID** 0012
HUD Matrix Code 03L	**CDBG Citation** 570.201(c)
Type of Recipient Grantee	**CDBG National Objective** 570.208(a)(1) - LMA
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator 01 - People	**Annual Units** 14,707
Local ID	**Units upon Completion** 14,707

Funding Sources:	
CDBG	100,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**100,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**100,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.

Project Title

Energy Efficient Lighting

Description

This project will replace approximately 300 existing streetlight metered locations within low- and moderate-income census tracts throughout the city with new fixtures and high pressure sodium bulbs with energy efficient induction light fixtures. Induction lighting fixtures use approximately 40% less wattage of the existing light fixtures with a 100,000 hour warranty.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT: 00100 BG: 1, 2, 3, 4, 5 County 06071; CT: 001100 BG: 4, 5 County 06071; CT: 001301 BG: 2, 4 County 06071; CT: 001303 BG: 1, 3, 4, 5 County 06071; CT:001400 BG: 1, 2, 3 County 06071; CT: 001500 BG: 1, 2, 3, 4, 5 County 06071; CT: 001600 BG: 1, 2, 3, 4, 5, 6, 9 County 06071; CT: 001701 BG: 1, 2 County 06071; CT: 001801 BG: 1, 2, 3, 4, 5, 6, 7 County 06070; CT: 001803 BG: 1 County 06071; CT: 001900 BG: 4, 5 County 06071

Objective Number	**Project ID**
	0013
HUD Matrix Code	**CDBG Citation**
03	570.201(c)
Type of Recipient	**CDBG National Objective**
Grantee	570.208(a)(1) - LMA
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
11 - Public Facilities	300
Local ID	**Units upon Completion**
	300

Funding Sources:	
CDBG	295,358
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**295,358**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**295,358**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #2: Provide for new community facilities and improve the quality of existing community facilities to serve lower and moderate income neighborhoods.

Project Title

Pervious Concrete Gutters

Description

This project will include the installation of pervious concrete gutters in targeted CDBG areas to alleviate many of the drainage issues in the northwest quadrant of the city. Pervious concrete gutters will be constructed to serve as drainage pits at strategic low point locations and allow the standing water to percolate into the ground. Prior to beginning construction, specific locations will need to be identified by the Engineering Department and evaluated by Housing staff to verify CDBG eligibility

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT: 00100 BG: 1, 2, 3, 4, 5 County 06071; CT: 001100 BG: 4, 5 County 06071; CT: 001301 BG: 2, 4 County 06071; CT: 001303 BG: 1, 3, 4, 5 County 06071; CT:001400 BG: 1, 2, 3 County 06071; CT: 001500 BG: 1, 2, 3, 4, 5 County 06071; CT: 001600 BG: 1, 2, 3, 4, 5, 6, 9 County 06071; CT: 001701 BG: 1, 2 County 06071; CT: 001801 BG: 1, 2, 3, 4, 5, 6, 7 County 06070; CT: 001803 BG: 1 County 06071; CT: 001900 BG: 4, 5 County 06071

Objective Number	**Project ID**
	0015
HUD Matrix Code	**CDBG Citation**
03	570.201(c)
Type of Recipient	**CDBG National Objective**
Grantee	570.208(a)(1) - LMA
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	5,000
Local ID	**Units upon Completion**
	5,000

Funding Sources:	
CDBG	75,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**75,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**75,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #3: Provide needed community services to serve lower and moderate income residents.

Project Title

COPS Program - Police

Description

The C.O.P.S. Unit provides a variety of programs designed to develop community-based strategies for solving long-term community crime. This program includes the following services: Crime Free Multi-Housing Program, drug court, gang prevention program, SWEAT Program - anti-graffiti program, drunk driving prevention program for high school students, illegal street racing prevention program, and a number of innovative programs to prevent crime. In collaboration with the Alcohol Beverage Control Agency, the COPS Program educates local establishments in the regulation and responsibilities involved with the sale of alcohol. In addition, the COPS Program is constantly involved in addressing other community issues including transients, prostitution, juvenile delinquency and truancy problems.

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Census Tracts and Block Groups

CT & BG's: CT: 001000 BG: 1, 2, 3, 4, 5 County 06071; CT: 001100 BG: 4, 5 County 06071; CT: 001301 BG: 2, 4 County 06071; CT: 001600 BG: 1, 2, 3, 4, 5, 6, 9 County 06071; CT: 001701 BG: 1, 2 County 06071; CT: 001801 BG: 1, 2, 3, 4, 5, 6 County 06071; CT: 001802 BG:7 County 06071; CT: 001803 BG: 1 County 06071; CT: 001900 BG: 4, 5, 6 County 06071

Objective Number	**Project ID**
	0016
HUD Matrix Code	**CDBG Citation**
05I	570.201(e)
Type of Recipient	**CDBG National Objective**
Grantee	570.208(a)(1) - LMA
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	10,000
Local ID	**Units upon Completion**
	10,000

Funding Sources:	
CDBG	223,982
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**223,982**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	4,953,180
Total	**5,177,162**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Community Development — Goal #3: Provide needed community services to serve lower and moderate income residents.

Project Title

Child Care Subsidies

Description

The Ontario-Montclair YMCA provides a before and after school childcare program for school aged boys and girls who come from families of low- to moderate-incomes in the Ontario-Montclair School District. Children are provided with childcare before school, delivered to school, picked up after school and transported to childcare sites in the afternoons. Throughout the year, we provide youth and family programs both sports related and non-sports related. Families are not denied program entrance for lack of ability to pay.

Objective category ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Community wide

Objective Number	Project ID
	0017
HUD Matrix Code	**CDBG Citation**
05D	570.201(e)
Type of Recipient	**CDBG National Objective**
Subrecipient	570.208 (a)(2) - LMC
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	25
Local ID	**Units upon Completion**
	25

Funding Sources:	
CDBG	22,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**22,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	263,108
Total	**285,108**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 8/31/2008)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Administration

Project Title

CDBG Program Administration

Description

This activity will be used to pay for salaries and benefits for those persons administering the CDBG Program.

Objective category ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Addresses

208 West Emporia Street, Ontario, California

Objective Number	**Project ID** 0018
HUD Matrix Code 21A	**CDBG Citation** 570.206
Type of Recipient Grantee	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/01/2011
Performance Indicator	**Annual Units** 0
Local ID	**Units upon Completion** 0

Funding Sources:	
CDBG	466,809
CDBG PI	25,000
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**491,809**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**491,809**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Administration

Project Title

HOME Program Administration

Description

This activity will be used to pay for salaries and benefits for those persons responsible for administering and monitoring of the HOME Program.

Objective category	☐ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☐ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Addresses

208 West Emporia Street, Ontario, California

Objective Number	**Project ID** 0019
HUD Matrix Code 21H	**CDBG Citation**
Type of Recipient Grantee	**CDBG National Objective**
Start Date 07/01/2010	**Completion Date** 06/30/2011
Performance Indicator	**Annual Units** 0
Local ID	**Units upon Completion** 0

Funding Sources:	
CDBG	0
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	102,080
HOME PI	0
HOPWA	0
Total Formula	**102,080**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	0
Total	**102,080**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Fair Housing — Goal #1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Project Title

Fair Housing

Description

Inland Fair Housing and Mediation Board (IFHMB) will provide a comprehensive Fair Housing Program to the citizens of Ontario which will include education, outreach, and enforcement. IFHMB will investigate complaints from individuals who have alleged housing discrimination. IFHMB will educate the public regarding their fair housing rights under Federal and State law. IFHMB will provide technical assistance to City staff, enabling them to affirmatively further fair housing. IFHMB will review lender's Home Mortgage Disclosure Act Data Reports sent to the City and will implement the fair housing plan of action cited in the City of Ontario's Analysis of Impediments to Fair Housing.

Objective category ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Community wide

Objective Number	Project ID
	0020
HUD Matrix Code	**CDBG Citation**
21D	570.206
Type of Recipient	**CDBG National Objective**
Subrecipient	570.208 (a)(2) - LMC
Start Date	**Completion Date**
07/01/2010	06/30/2011
Performance Indicator	**Annual Units**
01 - People	100
Local ID	**Units upon Completion**
	100

Funding Sources:	
CDBG	22,000
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**22,000**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	352,291
Total	**374,291**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Ontario

Priority Need

Fair Housing — Goal #1: Continue to implement the Fair Housing laws by providing funding to further fair housing.

Project Title

Landlord/Tenant Mediation Services

Description

Inland Fair Housing and Mediation Board (IFHMB) will assist the residents of the City of Ontario with Landlord/Tenant and Mobile Home Park issues and educate the public regarding housing rights and responsibilities under Civil Code. All complainants will be offered mediation with appropriate cases being mediated to facilitate housing retention. IFHMB works closely with the City of Ontario Code Enforcement Department in an effort to improve the living conditions of renters throughout the City. IFHMB will refer individuals to other community agencies for additional assistance when appropriate

Objective category	☒ Suitable Living Environment	☐ Decent Housing	☐ Economic Opportunity
Outcome category	☒ Availability/Accessibility	☐ Affordability	☐ Sustainability

Location/Target Area

Community wide

Objective Number	Project ID
	0021
HUD Matrix Code	**CDBG Citation**
21D	570.206
Type of Recipient	**CDBG National Objective**
Subrecipient	570.208 (a)(2) - LMC
Start Date	**Completion Date**
07/01/2010	06/01/2011
Performance Indicator	**Annual Units**
01 - People	1,300
Local ID	**Units upon Completion**
	1,300

Funding Sources:	
CDBG	10,200
CDBG PI	0
CDBG Contingency	0
ESG	0
HOME	0
HOME PI	0
HOPWA	0
Total Formula	**10,200**
Prior Year Funds	0
Assisted Housing	0
PHA	0
Other Funding	179,736
Total	**189,936**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disbilities ☐ Public Housing Needs

2010 – 2011 One-Year Action Plan
Appendix D Certifications

Certifications

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

5/3/10
Date

Chris Hughes
Name

City Manager
Title

415 E. B St.
Address

Ontario, CA 91764
City/State/Zip

(909) 395-2000
Telephone

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority**. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit**. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments**. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date 5/7/10

Chris Hughes
Name

City Manager
Title

415 E. B St.
Address

Ontario, CA 91764
City/State/Zip

(909) 395-2000
Telephone

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

5/3/10
Date

Chris Hughes
Name

City Manager
Title

415 E. B St.
Address

Ontario, CA 91764
City/State/Zip

(909) 395-2000
Telephone

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Signature/Authorized Official

5/7/10
Date

Chris Hughes
Name

City Manager
Title

415 E. B St.
Address

Ontario, CA 91764
City/State/Zip

(909) 395-2000
Telephone

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check _X_ if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:
"Controlled substance" means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);
"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

CITY OF ONTARIO

2010 – 2011 One-Year Action Plan
Appendix E Community Meeting Minutes

CITY OF ONTARIO
CDBG
JANUARY 21, 2010

Staff Present
Brent Schultz, Housing & Neighborhood Revitalization Director
Julie Bjork, Housing Director
Katryna Gonzalez, Project Manager
Jamie Richardson, Project Coordinator
Veronica Aguilar, Office Specialist

Meeting started at 6:05pm

I. 2010-2014 Consolidated Plan:

- Ms. Bjork welcomed attendees and made introductions.
- Ms. Gonzalez began presentation – Background of CDBG, HOME, ESG, HPRP & NSP.
- Ms. Richardson discussed the Consolidated Plan – Overview, major components, needs/strategies and estimated funding.
- Ms. Gonzalez gave an overview of the Analysis of Impediments.

II. Public Comments:

❖ ***Araceli Luna, Inland Fair Housing and Mediation Board***

- IFHMB assisted approximately 500 Ontario residents with foreclosure information.
- IFHMB receives approximately 80 calls a day on landlord/tenant complaints.
- IFHMB also provides mobile home residents with contact information.
- IFHMB is currently helping 22 families that are in the foreclosure process.
- IFHMB serves approximately 30 clients a day range from all age groups.

❖ ***Peter Boor, City of Ontario Resident***

- Mr. Boor would like to see more bike routes within Ontario.
- Mr. Boor said he would like to see more residents riding bikes than driving cars. Mr. Schultz suggested to Mr. Boor he should also attend the Ontario Plan meetings to make his suggestions.
- Mr. Boor asked if the City uses recycled water; Ms. Richardson answered yes.

Meeting adjourned at 6:40pm

CITY OF ONTARIO
CDBG
April 1, 2010

Staff Present
Julie Bjork, Housing Director
Katryna Gonzalez, Project Manager
Jamie Richardson, Project Coordinator
Veronica Aguilar, Office Specialist

Meeting started at 6:00pm

I. Consolidated Plan FY 2010-2014:

- Staff was prepared to discuss and provide a presentation on the Consolidated Plan FY 2010-20114

II. One-Year Action Plan FY 2010-2011:

- Staff was prepared to discuss and provide a presentation on the One-Year Action Plan FY 2010-2011

III. Analysis of Impediments to Fair Housing Choice:

❖ ***Jess Torres, Inland Fair Housing and Mediation Board***

- Mr. Torres was prepared to give a presentation on the Analysis of Impediments to Fair Housing Choice.

No members of the public attended the community meeting. The meeting was adjourned at 6:30pm

CITY OF ONTARIO

2010 – 2011 One-Year Action Plan
Appendix F Public Notices

Inland Valley Daily Bulletin
January 7, 2010

THURSDAY, JANUARY 7, 2010

San Bernardino Co. Public Notices 55 | San Bernardino Co. Public Notices 55

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

Notice is hereby given that a community meeting/public hearing will be held on Thursday, January 21, 2010 at 6:00 p.m. at the Housing & Neighborhood Revitalization Agency located at 208 W. Emporia St., Ontario, California to solicit citizen participation in the development of the City's Five-Year Consolidated Plan (2010-2014).

All persons interested are invited to attend.

If you have any questions regarding this community meeting/public hearing, please contact Jamie Richardson, Project Coordinator with the Ontario Housing and Neighborhood Revitalization Agency at (909) 395-2298.

Published: January 7, 14, 2010 #51326

Inland Valley Daily Bulletin
January 11, 2010

MONDAY, JANUARY 11, 2010

CITY OF ONTARIO

NOTICE OF COMMUNTY MEETING/ PUBLIC HEARING

Five Year Consolidated Plan (CDBG-HOME-ESG)
And Analysis Of Impediments
For the City of Ontario

Notice is hereby given that a community meeting/public hearing will be held on Thursday, January 21, 2010 at 6:00 p.m. at the Housing and Neighborhood Revitalization Agency, 208 W. Emporia St. Ontario, to solicit public comment from interested citizens, non-profit public service organizations and other public agencies as to the needs of the community. The information received will be used by the City in the development of the City's Five Year Consolidated Plan (2010-2014) for the City's CDBG, HOME, and ESG Programs as well as the City's update to the Analysis of Impediments to Fair Housing.

All interested persons are invited to attend.

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario, CA
6:00 p.m.

If you have any questions regarding this community meeting, please contact Ms. Jamie Richardson, Project Coordinator, with the City of Ontario Housing and Neighborhood Revitalization Agency at (909) 395-2006.

468762

Inland Valley Daily Bulletin
January 14, 2010

THURSDAY, JANUARY 14, 2010

San Bernardino Co. Public Notices 55 | San Bernardino Co. Public Notices 55

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

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Published: January 7, 14, 2010 #51326

Inland Valley Daily Bulletin
January 18, 2010

MONDAY, JANUARY 18, 2010

ONTARIO

NOTICE OF COMMUNTY MEETING/ PUBLIC HEARING

Five Year Consolidated Plan (CDBG-HOME-ESG)
And Analysis Of Impediments
For the City of Ontario

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670116

Inland Valley Daily Bulletin
January 21, 2010

THURSDAY, JANUARY 21, 2010

Ontario council seeks input on best use for HUD funding

By **Liset Márquez** Staff Writer

ONTARIO — City officials tonight will seek comment from residents about priorities for programs funded by the U.S. Department of Housing and Urban Development.

The information gathered at the 6 p.m. hearing at the Housing and Neighborhood Revitalization Agency office will be included in the agency's Consolidated Plan.

The five-year plan helps identify housing and community-development needs in the city. It also outlines how the city will address needs identified by residents, said Brent Schultz, the city's director of housing and neighborhood revitalization.

"We do citizen participation as a way to get community input and figure out how can we use the funding," Schultz said.

Agency staff members at the hearing will detail where HUD money has been directed in previous years as well as the process for updating the plan.

Money received by HUD has previously been used for capital-improvement projects, public services and housing programs, Schultz said.

A revised plan is expected to be brought to the City Council for final approval by May, he said.

For more information about the meeting, call 909-395-2006. The HNRA office is at 208 W. Emporia St.

liset.marquez@inlandnewspapers.com
909-483-8556

Inland Valley Daily Bulletin
City News Ontario-Montclair
February 5, 2010

City officials seeking comments on programs

City officials are seeking comment from residents about priorities for programs funded by the U.S. Department of Housing and Urban Development.

The information gathered will be included in the city's Housing and Neighborhood Revitalization Agency's Consolidated Plan.

The five-year strategy plan helps identify housing and community development needs in the city.

The plan also outlines how the city will address needs identified by community members, said Brent Schultz, city housing and neighborhood revitalization director.

There will be a public hearing on April 1.

A revised plan is expected to be brought to the City Council for final approval by May, he said.

For more information about the meeting or to make a comment, call 909-395-2006.

The April 1 meeting will be at 208 W. Emporia St.

Inland Valley Daily Bulletin
March 18, 2010

THURSDAY, MARCH 18, 2010

San Bernardino Co. Public Notices 55 | San Bernardino Co. Public Notices 55

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

Notice is hereby given that a community meeting/public hearing will be held on Thursday, April 1, 2010 at 6:00 p.m. at the Housing & Neighborhood Revitalization Agency located at 208 W. Emporia St., Ontario, California to solicit citizen participation in the development of the City's Five-Year Consolidated Plan (2010-2014).

All persons interested are invited to attend.

If you have any questions regarding this community meeting/public hearing, please contact Jamie Richardson, Project Coordinator with the Ontario Housing and Neighborhood Revitalization Agency at (909) 395-2298.

Published: March 18, 25, 2010 #44993

Inland Valley Daily Bulletin
March 18, 2010

THURSDAY, MARCH 18, 2010

ONTARIO

NOTICE OF COMMUNITY MEETING/ PUBLIC HEARING

Five Year Consolidated Plan (CDBG_HOME-ESG)
And Analysis Of Impediments
For the City of Ontario

Notice is hereby given that a community meeting/public hearing will be held on Thursday, April 1, 2010 at 6:00 p.m. at the Housing and Neighborhood Revitalization Agency, 208 W. Emporia St., Ontario, to solicit public comment from interested citizens, non-profit public service organizations an other public agencies as to the needs of the community. The information received will be used by the City in the development of the City's Five Year Consolidated Plan (2010-2014) for the City's CDBG, HOME, ad ESG Programs as well as the City's update to the Analysis of Impediments to Fair Housing.

All interested persons are invited to attend.

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario, CA
6:00 p.m.

If you have any questions regarding this community meeting, please contact Ms. Jamie Richardson, Project Coordinator, with the City of Ontario Housing and Neighborhood Revitalization Agency at (909) 395-2006.

698215

Inland Valley Daily Bulletin
March 25, 2010

THURSDAY, MARCH 25, 2010

San Bernardino Co. Public Notices 55 | San Bernardino Co. Public Notices 55

NOTICE OF COMMUNITY MEETING/PUBLIC HEARING NEEDS ASSESSMENT & APPLICATIONS FOR THE CITY OF ONTARIO

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All persons interested are invited to attend.

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Published: March 18, 25, 2010 #44993

Inland Valley Daily Bulletin
March 25, 2010

THURSDAY, MARCH 25, 2010

ONTARIO

NOTICE OF COMMUNITY MEETING/ PUBLIC HEARING

Five Year Consolidated Plan (CDBG_HOME-ESG) And Analysis Of Impediments For the City of Ontario

Notice is hereby given that a community meeting/public hearing will be held on Thursday, April 1, 2010 at 6:00 p.m. at the Housing and Neighborhood Revitalization Agency, 208 W. Emporia St., Ontario, to solicit public comment from interested citizens, non-profit public service organizations an other public agencies as to the needs of the community. The information received will be used by the City in the development of the City's Five Year Consolidated Plan (2010-2014) for the City's CDBG, HOME, ad ESG Programs as well as the City's update to the Analysis of Impediments to Fair Housing.

All interested persons are invited to attend.

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario, CA
6:00 p.m.

If you have any questions regarding this community meeting, please contact Ms. Jamie Richardson, Project Coordinator, with the City of Ontario Housing and Neighborhood Revitalization Agency at (909) 395-2006.

699932

Inland Valley Daily Bulletin April 2, 2010

NOTICE OF 30-DAY PUBLIC REVIEW FOR THE CITY OF ONTARIO ONE-YEAR ACTION PLAN (2010-2011)

NOTICE IS HEREBY GIVEN that the City of Ontario has prepared its One-Year Action Plan (2010-2011).

The publication of this notice is the beginning of the 30-day public review period required under Federal Regulation 24 CFR 91.105(b)(2). The public review and written comment period begins Friday, April 2, 2010 and runs through Monday, May 3, 2010.

NOTICE IS HEREBY FURTHER GIVEN that the One-Year Action Plan will be presented to the City Council for approval on the following date:

DATE: Tuesday, May 4, 2010
LOCATION: City of Ontario Senior Center
225 East B Street
TIME: 6:30 PM

At this meeting, the City Council will (1) receive public comment on the draft One-Year Action Plan (2010-2011) and (2) approve the submission of the One-Year Action Plan (2010-2011) to the Department of Housing and Urban Development (HUD).

BACKGROUND
Each year, the City of Ontario has participated in a variety of grant programs sponsored by the U.S. Department of Housing and Urban Development (HUD). HUD programs have included the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grant (ESG) programs. The City of Ontario anticipates receiving the following amounts for FY 2010-2011 for these programs:

CDBG			$2,422,876
Estimated	CDBG	Program $	Inc 25,000
HOME			$1,029,281
Estimated	HOME	Program $	Inc 50,000
ESG			$ 106,975
TOTAL			$3,634,132

SUMMARY OF THE CONSOLIDATED PLAN
To receive these funds, the City of Ontario is required to submit to HUD a Consolidated Plan every five years and an annual Action Plan.

ONE YEAR ACTION PLAN
For the fiscal year beginning July 1, 2010 and ending June 30, 2011, the City of Ontario proposes the utilization of CDBG, HOME, ADDI, and ESG funds to implement the programs listed below:

COMMUNITY DEVELOPMENT BLOCK GRANT

Proposed Programs	Implementing Agency	Amount
Administration	City of Ontario Housing Agency	$ 452,375
Fair Housing	Inland Fair Housing & Mediation Board	$ 22,000
Housing Mediation	Inland Fair Housing & Mediation Board	$ 10,200
Senior Services	Inland Fair Housing & Mediation Board	$ 15,950
Assisi House & Aftercare Services Program	Mercy House	$ 131,157
Community Improvement Team (CIT)	City of Ontario Code Enforcement Dept.	$ 870,009
Foreclosure Opportunities response Team (FORT)	City of Ontario Code Enforcement Dept.	$ 100,000
Wheelchair Ramp Installation	City of Ontario Community & Public Services	$ 100,000
Sidewalk Reconstruction	City of Ontario Community & Public Services	$ 100,000
Energy Efficient Lighting	City of Ontario Municipal Utilities	$ 231,278
Water Conservation Projects at various parks and medians	City of Ontario Public Works Agency	$ 123,500
Pervious Concrete Gutters	City of Ontario Engineering Dept.	$ 75,000
COPS Program	Ontario Police Department	$ 194,407
Child Care Subsidies	Ontario-Montclair YMCA	$ 22,000
	TOTAL	**$2,447,876**

HOME INVESTMENT PARTNERSHIP

Proposed Programs	Implementing Agency	Amount
Multi-Family Housing Rehabilitation and New Construction Program	City of Ontario Housing Agency	$ 821,961
Community Housing Development Organizations (CHDOs) Housing Program	CHDOs	$ 154,392
Administration	City of Ontario Housing Agency	$ 102,928
	TOTAL	**$1,079,281**

EMERGENCY SHELTER GRANT PROGRAM

Proposed Programs	Implementing Agency	Amount
First Steps Transitional Housing	Foothill Family Shelter	$ 10,900
SOVA Hunger Center	Inland Valley Council of Churches	$ 26,300
Services for Battered Women and Children	House of Ruth	$ 18,000
Mercy House Center Ontario	Mercy House	$ 51,775
	TOTAL	**$ 106,975**

PUBLIC COMMENT
Copies of the latest draft of this document will be available for public review at the following locations:

Ontario City Library
215 East "C" Street, Ontario

City Clerk's Office
Ontario City Hall - City Hall Annex, 415 East "B" Street, Ontario
Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario

The public is invited to submit written comments on the proposed projects designed to address housing, community and economic development needs as articulated in the One-Year Action Plan. All comments relative to the draft One-Year Action Plan (2010-2011) are to be submitted to the Housing and Neighborhood Revitalization Agency no later than Monday, May 3, 2010.

Questions and written comments regarding the draft One-Year Action Plan (2010-2011) may be addressed to the following:

Jamie Richardson, Project Coordinator
Ontario Housing and Neighborhood Revitalization Agency
208 East Emporia Street, Ontario, CA 91764
(909) 395-2298

Please publish on Friday, April 2, 2010 and Friday, April 16, 2010 #150133

Inland Valley Daily Bulletin April 7, 2010

NOTICE OF 30-DAY PUBLIC REVIEW FOR THE CITY OF ONTARIO ONE-YEAR ACTION PLAN (2010-2011)

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HOME	$1,029,281
Estimated HOME Program Income	$ 50,000
ESG	$ 106,975
TOTAL	$3,634,132

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Jamie Richardson, Project Coordinator
Ontario Housing and Neighborhood Revitalization Agency
208 East Emporia Street, Ontario, CA 91764
(909) 395-2298

Inland Valley Daily Bulletin April 16, 2010

REVISED NOTICE OF 30-DAY PUBLIC REVIEW FOR THE CITY OF ONTARIO ONE-YEAR ACTION PLAN (2010-2011)

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CDBG	$2,620,045
Estimated CDBG Program Income	$ 25,000
HOME	$1,020,804
Estimated HOME Program Income	$ 50,000
ESG	$ 106,441
TOTAL	**$3,822,290**

SUMMARY OF THE CONSOLIDATED PLAN

To receive these funds, the City of Ontario is required to submit to HUD a Consolidated Plan every five years and an annual Action Plan.

ONE YEAR ACTION PLAN

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Energy Efficient Lighting	City of Ontario Municipal Utilities	$231,278
Water Conservation Projects at various parks and medians	City of Ontario Public Works Agency	$123,500
Pervious Concrete Gutters	Cit of Ontario Engineering Dept.	$203,160
COPS Program	Ontario Police Department	$223,982
Child Care Subsidies	Ontario-Montclair YMCA	$ 22,000
	TOTAL	**$ 2,645,045**

HOME INVESTMENT PARTNERSHIP

Proposed Programs	Implementing Agency	Amount
Multi-Family Housing Rehabilitation and New Construction Program	City of Ontario Housing Agency	$815,603
Community Housing Development Organizations (CHDOs) Housing Program	CHDOs	$153,121
Administration	City of Ontario Housing Agency	$102,080
	TOTAL	**$ 1,070,804**

EMERGENCY SHELTER GRANT PROGRAM

Proposed Programs	Implementing Agency	Amount
First Steps Transitional Housing	Foothill Family Shelter	$ 10,900
SOVA Hunger Center	Inland Valley Council of Churches	$ 26,300
Services for Battered Women and Children	House of Ruth	$ 18,000
Mercy House Center Ontario	Mercy House	$ 51,241
	TOTAL	**$ 106,441**

PUBLIC COMMENT

Copies of the latest draft of this document will be available for public review at the following locations:

Ontario City Library
215 East "C" Street, Ontario

City Clerk's Office
Ontario City Hall - City Hall Annex, 415 East "B" Street, Ontario

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario

The public is invited to submit written comments on the proposed projects designed to address housing, community and economic development needs as articulated in the One-Year Action Plan. All comments relative to the draft One-Year Action Plan (2010-2011) are to be submitted to the Housing and Neighborhood Revitalization Agency no later than Monday, May 3, 2010.

Questions and written comments regarding the draft One-Year Action Plan (2010-2011) may be addressed to the following:

Jamie Richardson, Project Coordinator
Ontario Housing and Neighborhood Revitalization Agency
208 East Emporia Street, Ontario, CA 91764
(909) 395-2298

Published on Friday, April 16, 2010 #176707

Inland Valley Daily Bulletin April 23, 2010

INLAND VALLEY DAILY BULLETIN

FRIDAY, APRIL 23, 2010

AMENDED NOTICE OF 30-DAY PUBLIC REVIEW

CITY OF ONTARIO FIRST AMENDMENT TO THE CITY OF ONTARIO DRAFT ONE-YEAR ACTION PLAN (2010-2011)

The One-Year Action Plan (2010-2011) describes how the City of Ontario intends to spend the funds it receives from the U.S. Department of Housing and Urban Development (HUD) grant programs. The City is currently entitled to funds from the following three programs: Community Development Block Grant (CDBG); HOME Investment Partnership (HOME); and Emergency Shelter Grant (ESG).

The Draft One-Year Action Plan for Fiscal Year 2010-2011 is currently on display for 30-day public review required under Federal Regulation 24 CFR 91.105(b)(2). The public and written comment period began on Friday, April 2, 2010 and runs through Monday, May 3, 2010. The City of Ontario is considering the following amendments:

Activity	Description	Amount
Water Conservation Projects at various parks and medians	This project was originally proposed to be funded at $123,500; the proposed amendment will add $64,080 of CDBG funding to water conservation projects	$187,500 (CDBG)
Previous Concrete Gutters	This project was originally proposed to be funded at $203,160; the proposed amendment will decrease $128,160 of CDBG funding.	$75,000 (CDBG)
Energy Efficient Lighting	This project was originally proposed to be funded at $231,278; the proposed amendment will add $64,080 of CDBG funding to energy efficient project	$295,358 (CDBG)

The proposed amendment constitutes a substantial change to the One-Year Action Plan (2010-2011). The proposed amendment is tentatively scheduled to be presented to City Council for approval on May 4, 2010 at the regularly scheduled City Council meeting beginning at 6:30 p.m. The City Council meeting will be located at the Ontario Senior Center, located at 225 E. "B" Street, Ontario, CA 91764.

PUBLIC COMMENT

For a period of thirty (30) days beginning on Friday, April 2, 2010 and ending on Monday, May 3, 2010, in which the public is invited to submit written comments on the Draft One-Year Action Plan for Fiscal Year 2010-2011.

Copies of these documents will be available for public review at the following locations:

Ontario City Library
215 East "C" Street, Ontario

City Clerk's Office
Ontario City Hall - City Hall Annex, 200 North Cherry Avenue, Ontario

Housing and Neighborhood Revitalization Agency
208 West Emporia Street, Ontario

Questions and written comments regarding the Amended Action Plan may be addressed to the following:

Jamie Richardson, Project Coordinator
City of Ontario
Housing and Neighborhood Revitalization Director
208 West Emporia Street
Ontario, CA 91762

Comments are to be submitted no later than Monday, May 3, 2010. Comments received after Monday, May 3, 2010, will not be considered in the amendment process.

Please publish Friday, April 23, 2010 #174338

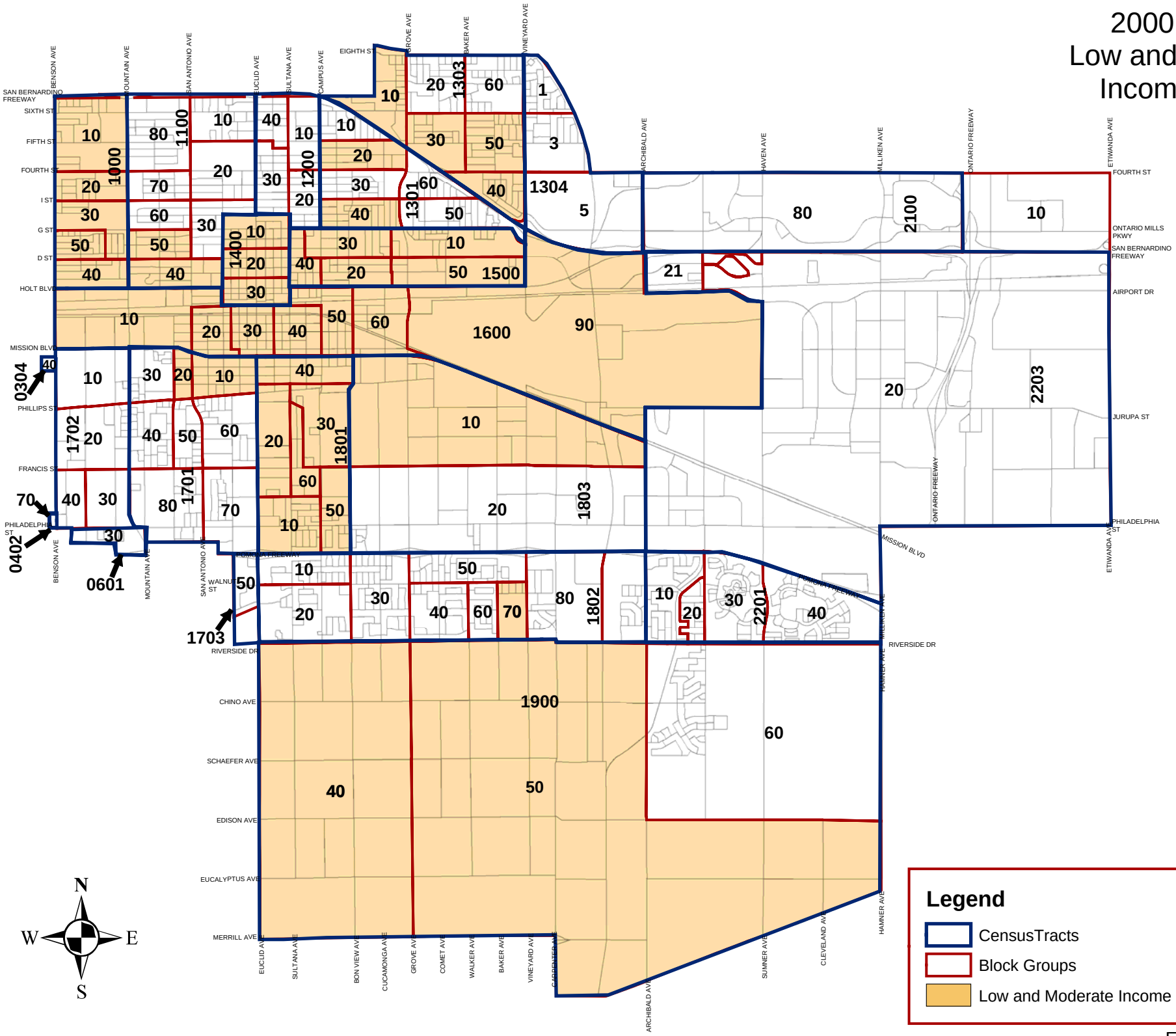
2010 – 2011 One-Year Action Plan
Appendix G Public Comments

No comments were received during the 30-day review period (April 2, 2010 through May 3, 2010) of the 2010-2014 Consolidated Plan, FY 10-11 One-Year Action Plan, and the Analysis of Impediments.

CITY OF ONTARIO

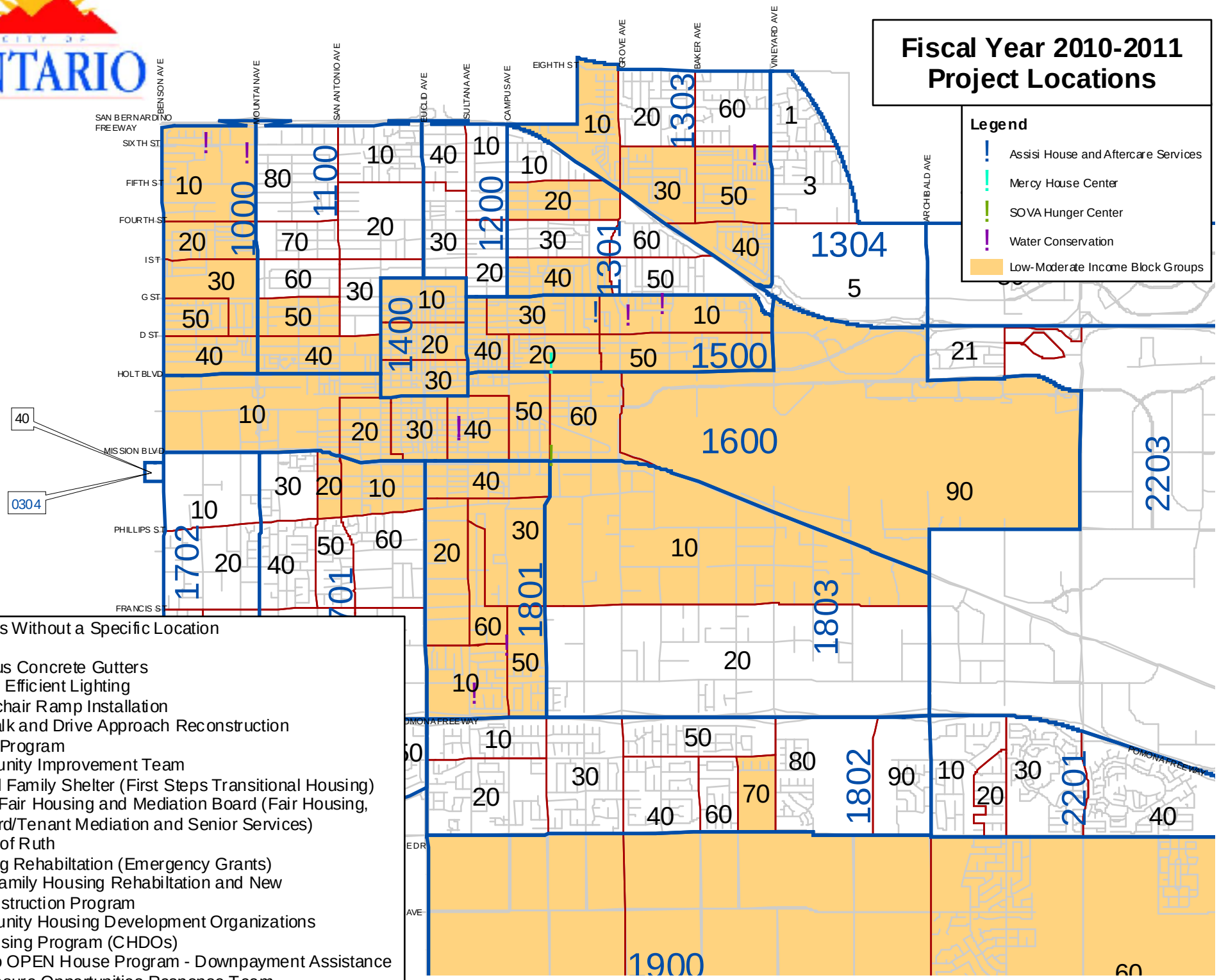
2010 – 2011 One-Year Action Plan
Appendix H Maps

2000 CDBG Low and Moderate Income Areas



Edited 12/12/2005

Fiscal Year 2010-2011 Project Locations

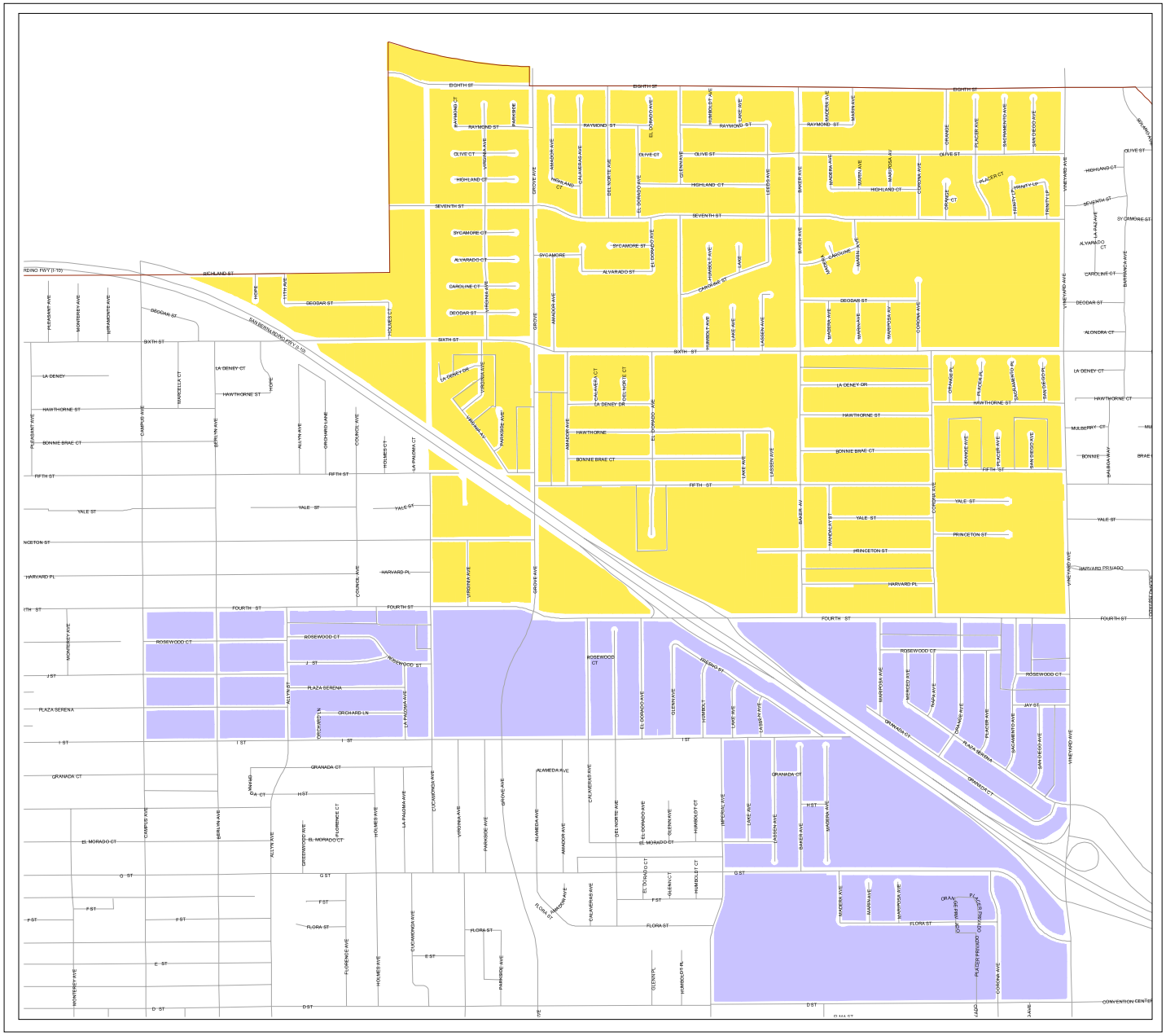


Projects Without a Specific Location

Pervious Concrete Gutters
Energy Efficient Lighting
Wheelchair Ramp Installation
Sidewalk and Drive Approach Reconstruction
COPS Program
Community Improvement Team
Foothill Family Shelter (First Steps Transitional Housing)
Inland Fair Housing and Mediation Board (Fair Housing, Landlord/Tenant Mediation and Senior Services)
House of Ruth
Housing Rehabiltation (Emergency Grants)
Multi-Family Housing Rehabiltation and New Construction Program
Community Housing Development Organizations Housing Program (CHDOs)
Ontario OPEN House Program - Downpayment Assistance
Foreclosure Opportunities Response Team

Jay Littleton Focus Neighborhood

Bordered by Eighth St., Vineyard Ave., D St., and Campus Ave.

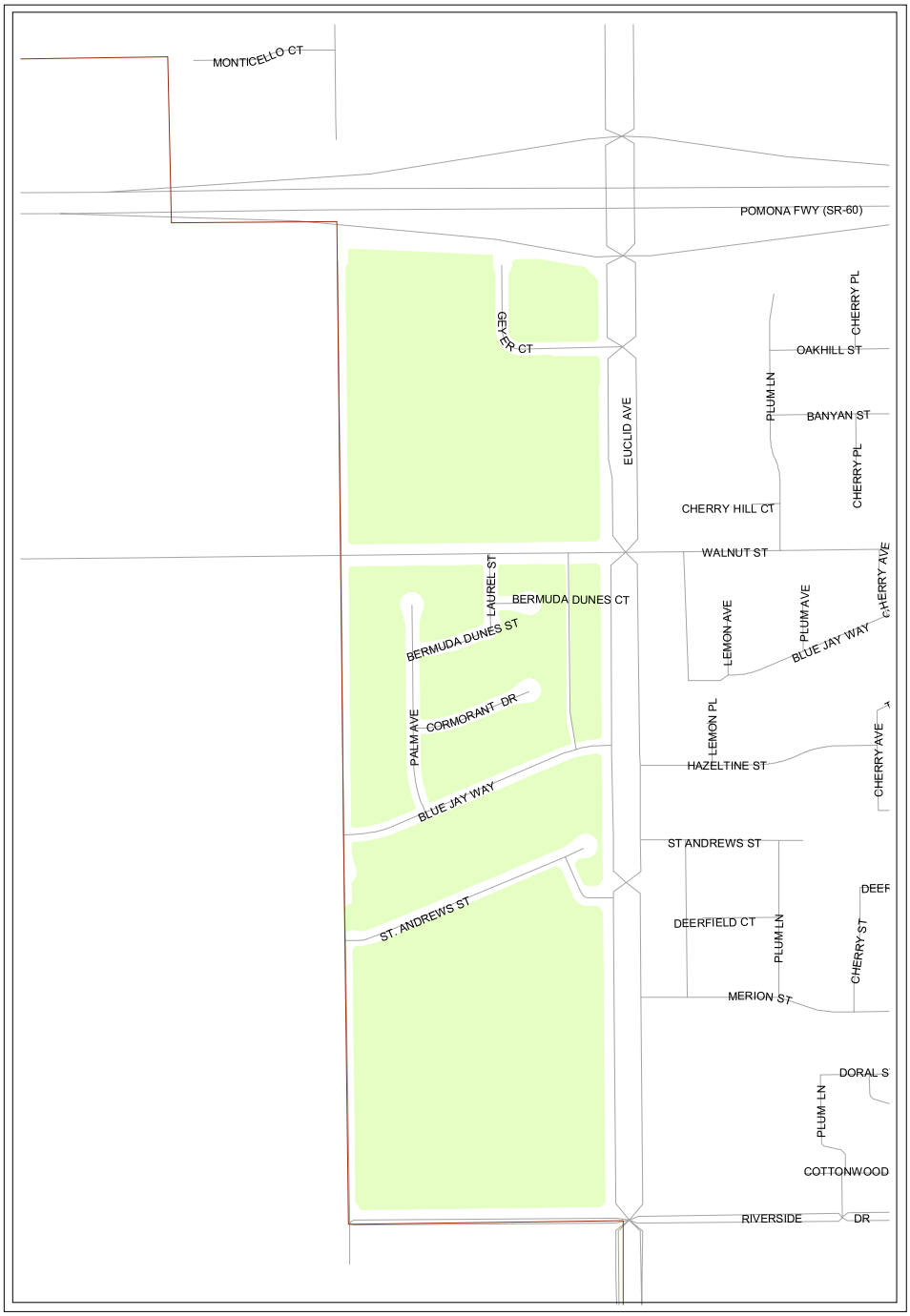


Legend Jay Littleton Phase 1 Jay Littleton Phase 2

N
W E
S

Centennial Focus Neighborhood

Bordered by Pomona Fwy., Euclid Ave., Riverside Dr., and Fern St.



Legend

Centennial

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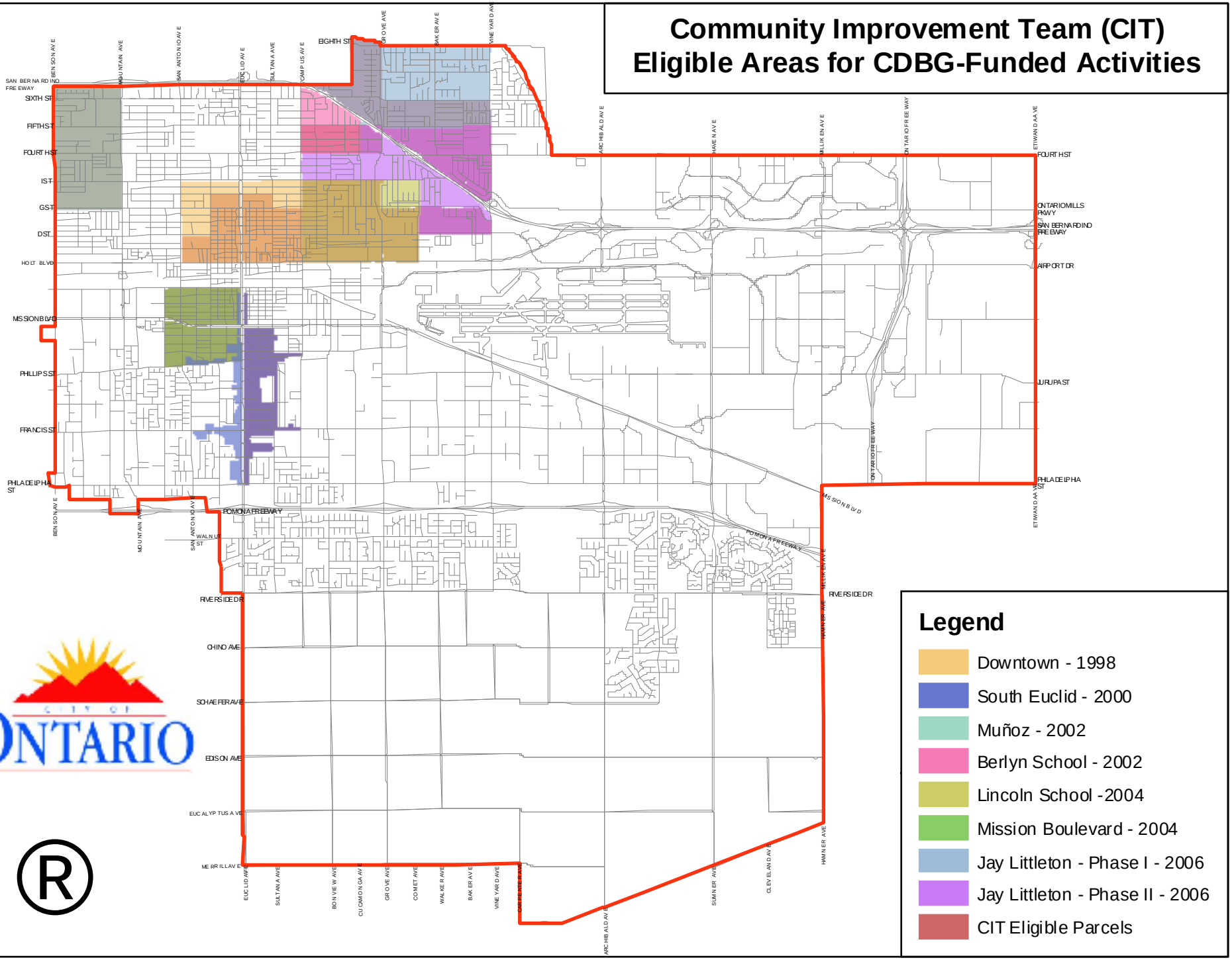
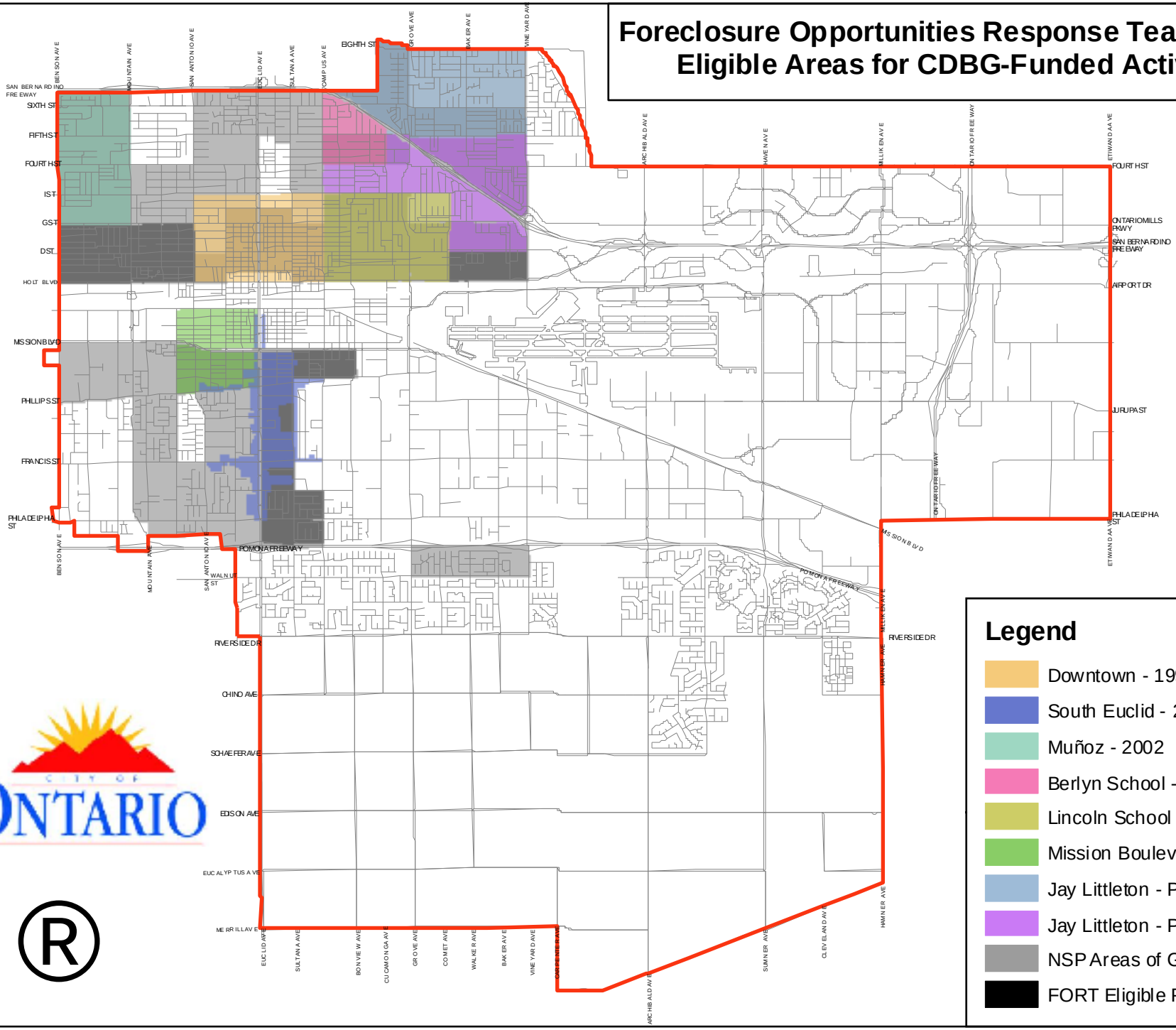
Community Improvement Team (CIT) Eligible Areas for CDBG-Funded Activities



Foreclosure Opportunities Response Team (FORT)
Eligible Areas for CDBG-Funded Activities



Legend

- Downtown - 1998
- South Euclid - 2000
- Muñoz - 2002
- Berlyn School - 2002
- Lincoln School -2004
- Mission Boulevard - 2004
- Jay Littleton - Phase I - 2006
- Jay Littleton - Phase II - 2006
- NSP Areas of Greatest Need
- FORT Eligible Parcels

CITY OF ONTARIO

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