

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

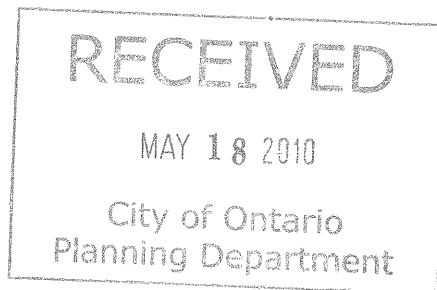
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MAY 14 2010



May 12, 2010

Mr. Chris Hughes
City Manager
City of Ontario
303 East B Street
Ontario, CA 91764



Jerry

Dear Mr. Hughes:

RE: Review of the City of Ontario's Adopted Housing Element

Thank you for submitting the City of Ontario's housing element adopted January 27, 2010 and received for review on April 12, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's October 12, 2009 review found Ontario's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department recognizes Ontario's commitment to adopt housing and land-use strategies to address its existing and projected housing needs, including designating additional sites at higher densities in the Downtown and major transportation corridor planning areas. For example, the element now identifies adequate sites to accommodate the City's regional housing need for lower-income households demonstrated by Program 25 to rezone sites within six specific planning areas (Downtown Plan, Mountain and Euclid Corridors, Holt Boulevard, Cimarron Project Area, Ontario Airport Metro Center and New Model Colony), allowing multifamily developments by-right at minimum densities of 20 units per acre.

In addition, the element includes programs to provide incentives to facilitate and encourage mixed-use, lot consolidation and infill development (Programs 10, 11, 12, and 14), and provides regulatory concessions and financial incentives for projects affordable to lower- and moderate-income households (Programs 19 and 20). These programs will facilitate more compact development with a mix of uses to address climate change, energy conservation, air quality, and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening local economies.

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In addition, the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department wishes Ontario success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Paul McDougall, of our staff, at (916) 322-7955.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Jerry L. Blum, Director, City of Ontario Planning Department
Mark Hoffman, Consultant, The Planning Center