

CITY OF ONTARIO

Agenda Report
July 7, 2026

SECTION:
CONSENT CALENDAR

Department: Economic Development
Prepared By: Karla Tavera
Staff Member Presenting: Jennifer McLain
Hiramoto, Economic Development Director
Approved By: 

Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 5

SUBJECT: A RESOLUTION APPROVING THE LEVY OF THE ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT

RECOMMENDATION: That the City Council adopt a Resolution for the Downtown Ontario Improvement Association (DOIA) authorizing the levying of the special assessments for Fiscal Year 2026-27.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:

Invest in the Growth and Evolution of the City's Economy

Operate in a Businesslike Manner

Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: Property Tax Assessment amounts are as follows: \$116,073.89 from the General Fund for the 47 parcels owned by the City, and \$8,517.61 from the Ontario Housing Authority (OHA) Fund for the 4 parcels owned by the OHA. If approved, the additional appropriations will be included in a future quarterly budget update to City Council for approval as needed.

BACKGROUND & ANALYSIS: On August 20, 2019, the City Council approved the formation of the Downtown Ontario Community Benefit District (CBD) for an initial five-year term. The purpose of the CBD is to provide enhanced services and improvements that benefit Downtown businesses and property owners by increasing economic activity and enhancing the value of commercial, retail, and residential properties. These services are intended to supplement those already provided by the City.

During its initial five-year term, the CBD contributed to a cleaner Downtown, supported business attraction and retention efforts, enhanced operational improvements, and provided overall support for Downtown businesses.

Following approval by property owners within the District, the City Council approved a 10-year renewal of the CBD on January 16, 2024. As a key component of the City's Downtown revitalization strategy, the renewed CBD supports the continued transformation of Downtown Ontario into a vibrant, mixed-use district with expanded retail, residential, and economic activity.

Pursuant to California Streets and Highways Code Section 36650, which governs CBD requirements

and procedures, the City Council must annually approve the levy of assessments and adopt an Annual Report. On March 3, 2026, the City Council received and filed the Fiscal Year 2026-27 Annual Report submitted by the Downtown Ontario Improvement Association (DOIA), finding it consistent with the District Management Plan.

To continue levying assessments for the upcoming fiscal year, the City Council must adopt a Resolution approving the Fiscal Year 2026-27 assessment levy. On April 16, 2026, the CBD Board of Directors voted in favor of increasing the property assessment rate by 5% for Fiscal Year 2026-27. Exhibit A provides a breakdown of the assessment roll by Assessor Parcel Number (APN).

The total assessment for all 205 parcels within the CBD for Fiscal Year 2026-27 is \$531,235. Based on the updated ownership review, the City owns 47 parcels, representing approximately \$116,073.89 in assessments, while the Ontario Housing Authority owns 4 parcels, representing approximately \$8,518 in assessments.