PUBLIC WORKSHOP #1

6TH CYCLE HOUSING ELEMENT UPDATE



HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

- Housing Element Overview
- Housing Element Update Process
- 6th Cycle Housing Element Schedule
- Public Participation
- Regional Housing Need Assessment (RHNA)
- Since 1969, California has required all local governments to adequately plan for the housing needs of everyone in the community.
- Housing Element is one of the seven required elements of the General Plan.
- Housing Element is updated approximately every 8 years.
- Department of Housing and Community Development (HCD) administers and ensures local government compliance.
- 6th Cycle covers the period from June 30, 2021 through October 15, 2029.

HOUSING ELEMENT PROCESS

The Housing Element process generally includes the following steps:

- Determine the Regional Housing Need Assessment (RHNA)
- Update previous Housing Element
- Submit draft to HCD for review/approval
- Revise and adopt (or adopt without changes)
- Submit adopted Housing Element to HCD

HOUSING ELEMENT UPDATE SCHEDULE

- Housing Element submitted to HCD for review and approval by October 15, 2021.
- To meet this schedule, Chino Hills will need to follow this recommended timeline:
 - Identify adequate sites: April 6, 2021
 - Completed Draft Housing Element document: May 20, 2021
 - Planning Commission Review and Concurrence of Draft Housing Element: June, 2021
 - City Council Review and Approval of Draft Housing Element: June, 2021
 - Submittal of Draft Housing Element to HCD: July 1, 2021
 - 60-day HCD Review Period: July 1 September 1, 2021
 - Revise Housing Element Update, City Public Hearings: September 1- October 12, 2021
 - Submittal of Final Housing Element to HCD: October 15, 2021
- Along a parallel track, General Plan Update process to incorporate the land use changes required by the Housing Element.

PUBLIC PARTICIPATION

- Public participation is an important component of the Housing Element Update process.
- Local governments are required to make a diligent effort to include all economic segments of the community in the update of the Housing Element.
- A one-quarter page ad notifying the public about the workshop and inviting their participation was sent to the Chino Champion for publication on January 23 and January 30.
- Flyers about the workshop were sent to approximately 100 property owners, nonprofit housing developers, developers, religious facilities and fair housing groups.
- A press release was distributed to the media.
- Information was also posted on the "City News" section on the homepage of the City website which triggers an e-notification to subscribers.
- A webpage on the City website has been set up to inform the public about the Housing Element process.
- Public outreach will continue throughout the Housing Element Update process.

REGIONAL HOUSING NEED ASSESSMENT (RHNA) – 6TH CYCLE

HCD establishes total number of new units for the region:

1,341,827

- 26.2% Very Low Income households
- 15.4% Low Income households
- 16.7% Moderate Income households
- 41.7% Above Moderate Income households.

SCAG then takes the lead and establishes a methodology for allocating the units across its many local governments within its six county region.

Cities with a higher proportion of Above Moderate Income households receive a greater proportion of the region's Lower Income housing need.

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

- SCAG started its part of the 6th Cycle RHNA process in 2019. Chino Hills actively participated in that process.
 - Attended all the RHNA subcommittee meetings;
 - Provided written comments to SCAG on the RHNA process in 4 separate letters, articulating concerns about SCAG's RHNA methodology and allocation of units. No SCAG response.
- October 2020, SCAG's final methodology and unit allocation included proximity to transit and jobs accessibility
- Chino Hills appealed its 6th Cycle RHNA based on SCAG miscalculation of job accessibility and transit need.
 - SCAG staff defended its calculations based on the Connect SoCal Plan.
 - o On January 6, 2021, the six member SCAG RHNA appeal board considered Chino Hills appeal.
 - Support for Chino Hills argument regarding the accuracy of the Connect SoCal Plan job accessibility and transit data.
 - However, citing the need to follow the SCAG RHNA methodology and concerns that any units taken from Chino Hills would need to be reassigned to another city, the appeal board voted in support of SCAG staff's recommendation to deny Chino Hills' appeal by a vote of 4 to 1, with one abstention.
- SCAG is expected to adopt its Final RHNA allocation in February 2021.

CHINO HILLS – 6TH RHNA CYCLE

TOTAL RHNA UNITS FOR CHINO HILLS*		3720
Very low income (<50% of AMI**)		1384
Low income (50-80% of AMI)		819
Subtotal "Lower Income" or "Affordable"	2,202	(59%)
Moderate income (80-120% of AMI)		787
Above moderate income (>120% of AMI)		731
*calculation difference due to rounding; **AMI = Adjusted median income, based on the County of San Bernardino average		

incomes.

RHNA COMPLIANCE – DEFAULT DENSITIES

Challenge: Identifying adequate available sites to accommodate the 2,202 "Affordable" units.

How to Define "Affordable"?

- 1. To identify a housing site as "Affordable", a Housing Element needs to provide an analysis demonstrating average rents, sales prices, or that the cost of development will yield "Affordable" Housing.
 - o In Chino Hills, such an analysis is infeasible because very few, if any, houses rent or sell at rates that are affordable to Very Low or Low Income households.
- 2. As an option and alternative to preparing the analysis, California Government Code Section allows local governments to elect the option of utilizing "default" density to accommodate housing for Lower Income households.
 - The default density standard provides a streamlined option for local governments to meet the density requirement.
 - If a local government zones a site to meet the default density, no further analysis of a site's sales or rent price or affordability is required.
 - Default densities established by HCD for "Metropolitan Jurisdictions" such as Chino Hills: 30 units or more per acre.

CHINO HILLS USE OF DEFAULT DENSITIES

- Under the Default Density Option: Chino Hills must zone sufficient sites at a density of no less than
 30 dwelling units per acre
- In addition, the Government Code Section sets a minimum development density of 20 units per acre
 for these zoned sites.
 - To qualify a site under the default density provision, a project built on a designated site (zoned at a density of 30 units a more) must be built to a density of no less than 20 units per acre.
- Chino Hills has successfully used the Default Density option in its past Housing Elements.
 - For example: Avalon Bay Apartments Zoned Very High Residential up to 35 DU/AC Built 331 units at 22.74 DU/AC
 - Moderate Income High Density and Medium Density sites (Maximum Densities from 25 -12 DU/AC)
 - Upper Income Low Density Residential categories and Single Family Detached

The focus of the first Housing Element Update workshop will be on potential sites to satisfy the 2,202 Very High Density unit RHNA requirement. Potential sites should have:

Reasonable access to infrastructure, including roads, sewer and water

- Topography with slopes less than 10%
- Limited geologic constraints
- Limited biological resources
- Generally, size of 5 acres or more.

ADUs: SCAG has worked with HCD to qualify 58% of ADUs in San Bernardino County as "Lower Income" or "Affordable" Housing Units, and 35% as Moderate Income.

Staff will be presenting information on sites that potentially meet these criteria, including:

- City owned open space and undeveloped properties
- Undeveloped privately owned residentially zoned properties
- Undeveloped privately owned non-residentially zoned properties
- Underutilized developed commercial properties that could be rezoned to a mixed-use density.

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

Site Inventory Guidebook (Gov. Code 65583.2) – Identification of Sites

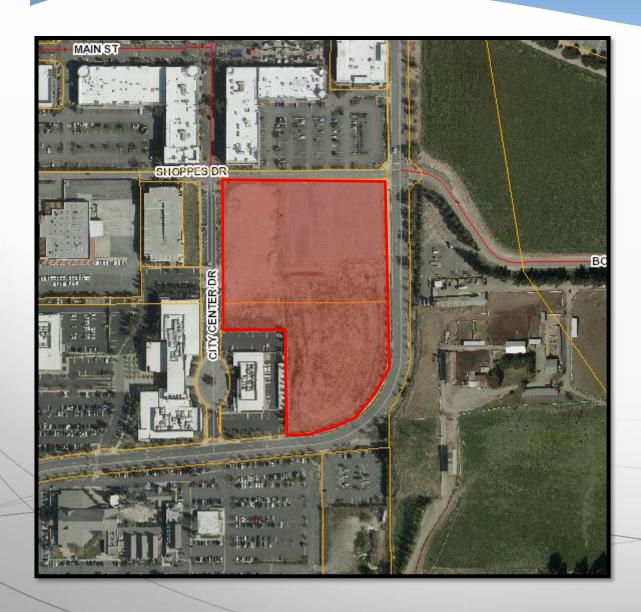
- Step 1: Identification of Developable Sites
 - Vacant sizes zoned for residential use
 - Vacant size zone for nonresidential use that allow residential development
 - Residentially zones sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites)
 - Sites owned or leased by a city and/or county
 - Sites zoned for nonresidential use that can be redeveloped for residential use and rezone the site to permit residential use
- Step 2: Inventory of Sites
 - > APN
 - > Size
 - Public or private ownership
 - General Plan and Zoning
 - Existing use and description of developed sites
 - Number of DU's that the site can realistically accommodate
 - Infrastructure availability
 - > RHNA income category the parcel is anticipated to accommodate

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

Site Inventory Guidebook (Gov. Code 65583.2) – Identification of Sites Cont.

- Step 3: Infrastructure Availability
 - Water, sewer, and dry utilities available and accessible
 - Provide analysis and sufficient detail water and sewer treatment facility have the capacity to accommodate development for all identified sites
- Step 4: Map of Sites
 - Provide map that shows location of sites
- Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing AB 686
- Step 6: Sites by RHNA Income Category
 - > Identify which RHNA income category each site is anticipated to accommodate
 - Number of units for each income category
- Step 7: Environmental Constraints
 - Describe site specific environmental conditions
 - Analysis of any known environmental constraints that would have impact the development viability

POTENTIAL SITES – UNDEVELOPED LAND



Site Information – Shoppes II

 Location: City Center Drive (adjacent to Chino Valley Fire)

• **Acres**: 8

Topography: Flat

Zoning: Specific Plan 04-01

General Plan: High Density Residential

• Use: Vacant

• Constraints: Existing Entitlements



Site Information – Parking Structure

 Location: City Center Drive (adjacent to parking structure for Civic Center/Shoppes)

• Acres: .3

• Topography: Flat

Zoning: Specific Plan 04-01

• General Plan: High Density Residential

Use: Vacant

Constraints: Compact and narrow site/existing

entitlements



Site Information – Parking Overflow

- Location: Eucalyptus Avenue/Peyton Drive (across from Community Park)
- Acres: 2
- Topography: Flat
- Zoning: Specific Plan 04-01
- General Plan: Public Park
- Use: Vacant
- Constraints: Existing entitlements/potential senior

housing (rental) site



Site Information – Caballero

 Location: Peyton Drive (adjacent to parking overflow for Community Park)

• **Acres**: 10

Topography: 10% or less

• Zoning: Low Density Residential (R-S)

General Plan: Low Density Residential

Use: Single-Family Home

Constraints: None



Site Information – Greening

- Location: Los Serranos Country Club Drive (across from Los Serranos Golf Course)
- Acres: 5.3
- Topography: Flat
- Zoning: Commercial Recreation (C-R)
- General Plan: Commercial Recreation
- Use: Vacant
- Constraints: None



Site Information – Galstian (behind Jade Tree)

Location: Butterfield Ranch Road

• Acres: 6.3

• **Topography:** 10% or more

• **Zoning:** PD 37-161

General Plan: Medium Density Residential

• Use: Vacant

 Constraints: Existing entitlements under PD for single-family/slope/access



Site Information – Wang

Location: Woodview Road

• Acres: 177

Topography: 10% or more

Zoning: Rural Residential (R-R)

General Plan: Rural Residential

• Use: Vacant

Constraints: Slope/traffic/road alignment



Site Information – Galstian (Soquel Canyon)

Location: Terminus of Soquel Canyon Parkway

• Acres: 380

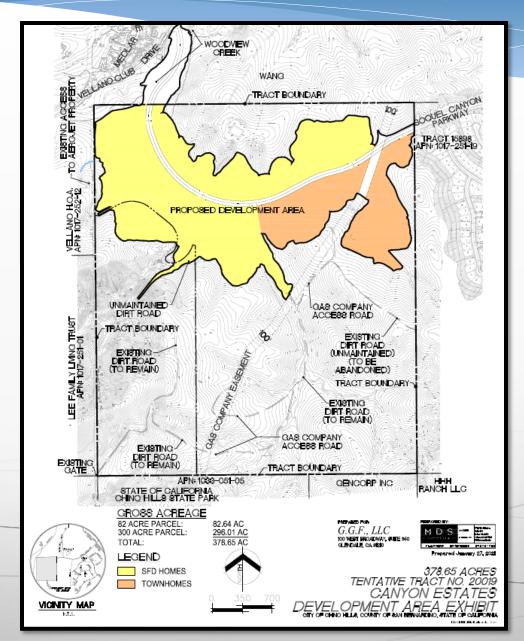
Topography: 10% or more

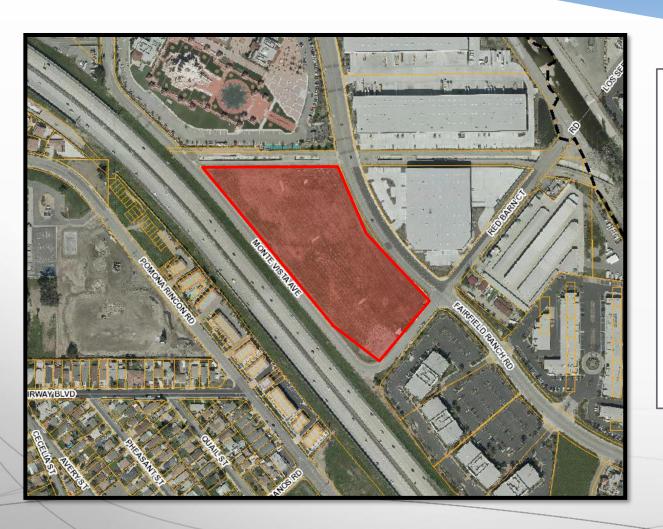
• **Zoning:** PD 19-161

General Plan: Agriculture/Ranches

Use: Vacant/previously Heavens Ranch

Constraints: Slope/infrastructure





Site Information – BAPS

Location: Fairfield Ranch Road (south of Temple)

• Acres: 8.7

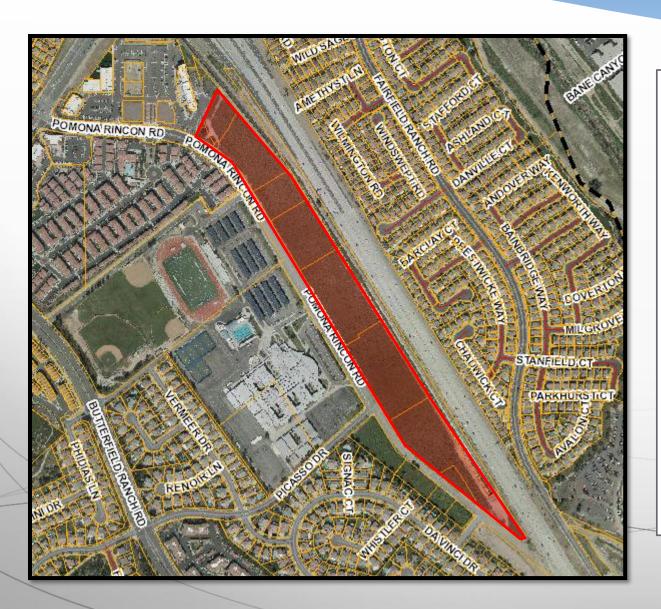
• Topography: Flat

Zoning: Freeway Commercial (C-R)

• General Plan: Commercial

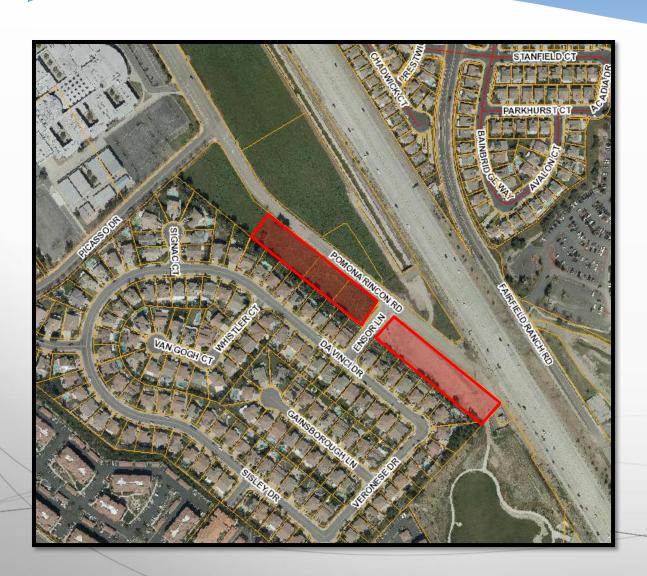
• Use: Vacant

Constraints: Proximity to freeway



Site Information – Chino Hills Biz Park

- Location: Pomona Rincon Road (adjacent to The Rincon/across from Chino Hills High School)
- **Acres**: 20
- Topography: Flat
- Zoning: General Commercial (C-G)
- General Plan: General Commercial
- Use: Vacant
- Constraints: Existing entitlements/proposed amendment/potential inundation zone/proximity to freeway



Site Information – Pomona Rincon Road

- Location: Pomona Rincon Road (adjacent to Goddard School)
- Acres: 3.4
- Topography: Flat
- **Zoning:** PD 51-163
- General Plan: Commercial
- Use: Vacant
- Constraints: Compact and narrow sites/multiple owners/proximity to freeway



Site Information – Rock Springs (City-Owned Open Space)

Location: Rock Springs Drive/Rimrock Avenue

• Acres: 3.5

• Topography: 10% or less

• Zoning: PD 17-127 (Open Space)

• General Plan: Public Open Space

• Use: Open Space

• Constraints: Open space easement part of Tract 9227-6/mild slope/required open space for overall Tract 9227



Site Information – Chino/Rafael North (City-Owned Open Space)

Location: Chino Avenue/San Rafael Drive

Acres: 4

Topography: 10% or less

Zoning: PD 17-127 (Open Space)

General Plan: Public Open Space

• Use: Open Space

Constraints: Mild Slope/required open space

under PD entitlement



Site Information – Chino/Rafael South (City-Owned Open Space)

Location: Chino Avenue/San Rafael Drive

• **Acres**: 8

• Topography: 10% or less

• Zoning: PD 17-127 (Open Space)

• General Plan: Public Open Space

• Use: Open Space

Constraints: Mild Slope/required open space

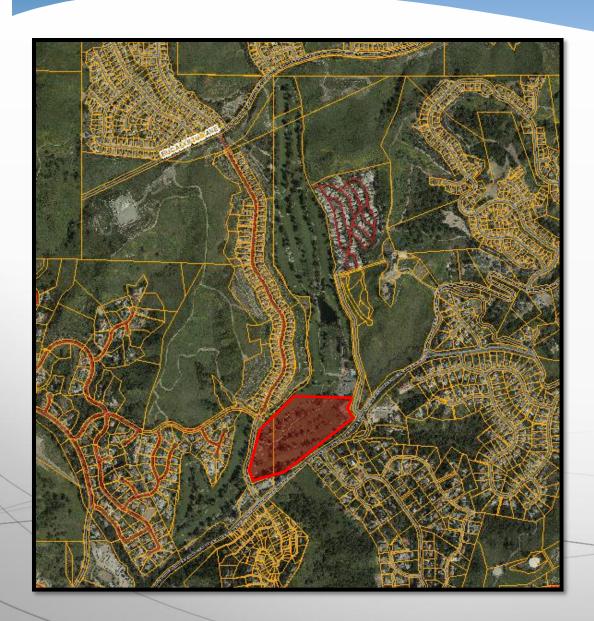
under PD entitlement

POTENTIAL SITES - DEVELOPED LAND



Site Information – Los Serranos Golf Course

- Location: Between Los Serranos Country Club Drive and Pipeline Avenue
- **Acres**: 90
- Topography: 10% or less
- **Zoning:** Commercial Recreation (C-R)
- General Plan: Commercial Recreation
- Use: Golf Course
- Constraints: Private ownership/uncertainty of acreage for development



Site Information – Western Hills Golf Course

- Location: Carbon Canyon Road between Fairway Drive and Canon Lane
- **Acres:** 10
- Topography: 10% or less
- **Zoning:** Commercial Recreation (C-R)
- General Plan: Commercial Recreation
- Use: Golf Course
- Constraints: Private ownership/uncertainty of acreage for development/traffic within Carbon Canyon





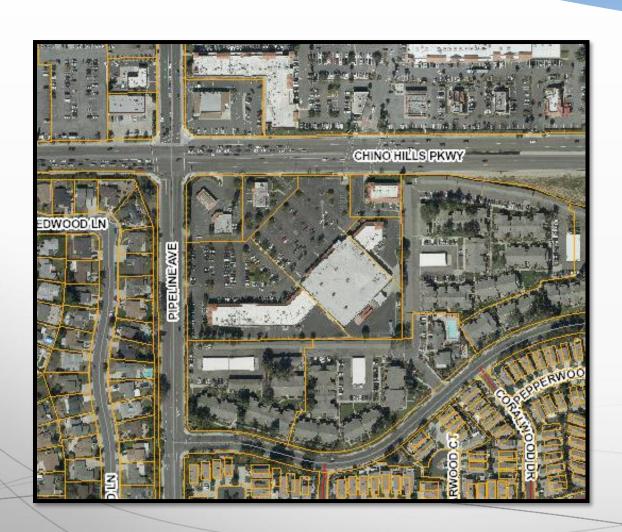
Western Hills Country Club
Alternative O - Residential & Golf Analysis





Site Information – The Shoppes Commercial Center

- Location: Grand Avenue and Boys Republic Drive
- Acres: TBD
- **Topography:** Flat
- Zoning: Specific Plan 04-01
- General Plan: Commercial
- Use: Commercial Center
- **Constraints:** Private ownership/uncertainty of acreage for development/existing entitlements



Site Information – Woodview Plaza

 Location: Chino Hills Parkway and Pipeline Avenue

Acres: TBD

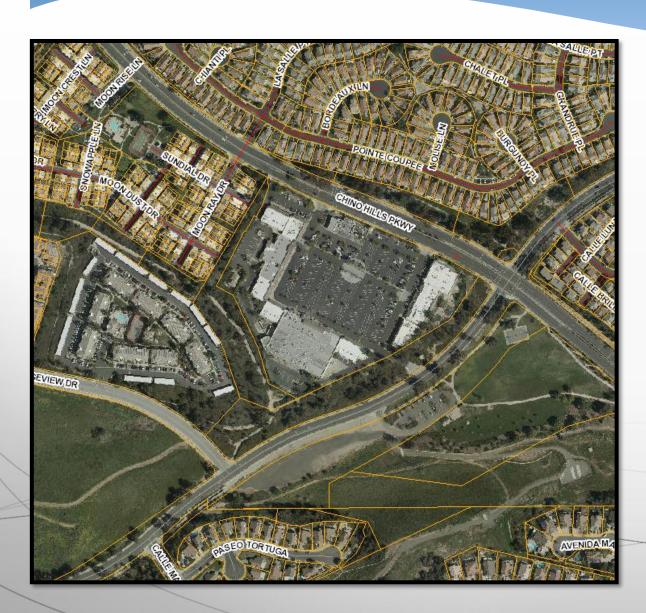
Topography: Flat

• **Zoning:** PD 41-149 (Commercial)

General Plan: Commercial

Use: Commercial Center

 Constraints: Private ownership/uncertainty of acreage for development/existing entitlements/traffic/circulation



Site Information – Gordon Ranch

 Location: Chino Hills Parkway and Eucalyptus Avenue

Acres: TBD

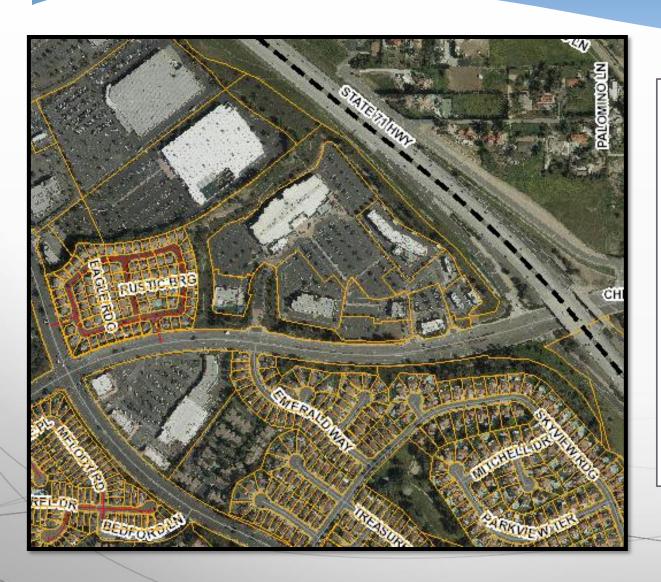
Topography: Flat

Zoning: Neighborhood Commercial (C-N)

General Plan: Commercial

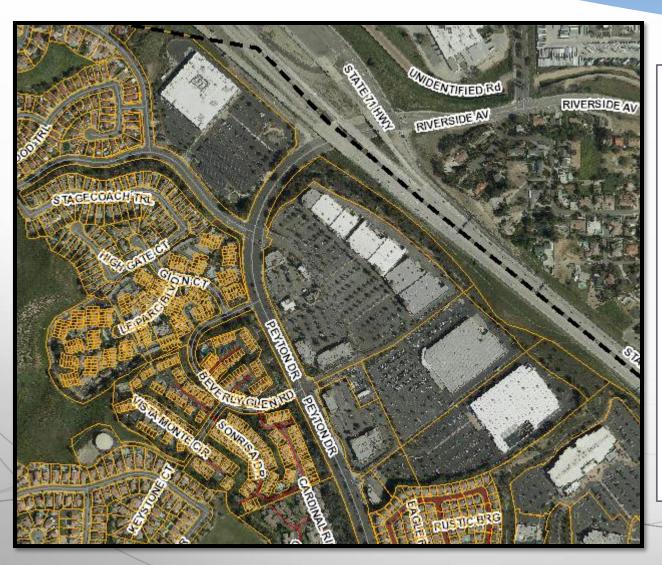
Use: Commercial Center

 Constraints: Private ownership/uncertainty of acreage for development/traffic/circulation



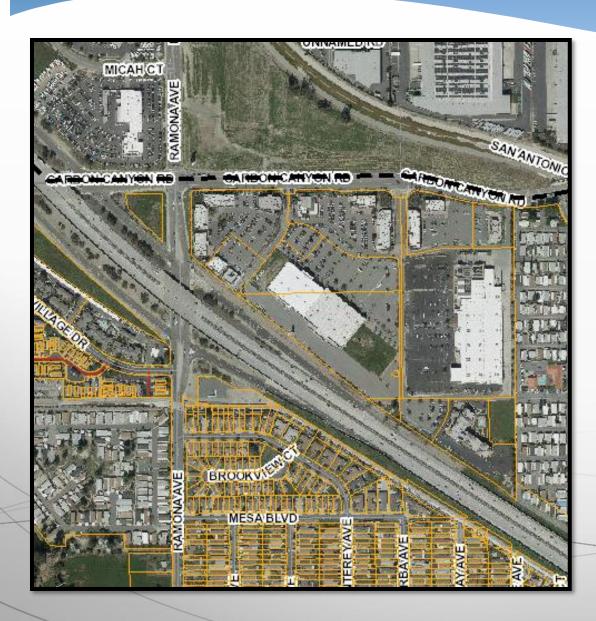
Site Information – Crossroads Entertainment Center

- Location: Chino Avenue and State 71 Highway
- Acres: TBD
- **Topography:** Flat
- Zoning: Freeway Commercial (C-F)
- General Plan: Commercial
- Use: Commercial Center
- **Constraints:** Private ownership/uncertainty of acreage for development/traffic/circulation



Site Information – Crossroads Marketplace

- Location: Peyton Drive and State 71 Highway
- Acres: TBD
- Topography: Flat
- Zoning: General Commercial (C-G)
- General Plan: Commercial
- Use: Commercial Center
- Constraints: Private ownership/uncertainty of acreage for development/traffic/circulation/existing entitlements



Site Information – The Commons

Location: Chino Hills Parkway

Acres: TBD

Topography: Flat

Zoning: Specific Plan 06-01

General Plan: Commercial

Use: Commercial Center

• **Constraints:** Private ownership/uncertainty of acreage for development/traffic/circulation/existing entitlements/proximity to freeway

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

Staff Recommendations for Workshop #1

- Invite Public Comments
- Questions and Answers
- Discuss Next Steps

Workshop #2 - Agenda