



COUNCIL AGENDA STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS DATE: JUNE 8, 2021

FROM: CITY MANAGER ITEM NO:2

SUBJECT: 6th CYCLE HOUSING ELEMENT UPDATE - CITY COUNCIL PUBLIC WORKSHOP #2 WITH PLANNING COMMISSION IN ATTENDANCE AND PARTICIPATING

RECOMMENDATION:

That the City Council hold a public workshop to receive public input, discuss, and provide staff direction on the Housing Element Update process.

BACKGROUND/ANALYSIS:

As discussed during the March 23, 2021 City Council Housing Element Update Workshop, Chino Hills has the challenging task of identifying suitable sites to accommodate its Regional Housing Needs Assessment (RHNA) allocation of 2,209 "Lower Income" High Density housing units. Through the workshops, nine (9) Potential "Lower Income" High Density Housing sites have been identified. In addition, five (5) Potential "Moderate Income" Medium Density sites have been identified. These sites have been preliminarily recommended based on their size, topography, and location within the City.

Given the significance of placing the many units within the City, staff has scheduled this second City Council Workshop, with the Planning Commission attending and participating. Topics to be discussed at this Workshop include:

- Housing Element Update Schedule
- "Lower Income" High Density Housing Development Standards
- Potential "Lower Income" High Density Housing Sites Update
- Potential "Moderate Income" Medium Density Sites Update
- Preliminary Draft Housing Element Sections
 - Community Profile
 - Community Goals and Policies
- Planning Commission Comments from the 6th Housing Element Update Workshop.

HOUSING ELEMENT UPDATE SCHEDULE

The remaining schedule for the Housing Element Update is:

- Planning Commission review of Draft Housing Element: June 15, 2021
 - City Council review and recommendation of Draft Housing Element: June 22, 2021
 - Submittal of Draft Housing Element to state Housing and Community Development Department (HCD): July 1, 2021
 - 60-day HCD Review Period: July 1 -- September 1, 2021
 - Revise Housing Element Update: September 2 - October 12, 2021
 - Filing of final Draft Housing Element to HCD: October 15, 2021
 - Planning Commission and City Council Public Hearings / Adoption of Final Housing
- 6/481

"LOWER INCOME" HIGH DENSITY HOUSING DEVELOPMENT STANDARDS

Cities have about three years from Housing Element adoption to complete all rezonings required to ensure sufficient sites to meet their RHNA allocations. "Pursuant to Government Code section 65583.2 (i), the Housing Element Site Inventory Guidebook, prepared by HCD (Guidebook), states that rezoning of the "Lower Income" sites must allow for the housing to develop by right, and states that "By right" means the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").
- However, if the project requires a subdivision, it is subject to all laws, including CEQA.

Although Chino Hills will have three years to determine the appropriate development standards for its designated housing sites, understanding current City development standards can help determine appropriate densities for the "Lower Income" housing sites to be included in the Housing Element.

Existing Very High Density Development Standards

The Chino Hills Municipal Code (CHMC) currently has two zoning categories that meet the state default density zoning requirement: permitting a maximum density of no less than 30 units per acre. As summarized below, these zoning categories are CHMC 16.10 Very High Density (RM-3) and CHMC 16.13 Mixed Use (MU). In addition, The Shoppes at Chino Hills Specific Plan (04SP01) Mixed Use district allows for very high density residential.

- RM-3: This zone allows a maximum residential density of 35 units per acre, a maximum height of 42 feet, and a maximum lot coverage of 60%.
- MU: This zone allows for a maximum residential density of 35 units per acre and a maximum height of 80 feet, when associated with a mixed use project featuring a minimum of 100,000 square feet of commercial uses.
- Shoppes/Mixed Use: This Specific Plan district applies to the Shoppes II site and allows for a maximum Floor Area Ratio (FAR) of 2.25; a maximum height of 70 feet to roofline and 80 feet to top of architectural features. The Specific Plan does not specify a maximum residential density for the Shoppes II site. However, based on the existing entitlement for the Shoppes II site which allows for a mix of residential, hotel, and retail, the entitled residential density would be about 47 dwelling units per acre.

Existing Very High Density Multifamily Developments

In addition to requiring sites to be zoned to no less than 30 units per acre, the state default density requires qualified lower income housing to be built to no less than 20 units per acre. Of Chino Hills approximately twenty-five existing high density housing projects, six have been built to 20 units per acre or more. Table 1 lists the six housing projects. Three of these projects were built under the County and the remaining three were built under the City. The table also includes notes explaining the standards through which the densities were achieved.

Table 1. Existing Chino Hills Housing Developments Built to a Density of 20+ DU/AC							
Zone	Housing Type	Name	Address	# of Units	Acres	Density	Notes
PD 37-161	APARTMENTS	Heights I	16011 Butterfield Ranch Road	124	5.950	20.840	Included density bonus (City)
PD 17-127	TOWNHOMES	Le Parc Condos	Beverly Glen / Glen Court	324	9.400	34.468	County PD allowed for modified open space and parking
PD 17-127	APARTMENTS	Rolling Ridge	13439 Peyton	110	4.850	22.680	County PD allowed for modified open space and parking
PD 23-152	APARTMENTS	Village Oaks	15773 High Knoll Drive	280	13.770	20.334	Included density bonus and financial subsidies (County)
RM-3	APARTMENTS	Avalon Bay	5685 Park Drive	331	14.556	22.740	Developed consistent with RM-3 standards (City)
RM-3	APARTMENTS	Crossings of Chino Hills	15101 Fairfield Ranch Road	346	15.070	22.960	Developed consistent with RM-3 standards (City)

The City's existing zoning and Specific Plan districts provide opportunity to meet HCD default density requirements for "Lower Income" High Density housing. Options to allow for deviations in setbacks, building separations, and parking for multifamily housing can be considered through an overlay zone or other mechanism to facilitate these required densities. Staff will be bringing forward zoning options for both the potential high and medium density RHNA housing sites, later this year.

POTENTIAL "LOWER INCOME" HIGH DENSITY HOUSING SITES

During this Housing Element Update process, a number of property owners and developers have submitted preliminary requests for high density residential developments. The number of proposed and requested high density ("Lower Income") units totaled 2,920. These requests, which were presented at the 5th Planning Commission Housing Element Workshop on April 6, exceeded the City's "Lower Income" RHNA obligation of 2,209 by 711.

The Guidebook recommends that in estimating realistic capacity on RHNA sites, jurisdictions may want to consider the No Net Loss Law. This law was amended by Chapter 367, Statutes of 2017 (Senate Bill 166), which requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. This means that a jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.

To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA requirements throughout the planning period, the Guidebook recommends the jurisdiction create a buffer in the Housing Element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the "Lower Income" RHNA. Jurisdictions can also create a buffer by projecting site capacity at less than the maximum density to allow for some reductions in density at a project level.

Although the additional proposed/requested 711 "Lower Income" high density units would provide a buffer, as suggested by the Guidebook, staff recommends that the buffer instead be created by: 1) estimating site capacity at less than the maximum density; and 2) using future ADU development to create a buffer for "Lower and Moderate Income" categories. Staff recommends this two-fold alternative approach because it will provide the City flexibility in considering future land use proposals and is consistent with Measure U. The wording of Measure U states that:

"... the City Council may increase residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in California Government Code §65580, et seq., as amended from time to time, including, without limitation, the City's share of regional housing needs."

Creating a buffer in the Housing Element inventory of at least 15 to 30 percent more capacity than required, as recommended by the Guidebook, may not meet the Measure U mandate of "minimum mandated Housing Element requirements."

To keep the potential "Lower Income" High Density count at the 2,209 RHNA allocation, staff is recommending the following changes, presented in Table 2, below. The notable changes to the inventory are:

- Reduce the number of units allocated to the Shoppes II site. This would allow the City to add units should certain other designated sites develop at lower densities than projected in the Housing Element.
- Remove the Caballero site from the inventory. No preliminary site plan has been submitted for the site, and given the size and topography, it may be a challenge to achieve the required density. The Caballero property will have the opportunity to develop under its current R-S zone, or submit a future General Plan Land Use Map and Zoning Map amendment application.
- Reduce the high density units allocated to The Shoppes commercial center to an amount and density more consistent with the Shoppes Mixed Use zoning.
- Addition of the two planned Habitat for Humanity houses that will be available to very low income veteran households.

Table 2. Potential "Lower Income" High Density Housing Sites Inventory – Previous and Recommended

PREVIOUS PROPOSED AND REQUESTED				RECOMMENDED		
Name	Lot Area (acres)	Unit Count	Density (DU/AC)	Lot Area (acres)	Unit Count	Density (DU/AC)
Shoppes II	8	460	57.50	8.00	374	47.00
Park Overflow	1.8	50	27.80	1.80	50	27.78
Los Serranos Golf Course	21.3	532	25.00	21.30	532	24.98
Western Hills Golf Course	8.3	166	20.00	8.30	166	20.00
Caballero	9	180	20.00	0.00	0	0.00
Wang	5	148	29.60	5.00	148	29.60
Shoppes	7.1	714	100.00	5.70	267	46.84
Commons	9	300	33.30	9.00	300	33.33
Crossroads Marketplace	12.3	370	30.10	12.30	370	30.08
Habitat for Humanity				0.1	1	N/A
Habitat for Humanity				0.1	1	N/A
TOTAL		2,920			2,209	
RHNA		2,209		RHNA	2,209	
DIFFERENCE		711		DIFFERENCE	0	

The recommended "Lower Income" site inventory will be included in the draft Housing Element submitted to HCD for the 60-day review (expected July 1 -- September 1). Future adjustments to this inventory may be necessary to accommodate developer proposals to increase or decrease units, to consider alternative sites or to address HCD comments. Any future adjustments will require Planning Commission and City Council review and approval, and HCD concurrence.

POTENTIAL "MODERATE INCOME" MEDIUM DENSITY HOUSING SITES

Similar to the "Lower Income" site discussion, the number of proposed and requested "Moderate Income" (or medium density) units totaled 960; this is 171 more units than the City "Moderate Income" RHNA obligation of 789. To keep the potential "Moderate Income" Medium Density count at the 789 RHNA allocation, staff is recommending the following changes, presented in Table 3, below. The notable changes to the inventory are:

- Remove the requested medium density units from the Los Serranos Golf Course site. The property owner is requesting a total of 776 units on the golf course (124 low density, 120 medium density, and 532 high density. If the 120 medium density units are removed, the property owner could modify their proposal to request less or a different mix of units.
- Remove the requested medium density units from the Greening Commercial Recreation property. There are a number of currently pending and potential multiple family units in the Los Serranos area. Holding this site for a future medium or low density residential development will help distribute the 6th Cycle RHNA units within the City. The property owner has the option to submit a future General Plan Land Use Map and Zoning Map amendment application.
- Add one medium density unit to the Wang property. Wang is proposing 491 units.

Development of this site would provide community benefits including realignment of Woodview Road and provision for a public park. To reach the 789 RHNA required "Moderate Income" income unit requirement, one more unit is added to Wang property.

Table 3. Potential "Moderate Income" High Density Housing Sites Inventory – Previous and Recommended

PREVIOUS PROPOSED AND REQUESTED				RECOMMENDED		
Name	Lot Area (acres)	Unit Count	Density (DU/AC)	Lot Area (acres)	Unit Count	Density (DU/AC)
Los Serranos Golf Course	10.0	120	11.95	0	0	0
Greening Commercial Recreation	5.3	52	9.81	0	0	0
Galstian (Soquel)	13.3	160	12.03	13.3	160	12.03
Wang	32.5	274	8.43	32.5	275	8.46
Rancho Cielito	29.5	354	12.00	29.5	354	12.0
TOTAL		960		TOTAL	789	
RHNA		789		RHNA	789	
DIFFERENCE		171		DIFFERENCE	0	

The recommended "Moderate Income" site inventory also will be included in the draft Housing Element submitted to HCD for the 60-day review. Any future adjustments to this inventory will require Planning Commission and City Council review and approval, and HCD concurrence.

PRELIMINARY DRAFT HOUSING ELEMENT SECTIONS

To assist cities in preparation of the 6th Cycle Housing Element, San Bernardino County Transportation Authority (SBCTA) has made two resources available: direct contact with HCD staff responsible for reviewing Housing Elements, and a consultant consortium currently working on 6th Cycle Housing Elements. Staff is in the process of preparing the draft Housing Element and has been checking in with these resources to clarify various Housing Element update requirements. Staff expects to have a complete draft Housing Element available for Planning Commission and City Council review in June.

Community Profile

The Community Profile is an important part of the Housing Element. It presents the Population, Economic, Household, Special Needs Groups, and Housing Stock Characteristics of the community. Through the Community Profile, the City assesses its housing needs and builds its housing plan, goals, and policies to meet those needs. A draft of the Community Profile for the City of Chino Hills 6th Cycle Housing Element is attached. (Attachment A)

Goals and Policies

Chino Hills' currently adopted 5th Cycle Housing Element for the 2014-2021 planning period contains the following goals (reference Attachment B):

- Provide a broad range of housing types to meet the needs of existing and future

residents

- Maintain and preserve the existing housing stock
- Develop housing that is sensitive to environmental issues
- Provide housing-related services for special needs groups, specifically elderly households
- Promote equal housing opportunity

Since adoption of Chino Hills' 5th Cycle Housing Element, there have been extensive changes to state housing law that influence housing element goals and policies. Staff has begun drafting Housing Element goals and policies in consideration of current state housing requirements, existing and proposed City of Chino Hills policies and actions, and based on a review of recent housing elements that have been accepted by HCD. A preliminary draft of the 6th Cycle Housing Element goals and policies is presented below to keep the Planning Commission and the public informed, and to gain input. These goals and policies will continue to be refined as the 6th Cycle Housing Element is drafted.

Goal H-1: Provide a range of housing types to meet the needs of existing and future residents.

Policy H-1.1: Encourage preservation of existing and provision of new housing to accommodate housing opportunities for all income levels.

Action H-1.1.1: Provide opportunities for housing at varied density, tenures, and unit types throughout the community.

Action H-1.1.2: Continue to review the City Land Use Plan and available vacant and underutilized land to achieve a complimentary mix of single-family and multi-family development.

Action H-1.1.3: Maintain objective residential design standards to provide high quality housing that is compatible with existing residential neighborhoods.

Policy H-1.1 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Policy H-1.2: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA) needs throughout the planning period.

Action H-1.2.1: Establish the appropriate zoning provisions to facilitate development of the City's designated RHNA sites.

Action H-1.2.2: Provide high density residential development standards that achieve planned densities that are of a height and massing appropriate for the site and compatible with surrounding areas.

Action H-1.2.3: Encourage mixed-use development opportunities on underutilized commercial sites, while ensuring that the addition of housing does not conflict with the function or viability of the other on-site uses.

Action H-1.2.4: Encourage residential development that will increase affordable housing opportunities on institutional sites consistent with state law.

Action H-1.2.5: Consult with developers early in the planning period to ensure that proposed development densities are consistent with the RHNA needs.

Action H-1.2.6: Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by state law.

Policy H-1.2 Timeframe: Ongoing and in compliance with regulatory timeframes established by state law

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Policy H-1.3: Facilitate the development of senior housing.

Action H-1.3.1: Partner with affordable housing developers to promote senior housing development.

Action H-1.3.2: Identify location(s) for senior housing close to supportive services.

Action H-1.3.3: Seek grant funds and other financing mechanisms to promote affordable senior housing development.

Policy H-1.3 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund, City Housing-In-Lieu Fee Fund, grant and other financing mechanisms

Policy H-1.4: Promote services that support the varied needs of the residential population.

Action H-1.4.1: Designate ample locations within the City's Land Use Plan to accommodate an adequate supply of childcare, grocery, recreation, medical, education, and personal services for Chino Hills residents.

Policy H-1.4 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Policy H-1.5: Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development.

Action H-1.5.1: Develop an ADU page on the City website to provide ADU planning and building information in user-friendly format.

Action H-1.5.2: Designate a staff member to serve as the ADU coordinator, acting as the primary point of contact for ADU inquiries and prioritizing the efficient and timely review of ADU projects.

Action H-1.5.3: Establish methods to incentivize and promote the construction of Accessory Dwelling Units, especially those that may be leased at affordable rates.

Action H-1.5.4: Implement permit-ready standard plans to facilitate new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Action H-1.5.5: Maintain an ADU Monitoring Program to track ADU and JADU creation and affordability levels throughout the planning period.

Action H-1.5.6: Continue to review and update City ADU policies to ensure

consistency with state law, as required.

Policy H-1.5 Timeframe: Establish a program for incentivizing ADU production within 12 months of Housing Element adoption. Monitoring is ongoing.

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods.

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target neighborhood of Los Serranos.

Policy H-2.2: Continue to conserve mobile home parks which are economically and physically sound.

Policy H-2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Chino Hills.

Goal H-2 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development, Community Services Department, City Manager's Office

Funding Source: General Fund, CDBG and other grant funds available for neighborhood rehabilitation

Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment.

Policy H-3.1: Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Policy H-3.2: Encourage clustering of housing to preserve environmentally sensitive areas and open space corridors.

Policy H-3.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds.

Policy H-3.3: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Policy H-3.4: Continue to provide permit fee reductions for installation of energy efficient windows and appliances that increase energy efficiency and reduce housing costs.

Goal H-3 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Goal H-4: Provide Support Services to Meet the Special Housing Needs of the City's Residents.

Policy H-4.1: Provide reference and referral services for seniors and disabled persons, such as in-home care and counseling for housing-related issues, to allow seniors and disabled persons to remain independent in the community.

Policy H-4.2: Continue to work with existing area social service providers in addressing the needs of the area homeless population.

Policy H-4.3: Coordinate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.4: Address the long and short term needs of identified special housing needs groups through coordination with public and non-profit groups that provide emergency shelter and transitional housing support for City residents.

Policy H-4.5: Continue to allow for supportive, transitional, and emergency housing consistent with state law.

Goal H-4 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.

Policy H-5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Action H-5.1.1: Provide reasonable accommodation in the application of the City's rules, policies, practices, and procedures, as necessary, to ensure equal access to housing for individuals with disabilities consistent with Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) requirements.

Action H-5.1.2: Provide a no-fee process for individuals with disabilities to request reasonable accommodations from land use, zoning, or building laws.

Policy H-5.1 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Policy H-5.2: Increase community education and awareness of fair housing requirements and resources.

Action H-5.2.1: Provide fair housing information on the City website and at the public counters of City buildings.

Action H-5.2.2: Provide for citizen participation in the planning, development, implementation, and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the Community Development Grant (CDBG) Program.

Action H-5.2.3: Provide a fair housing education program that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Wherever feasible, such programs shall be translated into languages native to the effected populations.

Action H-5.2.4: Work with a contracted provider such as the Inland Fair Housing and Mediation Board to provide fair housing education.

Policy H-5.2 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development and Community Services

Funding Source: General Fund, CDBG and other grant funds available for fair housing activities

Policy H-5.3: Resolve and reduce housing related complaints based on discrimination.

Action H-5.3.1: Provide fair housing contact information where individuals can seek assistance for housing discrimination complaints on the City website and at the public counters of City buildings.

Policy H-5.3 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development and Community Services

Funding Source: General Fund, CDBG

Policy H-5.4: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Action H-5.4.1: Facilitate compliance with state and federal laws that affirmatively further fair housing through regular monitoring and reporting as required for CDBG participation. Regular monitoring and reporting are conducted through the City's annual Action Plan, five-year Consolidated Plan, and Analysis of Impediments to Fair Housing Choice.

Policy H-5.2 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development and Community Services

Funding Source: General Fund, CDBG

PLANNING COMMISSION COMMENTS FOR THE 6TH HOUSING ELEMENT UPDATE WORKSHOP

The Planning Commission held its 6th Housing Element Update Workshop on May 18, 2021. During that meeting, the Planning Commission considered the items presented in this staff report, including recommended "Lower and Moderate Income" housing site inventories, and draft Housing Element Community Profile and Goals and Policies. Through discussion, Commission expressed their support of the recommended "Lower and Moderate Income" housing site inventories. Commissioner Hamamoto expressed interest in exploring the Title 24 requirements for ADUs. As a recommended implementation measure of the Housing Element, staff will be developing policies to incentivize ADUs, including options for relief from Title 24 requirements.

The Commission also expressed their support of the updated Housing Element goals and policies. However, Commissioner Stover expressed concern about dropping the verbiage "low density" from the existing Goal H-1. In the City's existing 5th Cycle Housing Element Goal H-1 reads:

- Provide a Range of Housing Types While Maintaining the City's Overall Low Density Character.

As proposed, the 6th Cycle Housing Element Goal H-1 reads:

- Provide a range of housing types to meet the needs of existing and future residents.

Staff explained that the "low density" verbiage was dropped due to concern that it could appear counter to current state legislative goals to increase housing density. Chair Blum said he did not want to give impression to the public that the Commission is losing sight of what Chino Hills originally set out to do in protecting its rural character. Commissioner Voigt spoke in favor of dropping the verbiage in order to be sensitive to RHNA requirements and HCD expectations. Staff discussed that Goal H-3, which states, Ensure that New Housing is Sensitive to the Natural Environment, addresses some of these concerns. In addition, staff is recommending addition of Policy H-3.1 that reads:

- Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Other comments from the Planning Commission were to have a marked up copy of the draft Goals and Policies, showing the changes made to the 5th Cycle Housing Element Goals & Policies. (A marked-up copy is included as Attachment B.) The Planning Commission also discussed having a future workshop on traffic and regional transportation issues, and staff indicated its intent to organize the workshop for later this year.

ENVIRONMENTAL (CEQA) REVIEW:

This action is not a project within the meaning of the CEQA Guidelines Section 15378 and is therefore exempt from CEQA as it will not result in any direct or indirect physical change in the environment and does not involve an irrevocable commitment of resources by the City of Chino Hills to the activity because this action does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). It is therefore exempt from CEQA. Any future action that constitutes a project will be reviewed for compliance with CEQA.

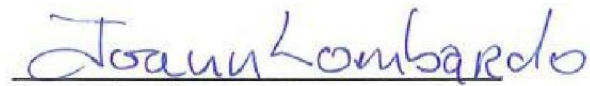
FISCAL IMPACT:

There is no fiscal impact with this item.

Respectfully Submitted,

Recommended By:


Benjamin Montgomery
City Manager


Joann Lombardo
Community Development Director

Attachments Attachment A - Draft Housing Element Community Profile Section
Attachment B - Mark-up Comparing Goals & Policies of 5th Cycle to 6th Cycle

CITY OF CHINO HILLS HOUSING ELEMENT 2021 – 2029 PLANNING PERIOD PRELIMINARY DRAFT - COMMUNITY PROFILE

OVERVIEW

The City of Chino Hills encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 83,853¹. The City is uniquely situated adjacent to four County jurisdictions - Los Angeles, Orange, Riverside, and San Bernardino - and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. (Refer to Figure 1, Vicinity Map.)

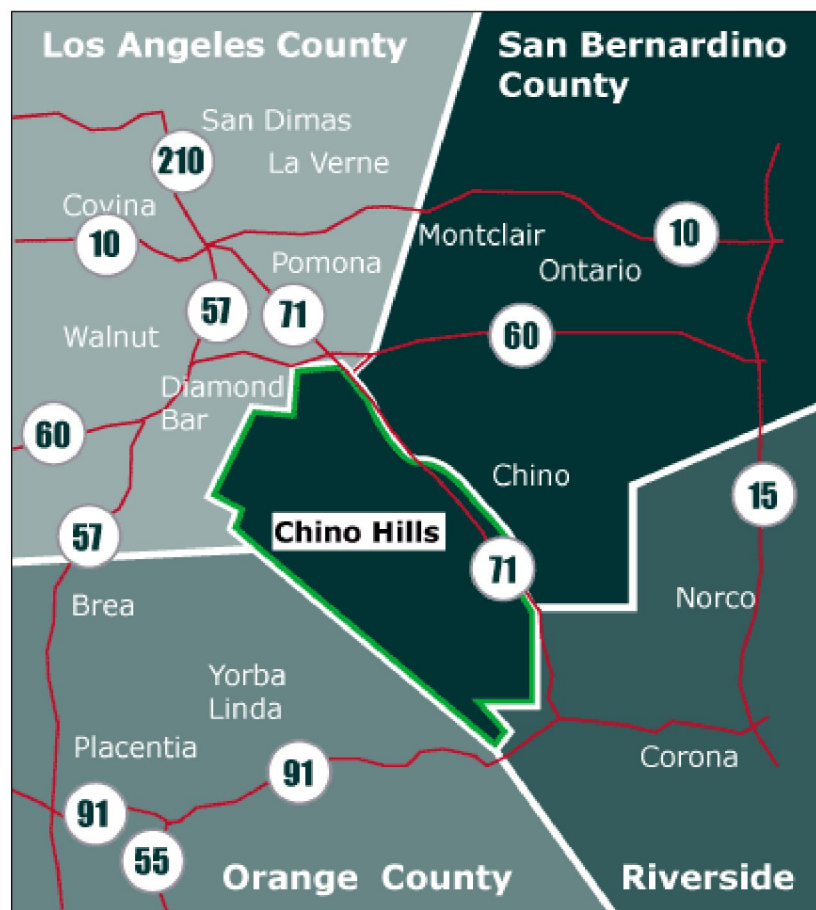


Figure 1. Vicinity Map

¹ United States Census Quick Facts (July 2019)

The City incorporated in December 1991. Since that time, the City has adopted and continued to update, as required, a General Plan and a Development Code. The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and
- Concentrate higher densities in those areas of the City that are best suited to development.

Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons and floodplains. These areas contain Chino Hills State Park, geologic hazards and sensitive biological habitat. As a result of these constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of the City land area. Residential development largely concentrated in the eastern and central areas of the City that meets with the Chino Valley. Commercial and other non-residential land uses are also clustered around the eastern edge, and along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road and the 71 Freeway.

Chino Hills has experienced phenomenal residential growth beginning in the 1980s, continuing through the 1990s, and into the current year. Chino Hills has grown from a community with a housing stock of approximately 4,200 units in 1980, to 16,300 units in 1990, to 20,389 in 2000², to 23,784 in 2012³, and to 25,850 in 2020⁴. Over 93% of the developable residential lands are currently built-out. The remaining available residential sites currently have active entitlement applications or are predominately located in the hillside and environmentally sensitive areas.

A successful strategy for meeting Chino Hills' housing needs must be preceded by an assessment of the community's characteristics, including:

- Section A. Population Characteristics - analyzes Chino Hills in terms of individual persons and attempts to identify any population trends including age and race/ethnicity that affect future housing needs.
- Section B. Economic Characteristics - analyzes Chino Hills in terms of employment and income trends that affect job accessibility and housing demand.
- Section C. Household Characteristics - analyzes Chino Hills in terms of households, or living groups, to see how household size, overcrowding and cost burden affect demand for housing types.
- Section D. Special Needs Group Characteristics - analyzes segments of Chino Hills population that have needs that make the affordability and availability of housing more challenging.

² 2000 Census

³ City General Plan Update Land Use Inventory, January 2013

⁴ State of California Department of Finance Population and Housing data (January 2020)

- Section E. Housing Stock Characteristics - analyzes Chino Hills housing occupancy and cost burden conditions that affect housing need.

This assessment of Chino Hills' Community Profile needs is used as a basis for identifying appropriate policies and programs in this Housing Element.

A. POPULATION CHARACTERISTICS

Chino Hills' population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age and race/ethnicity characteristics are discussed in this section.

1. Population Growth Trends

In comparison to surrounding jurisdictions and the County of San Bernardino, the City of Chino Hills has experienced moderately high growth during the past decade. As shown in Table 2-1 below, between 2010-2019, the City of Chino Hills' population grew 12.1%, while surrounding jurisdictions grew between 0.3 and 20.9%.

Table 2 -1. Population Trends: Chino Hills, Surrounding Cities, and County 2010- 2019			
Jurisdiction	2010 (a)	2019 (b)	% Change 2010-2019 (c)
Brea	39,282	43,255	10.4%
Chino	77,983	94,371	20.9%
Chino Hills	74,796	83,853	12.1%
Diamond Bar	55,544	55,720	0.3%
Pomona	149,058	151,691	1.8%
San Bernardino County	2,035,210	2,180,085	7.0%

Source:

(a) 2010 Census

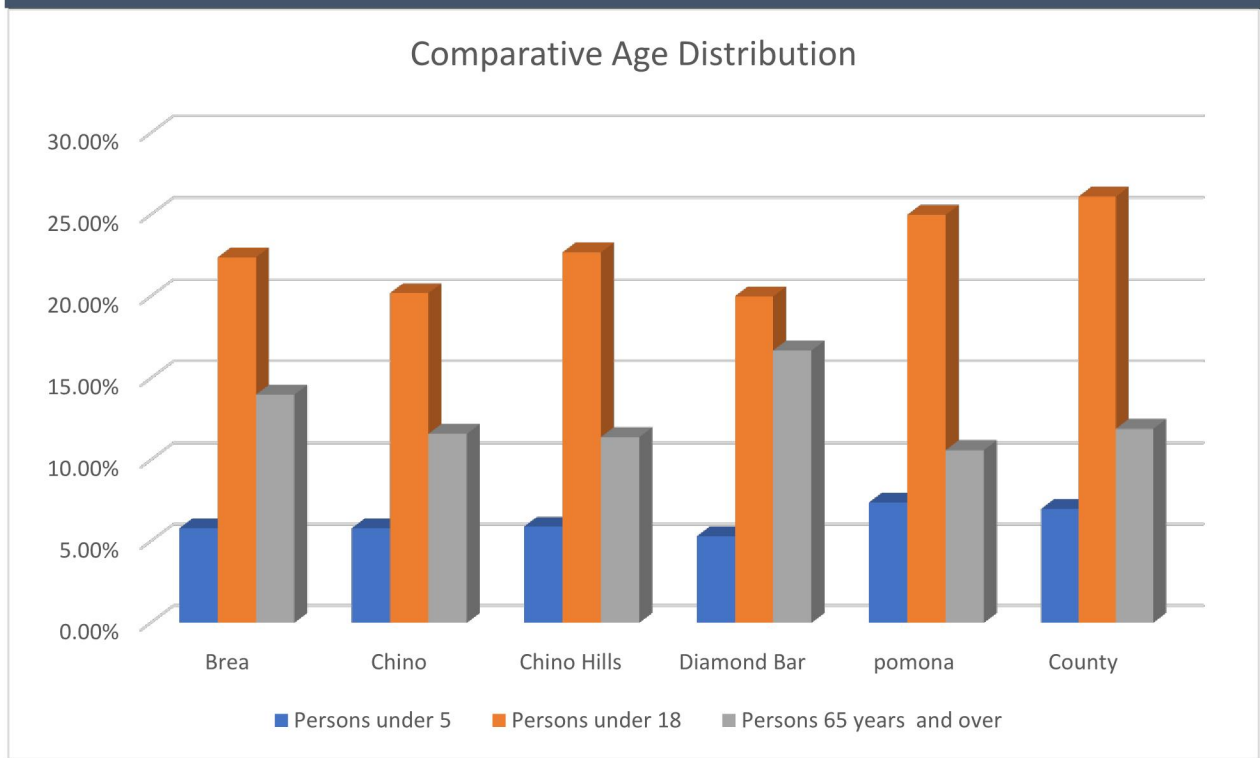
(b) 2019 Census QuickFacts

2. Age Characteristics

Age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities, or if a City has a substantial elderly population, specialized senior citizen housing may be needed.

Table 2-2 below charts the comparative age distribution for Chino Hills, surrounding cities, and the County of San Bernardino for persons under 5 years of age, persons under 18 years of age, and persons 65 years and older. Age distribution in Chino Hills is largely similar to surrounding jurisdictions. Persons under 18 comprise about 23% of Chino Hills population and persons 65 years and older comprise about 11.5% of Chino Hills population, suggesting a need for both family housing and smaller homes that would allow Chino Hills residents to downsize their living accommodations and remain in the community.

Table 2 -2. Comparative Age Distributions: Chino Hills, Surrounding Cities, and County, as a Percent of Total Population



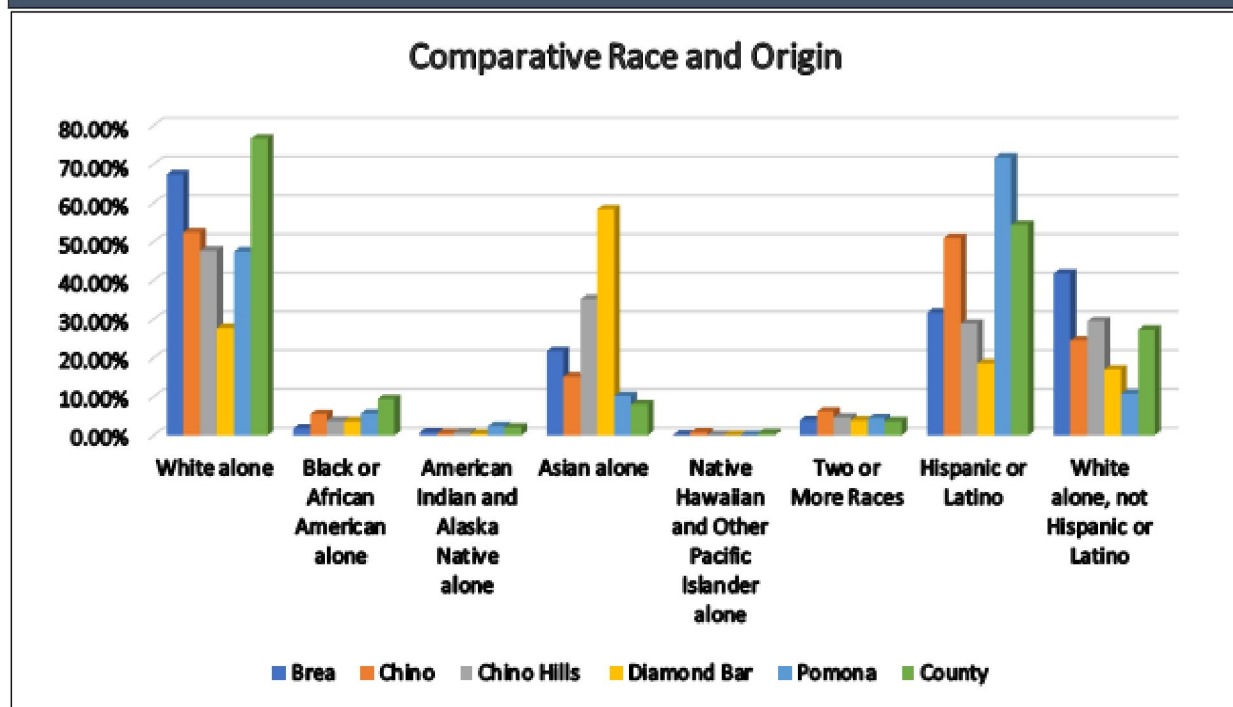
Source: 2019 Census QuickFacts 2019 Census QuickFacts

3. Race/Ethnic Origin Characteristics

The racial and ethnic origin make-up of a population affects housing needs. This is due to the unique household characteristics of different groups, where such preferences as living with extended family members can affect household size. Table 2-3 below charts the comparative age distribution for Chino Hills, surrounding cities, and the County of San Bernardino for the following categories: White alone; Black or African American alone; American Indian and Alaska Native alone; Asian alone; Native and Other Pacific Islander alone; Two or More Races; Hispanic or Latino; White alone, not Hispanic or Latino.

Compared to surrounding jurisdictions, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. Chino Hills' population is comprised of 47.7% White alone; 3.7% Black or African American alone; 0.7% American Indian and Alaskan Native alone; 35.2% Asian alone; 0.1% Native and Other Pacific Islander alone; 4.6% Two or More Races; 28.8% Hispanic or Latino; 29.5% White alone, not Hispanic or Latino.

Table 2-3. Comparative Race / Hispanic Origin: Chino Hills, Surrounding Cities and County, as a Percent of Total Population



Source: 2019 Census QuickFacts 2019 Census QuickFacts

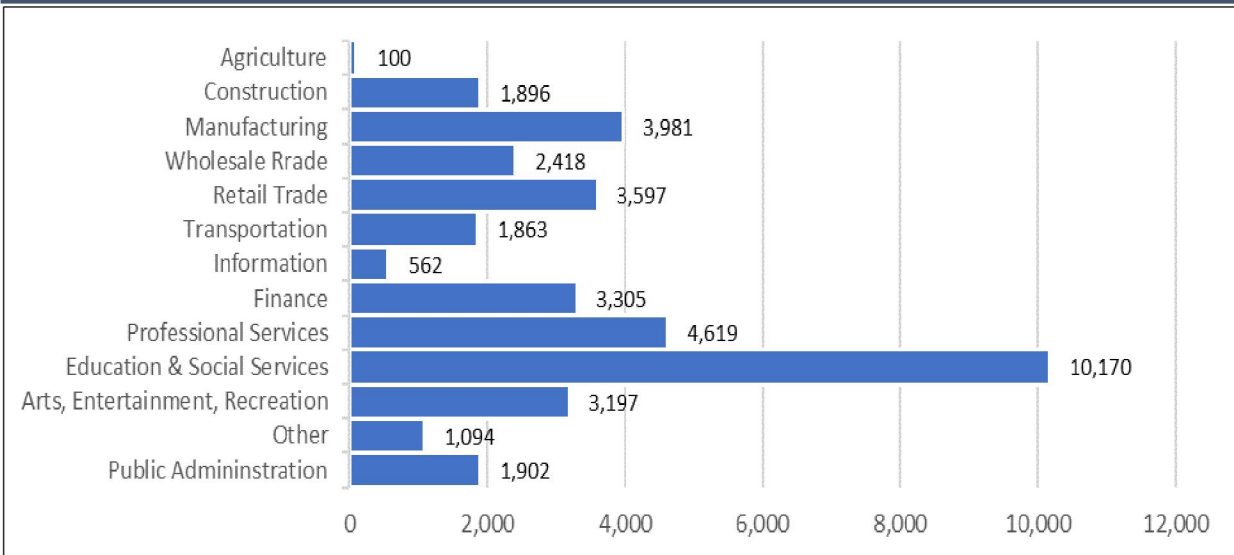
B. ECONOMIC CHARACTERISTICS

The economic characteristics of a community provides information about the community's ability to access the housing market. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Local employment growth is linked to local housing demand, and the reverse being true when employment contracts.

Chino Hills' General Plan designates several hundred acres for commercial and business park development along the 71 Freeway corridor and major arterials. The designation of suitable land for commercial and business park development complies with the City's goal of providing a full range of retail shopping, service, and employment opportunities for its residents while maintaining its high-quality residential environment.

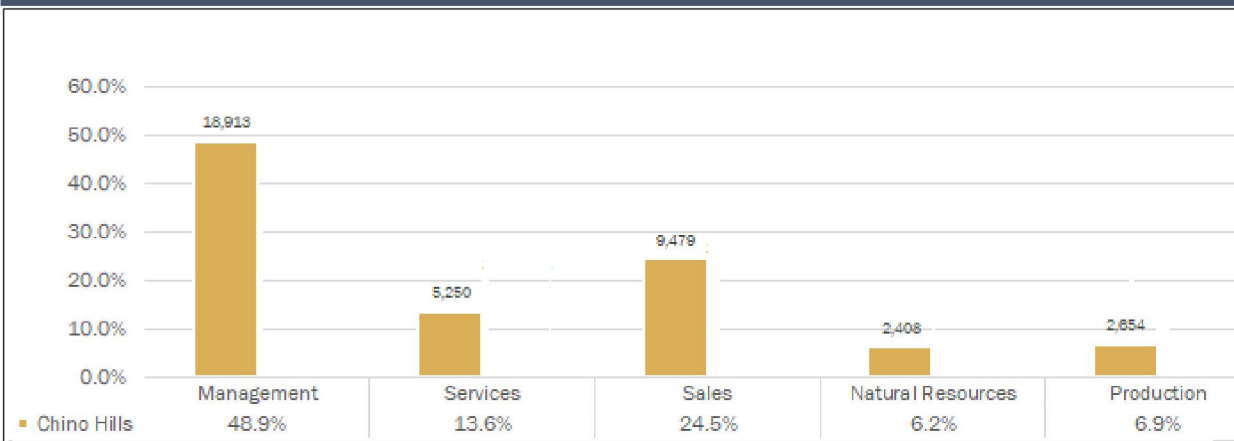
1. Employment

Major employers in Chino Hills include institutional and commercial uses including Chino Valley Unified School District, City of Chino Hills, Chino Valley Independent Fire District, Boys Republic, Kaiser Permanente Laboratory, Costco, and Albertsons. Table 2-4 below charts Chino Hills employment by industry. Education and Social Services is the largest employment industry located in Chino Hills, followed by professional services, manufacturing, retail trade, and finance.

Table 2-4. Employment by Industry: Chino Hills

Source: American Community Survey 5-year estimates (2014-2018)

For residents of Chino Hills, the most prevalent occupational category is Management, in which 48.9% of total employees work. The second-most prevalent type of work is in Sales, which employs 24.5% of Chino Hills working population. These occupational categories typically are associated with higher incomes. Table 2-5 below charts the major occupations in which Chino Hills residents work.

Table 2-5. Major Occupations: Chino Hills

Source: American Community Survey 5-year estimates (2014-2018)

2. Income Characteristics

Table 2-6 below compares the income, education, and travel time to work data for Chino Hills residents compared to neighboring cities and the County of San Bernardino. As shown in the table, Chino Hills has a higher median household income and a lower percent of persons in poverty than its neighboring cities and the County of San Bernardino. Chino Hills residents with a

bachelor's degree or higher educational level account for 46.7% of its population, and average travel time to work is 39.1 minutes.

Table 2-6. Income, Education, and Commuting Trends: Chino Hills, Surrounding Cities, and County

Jurisdiction	Median Household Income	% Persons in Poverty	Percent Bachelor's Degree or Higher	Mean Travel Time to Work (Minutes)
Brea	\$94,492	6.4%	45.3%	33.7
Chino	\$81,711	10.49%	23.0%	34.7
Chino Hills	\$106,340	6.0%	46.7%	39.1
Diamond Bar	\$99,083	6.1%	54.9%	36.6
Pomona	\$60,598	17.9%	18.0%	31.3
County	\$63,362	13.0%	21.0%	31.6

Source: 2019 Census QuickFacts 2019 Census QuickFacts

This comparative income data indicates that the average Chino Hills household has a comparable or higher access to the housing market than its surrounding communities.

However, for Chino Hills extremely-low income households (below 30% of area median income), housing can be especially challenging. Table 2-7 below provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households is Black non-Hispanic followed by Asian and other non-Hispanic. For Chino Hills renter households, 9% are extremely low income, compared to 4.6% for owner households.

Table 2.7. Extremely Low Income Housing Needs: Chino Hills

	Total Households	Households below 30% HAMFI *	Share below 30% HAMFI *
White, non-Hispanic	9,374	319	3.4%
Black, non-Hispanic	849	129	15.2%
Asian and other, non-Hispanic	8,118	709	8.7%
Hispanic	5,665	220	3.9%
TOTAL	24,006	1,377	5.7%
Renter-occupied	5,405	525	9.7%
Owner-occupied	18,630	865	4.6%
TOTAL	24,035	1,390	5.8%

*HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Source: American Community Survey 5-year estimates (2014-2018)

C. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes combined with local housing costs preclude the option of home purchase, the City may encourage developers to build housing with more 3 bedroom floor plans, particularly in high density residential developments that are typically more affordable than single family housing.

The Census defines a "household" as "all persons who occupy a housing unit, which may include families, singles, or other;" boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

1. Household Size

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend toward larger families or decrease if there is a trend toward more two and one-person households.

Average household size in Chino Hills has decreased in recent years; it was 3.19 persons per occupied residential unit in 2019, 3.25 persons per occupied unit in 2010, and 3.33 persons per occupied unit in 2000. Table 2-8 below compares Chino Hills' average size to its neighboring cities and the County of San Bernardino, indicating that Chino Hills' current average household size of 3.19 is about average when compared to its surrounding communities.

Table 2-8. Average Household Size and Overcrowding: Chino Hills, Surrounding Cities, and County

Jurisdiction	Average Household Size	Percent Overcrowded	
		Owner Households	Renter Households
Brea	2.79	1.6%	7.0%
Chino	3.39	3.4%	13.1%
Chino Hills	3.19	2.7%	9.2%
Diamond Bar	3.13	0.7%	7.8%
Pomona	3.77	10.5%	24.8%
County	3.29	5.5%	14.6%

Source: 2019 Census QuickFacts 2019 Census QuickFacts

2. Overcrowding

Overcrowding can be another indicator of housing affordability. Unit overcrowding may be caused by the combined effect of low earning and high housing costs in a community and can reflect the inability of households to buy or rent housing which provides reasonable privacy for their residents. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways, and porches.

As shown in Table 2-8, above, the incidence of overcrowding in Chino Hills was minimal for owner households, with 2.7% of the City's owner households defined as overcrowded, compared to 1.6% for Brea, 3.4% for Chino, 0.7% for Diamond Bar, 10.5% for Pomona, and 5.5% for the County. For all jurisdictions, the incidences of overcrowding are higher among renter households, with 9.2% of the City's renter households defined as overcrowded, compared to 7.0% for Brea, 13.1% for Chino, 7.8% for Diamond Bar, 24.8% for Pomona, and 14.6% for the County.

3. Housing Cost Burden

Housing cost burden is most commonly measured as the percentage of gross income that a household spends on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “severe cost burden”. However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true “cost burden”. These data indicate the number of households in Chino Hills by their income relative to the surrounding area and their share of income spent on housing.

As shown in Table 2-9 below, 37.9% of Chino Hills households pay more than 30% of their income on housing costs, compared to 33.8% for Brea, 41.1% for Chino, 35.6% for Diamond Bar, 48.9% for Pomona, and 38.2% for the County of San Bernardino. For all jurisdictions, the incidences of overpayment for housing costs are higher for renter households.

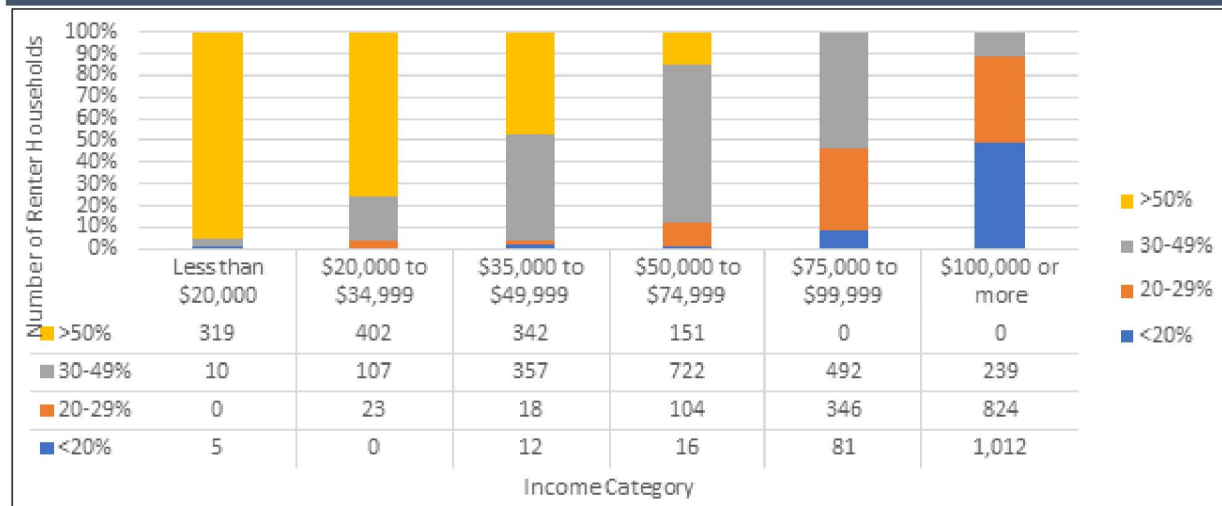
Table 2-9. Average Percent Overpayment on Housing – All Households and Renter Households: Chino Hills, Surrounding Cities, and County

Jurisdiction	Percent Overpayment (>30% Share of Income on Housing Cost)	
	All Households	Renter Households
Brea	33.8%	44.4%
Chino	41.1%	51.2%
Chino Hills	37.9%	52.5%
Diamond Bar	35.6%	50.0%
Pomona	48.9%	61.7%
County	38.2%	55.3%

Source: American Community Survey 5-year estimates (2014-2018)

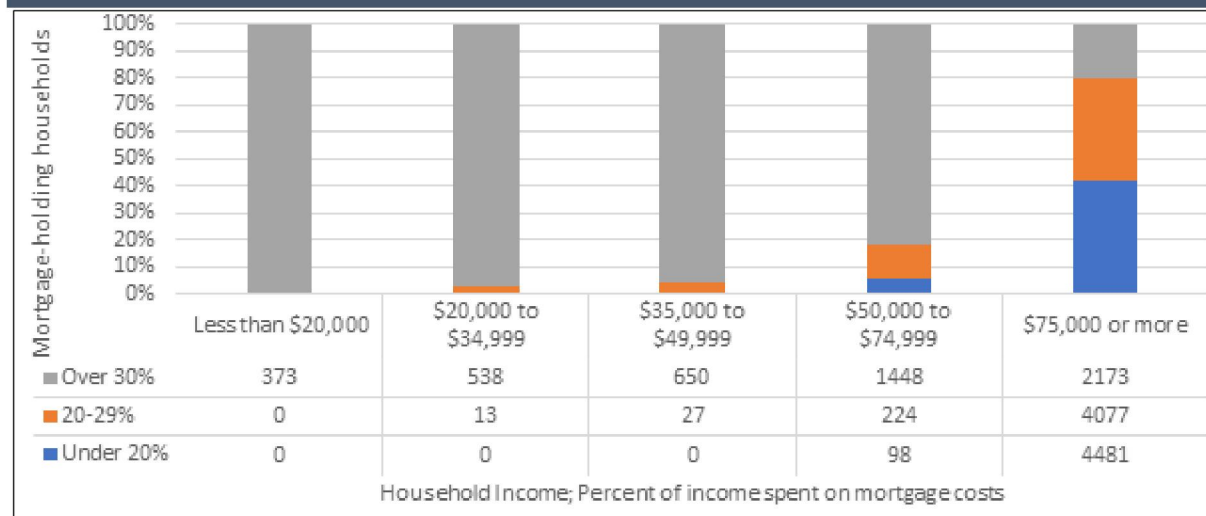
Table 2-10 below focuses on renter households in Chino Hills and illustrates that percent of overpayment “cost burden” and “severe cost burden” increases as the incomes of Chino Hills’ renter households decreases. Table 2-11 below focuses on owner households in Chino Hills and the amount of income spent on mortgage payments. Similar to renter households, the percent of overpayment “cost burden” for owner households” increases as the incomes of Chino Hills’ renter households decreases. This data shows that the City’s lowest income households, especially renter households, experience significant cost burden.

Table 2-10. Spending on Rent by Income – Chino Hills



Source: American Community Survey 5-year estimates (2014-2018)

Table 2-11. Spending on Mortgage by Income – Chino Hills



Source: American Community Survey 5-year estimates (2014-2018)

D. SPECIAL NEEDS

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs” groups include seniors, large families, disabled persons, female-headed households, farmworkers, and the homeless. Under State law,

the housing needs of each group are required to be addressed in the Housing Element. This information is summarized in Table 2.12 below.

Table 2-12. Special Needs Groups (Persons/Households): Chino Hills	
Needs Group ^(a)	Total % of All City (Persons/ Households)
Senior (65 +) (Persons)	11.4%
Large Households (5 or more persons)	15.6%
Disabled (Persons)	4.0%
Female-Headed Households (no spouse or partner present)	11.0%
Male-Headed Households (no spouse or partner present)	5.8%
Female-Headed Households (With Children)	4.8%
Female-Headed Households in Poverty	2.1%
Female-Headed Households (With Children) in Poverty	1.2%
Total Households in Poverty	4.5%
Farmworkers (Persons)	0.2%
Homeless (Persons) ^(b)	4

Source:

(a) American Community Survey 5-year estimates (2014-2018)

(b) San Bernardino County Homeless Count and Subpopulation Survey Final Report (April 2020) tallies 2 homeless persons in Chino Hills.

1. Seniors

The senior population is generally defined as those 65 years of age and older. Special needs associated with this population are: limited and fixed incomes, high health care costs, transit dependency, and living alone. A limited income for many seniors often makes it difficult to find affordable housing. Other specific needs of the senior population include supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

In Chino Hills, 11.4% of the population are 65 years of age or older, compared to 11.8% for the County of San Bernardino. Although the percent of senior population in Chino Hills is below the County average, Table 2-13 below shows that 65.8% of Chino Hills' seniors have incomes below the median, with 16.2% having incomes 30% below the median, 21% having incomes 30-50% below the median, and 20.0% having incomes 50-80% below the median. This large percentage of lower income among Chino Hills seniors suggest a need for affordable senior housing, as well as services such as free or low cost meals and transportation.

Table 2-13. Senior Households with Incomes at or Below Median: Chino Hills

Percent at or Below Median Income	Percent of Total Elderly Households
< 30% HAMFI *	16.2%
30-50% HAMFI	21.0%
50-80% HAMFI	20.0%
80-100% HAMFI	8.1%
Total Percent Less than Median Income	65.30%
* HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.	

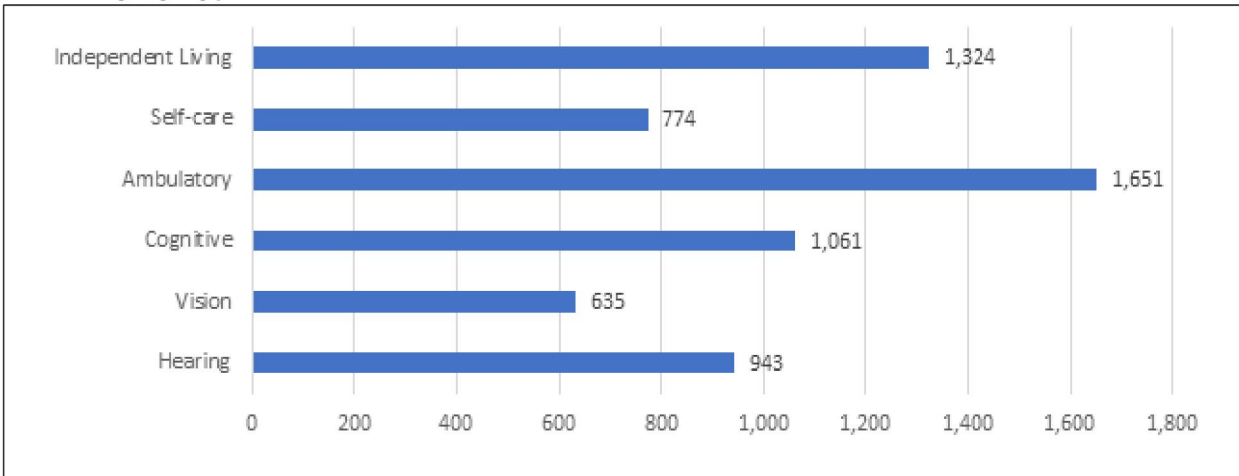
Source: American Community Survey 5-year estimates (2014-2018)

Chino Hills currently participates in a senior lunch service program offered Monday through Friday at the Chino Senior Center, located at 13170 Central Avenue in Chino. Transit services for seniors are available through OmniRide micro-transit services at a fee of \$2 per trip for senior/disabled/Medicare and veteran residents. Chino Hills promotes these and other senior services through its City website. The need to continue and expand senior housing and support services will be considered through the policies of this Housing Element.

2. Disability

Physical, mental, and/or developmental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mental disabilities include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease, and conditions related to brain trauma. Disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with their disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

As shown in Table 2-12 above, 4% of Chino Hills' population are identified as disabled. As shown in Tables 2-1 and 2-15 below, the most common disability in Chino Hills is ambulatory, and many of Chino Hills' disabled population live independently or under self-care. As shown in Table 2-15 below, of Chino Hills disabled population, 41% are employed.

Table 2-14. People with Disabilities: Chino Hills**Disability by Type**

Source: American Community Survey 5-year estimates (2014-2018)

Table 2-15. Disability by Employment Status: Chino Hills

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,004	41%	36,165	73%
Unemployed	173	7%	1,969	4%
Not in Labor Force	1,259	52%	11,285	23%
TOTAL	2,436		49,419	

Source: American Community Survey 5-year estimates (2014-2018)

CHMC 16.47 provides a process through which individuals with disabilities can request reasonable accommodations to various City laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents requesting a reasonable accommodation.

All new housing in Chino Hills complies with current state Building Code requirements for disabled access. In addition, as discussed above, OmniRide micro-transit services at a fee of \$2 per trip are available for disabled residents. Through its City website, Chino Hills promotes transit and other services available to disabled residents, including reasonable accommodation requests, legal aid, and rental assistance information. The need to continue and expand housing and support services for disabled persons will be considered through the policies of this Housing Element.

3. Large Households

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large

households are defined as those with five or more members. As shown in Table 2-12 above, 15.6% of Chino Hills residents live in large households. According to 2019 Census data, 74.9% of Chino Hills housing stock is owner-occupied and overcrowding in owner-occupied housing is minimal. (Reference Table 2-8, above.) For Chino Hills rental housing stock, 9.2% is considered overcrowded. Although this percentage of overcrowding in rental housing is not high when compared to neighboring cities and the County of San Bernardino, there may be a need for more 3 bedroom floor plans in high density rental apartment developments. The need to continue and expand housing and support services for large families will be considered through the policies of this Housing Element.

4. Single Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other support services. As shown in Table 2-12 above, female-headed households (no spouse or partner present) comprise 11% of Chino Hills households, and male-headed (no spouse or partner present) comprise 5.8% of Chino Hills households. Female-headed households in poverty comprise 2.1% of Chino Hills households, and female-headed households with children and in poverty comprise 1.2% of Chino Hills households. Total households in poverty comprise 4.5% of Chino Hills households.

An issue affecting all family households is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of single parent households, the parent may become unable to work or may be forced to take lower wage jobs or work less hours to accommodate childcare requirements. As a result, the parent may have difficulty providing necessities, such as food and housing to their children. Policies that support affordable housing and locating childcare, medical, and recreational services close to housing can assist single parent households. The need to continue and expand such housing and support services for single parent households will be considered through the policies of this Housing Element.

5. Farmworkers

The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. As shown in Table 2-12, .2% of Chino Hills population are employed in farming occupations, which also include fishing and forestry jobs.

Historically, the City of Chino Hills was not an agrarian community, although cattle grazing did and continues to occur in the undeveloped hillside areas. Existing agricultural production is limited to the Boys Republic site which operates small crop production areas used primarily to feed their onsite cattle. Due to the City's urban setting and the lack of farming-related land uses, there is no specific identified need for farmworker housing.

6. Homeless

During the past decades, homelessness has become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

According to the American Community Survey 5-year estimates (2014-2018), Chino Hills has 4 homeless persons within its city boundaries. According to the 2020 San Bernardino County

Homeless Count and Subpopulation Survey Final Report, Chino Hills has 2 unsheltered homeless persons within its city boundaries. For San Bernardino County, the final report counted 3,125 homeless persons, 735 of which were sheltered and 2,390 which were unsheltered.

There are currently no homeless shelters within Chino Hills. The Chino Hills Municipal Code permits emergency shelters by right in the City's Business Park zone. "Emergency shelter" is defined by the Municipal Code as having the same meaning as that term defined in Health and Safety Code § 50801, which currently is defined to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The City of Chino Hills falls within the San Bernardino City and County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The San Bernardino County Homeless Partnership was formed in 2007 to administer federal grants and lead the County's coordinated strategy on homelessness. It provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals through facilitating better communication, planning, coordination, and cooperation among all entities that provide services and/or resources for the relief of homelessness in San Bernardino County. Many of the available resources for homeless persons are provided through the County's website [REDACTED]. This website provides connections to agencies and programs that help with homeless prevention, homeless shelters, homeless motel vouchers, rehousing, drop-in centers for health and support services, and cooling centers that provide refuge on extreme heat days.

While the City of Chino Hills does not receive Emergency Solutions Grant program (ESG) funding, organizations that meet the needs of homeless populations within the City receive Community Development Block Grant (CDBG) funding, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth. Associated programs supported by the City of Chino Hills to address homelessness include services that expand employment opportunities as an avenue for combating poverty. Heart 2 Serve, for example, offers housing, employment, recovery, transportation, and legal assistance. Programs aimed at educating youth and young adults or illiterate adults also combat poverty by developing skills that will allow residents to secure better jobs at higher wages.

As part of its 2020-2025 Consolidated Plan, the City of Chino Hills reached out directly to several organizations that serve residents who are homeless or at-risk residents to better understand the needs of the clients they serve. Representatives from Mosaic Community Planning conducted stakeholder interviews with representatives from Heart 2 Serve, Chino Neighborhood House, Pomona Valley Habitat for Humanity, the Chino Valley Unified School District, and the City of Chino Human Services Department. This process helped the City set priorities and goals over the next five years, relative to the housing, community development, and economic development needs in Chino Hills. Priorities and goals established in the City of Chino Hills 2020-2025 Consolidated plan to address homelessness include:

- Decrease the number of homeless individuals.
- Address homelessness by coordinating a comprehensive countywide network of service delivery and by focusing on transitional and permanent supportive housing for the homeless, including the chronically homeless and near-homeless families and individuals.

- Continue to work within existing partnerships and coalitions, such as the San Bernardino County Homeless Partnership, to work toward meeting local housing and service needs.
- Continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to Chino Hills residents.
- Continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps.
- Continue to provide CDBG funds to organizations that serve the needs of homeless persons.

The need to continue and expand homeless services and sheltering opportunities will be considered through the policies of this Housing Element.

E. HOUSING STOCK CHARACTERISTICS

A housing unit is defined as a house, apartment, or a single room, occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Chino Hills to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

Chino Hills experienced steady residential growth since 2000. The City's housing stock increased 16% between 2000 and 2010, and 9% between 2010 and 2020, with a total growth rate for the twenty year period (2000-2020) of 27%. As depicted in Table 2.16 below, Chino Hills' housing unit growth has been significantly greater than San Bernardino County and surrounding jurisdictions but is slowing as the City reaches build-out.

Table 2-16. Housing Trends 2000, 2010, 2020 Chino Hills and Surrounding Areas

	Number of Housing Units			% Increase	% Increase	% Increase
Jurisdiction	2000(a)	2010(b)	2020(c)	2000-2010	2010-2020	2000-2020
Brea	13,255	14,785	16,911	12%	14%	28%
Chino	17,665	21,797	25,621	23%	18%	45%
Chino Hills	20,389	23,617	25,850	16%	9%	27%
Diamond Bar	18,043	18,455	18,800	2%	2%	4%
Pomona	39,330	40,685	41,822	3%	3%	6%
San Bernardino County	610,317	699,637	726,680	15%	4%	19%

Source:

(a) 2000 Census

(b) 2010 Census

(c) State of California Department of Finance, Population and Housing Estimates for January 2020

2. Housing Type

Table 2-17 below describes Chino Hills' housing types for years 2000, 2010, and 2020. The majority of the City housing stock is single family, which increased 13% between 2000-2010 and slowed to a 3% increase between 2010-2020. The amount of multi-family housing in Chino Hills has been steadily growing, increasing 52% between 2000-2010 and 57% between 2010-2020. During this this 6th Cycle Housing Element, the number of multi-family units in Chino Hills will continue to grow as the City allocates sites to accommodate its RHNA allocation, which includes 1,388 very low income, 832 low income, and 789 moderate income units.

The City has three mobile home parks, and the number of units within those parks have remained fairly constant: 633 in 2000, 626 in 2010, and 627 in 2020.

Table 2-17. Housing Unit by Type, 2000, 2010, 2020 - City of Chino Hills

Housing Type	# of Housing Units			Percent Change	
	2000(a)	2010(b)	2020(c)	2000- 2010	2010-2020
Single Family (Attached and Detached)	17,864	20,198	20,825	13%	3%
Multi-Family	1,840	2,795	4,398	52%	57%
Mobile Homes	633	626	627	-1%	0%
Total Units	20,337	23,617	25,850	16%	9%

Source:

(a) 2000 Census

(b) State of California Department of Finance, Population and Housing Estimates for January 2010

(c) State of California Department of Finance, Population and Housing Estimates for January 2020

3. Housing Tenure and Vacancy

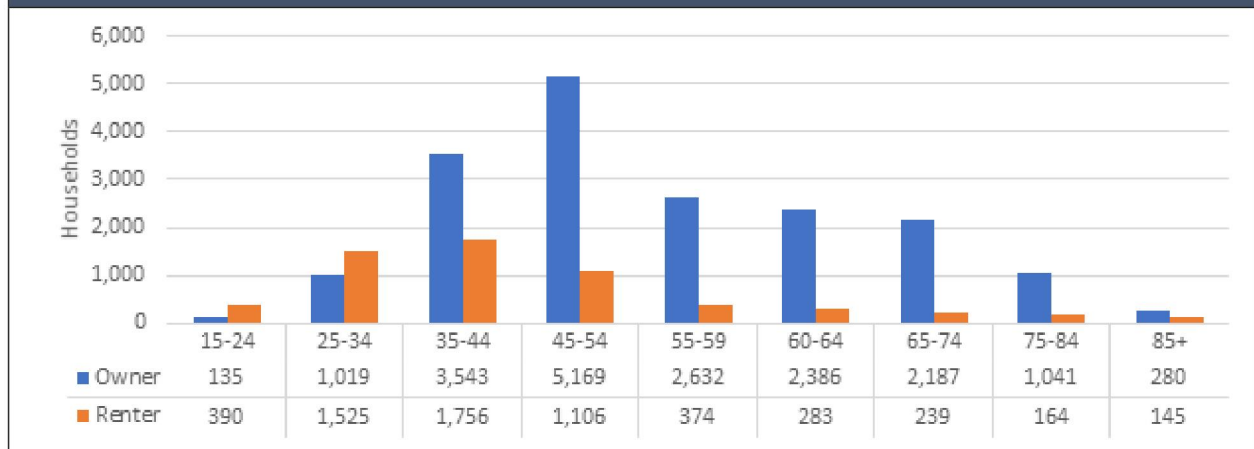
As shown in Table 2-18 below, Chino Hills has a high rate of owner-occupied housing (74.5%) compared to renters (24.5%). As illustrated in Table 2-19 below, ownership housing in Chino Hills increases notably for persons 34 years and older. For the County, the rate of ownership is 65.2% compared to 34.8% renter.

Vacancy rates for all units in Chino Hills is 3.6%, substantially lower than the County overall vacancy rate of 28.8%. Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

Table 2-18. Housing Tenure and Vacancy Rate: Chino Hills and County

Housing Type	% Total Occupied Units	
	Chino Hills	County
Owner-occupied	74.5%	65.2%
Renter-occupied	24.5%	34.8%
Vacancy rate – All Units	3.6%	28.2%

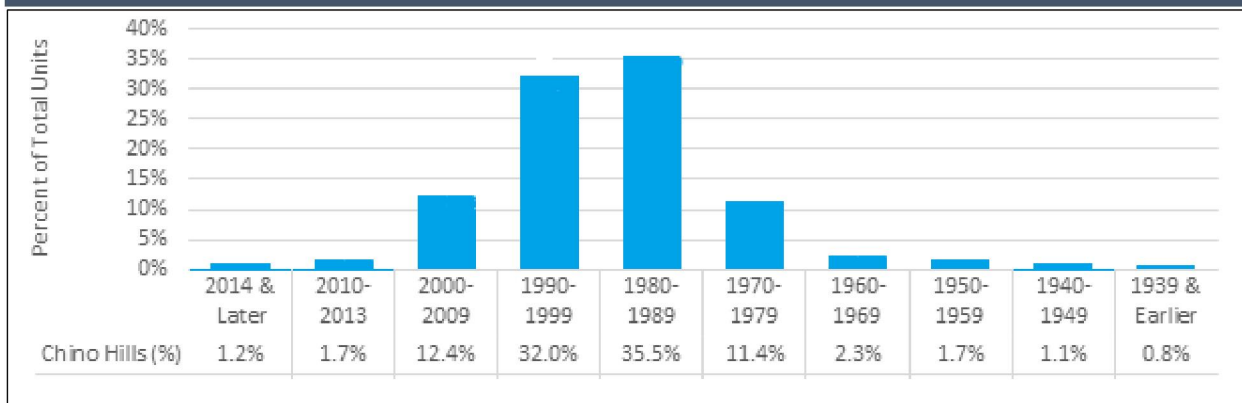
Source: American Community Survey 5-year estimates (2014-2018)

Table 2-19. Housing Tenure and Vacancy Rate: Chino Hills

Source: American Community Survey 5-year estimates (2014-2018)

4. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster, and stucco. Homes thirty years or older with deferred maintenance require more substantial repairs, such as new siding, plumbing, or multiple repairs to the roof, walls, etc. As shown in Table 2-20 below, the age of housing structures in Chino Hills range from before 1939 to current. Tallying the percentages by timeframes presented in Table 2-20, about 53% of Chino Hills housing stock is thirty years or older. The majority of the housing units built prior to 1970 (50+ years old) are located in Los Serranos and the Sleepy Hollow area of Carbon Canyon.

Table 2-20. Housing Units by Year Structure Built: Chino Hills

Source: American Community Survey 5-year estimates (2014-2018)

According to American Community Survey 5-year estimates, 0.05% of Chino Hills houses lack plumbing facilities and 0.83% lack complete kitchen facilities, indicating that Chino Hills has very few substandard dwelling units. For the County, the number of substandard units is also low, with 0.56% of the County's houses lacking plumbing facilities and 0.67% lacking complete kitchen facilities.

The City of Chino Hills uses a portion of its CDBG funds toward neighborhood improvements, including a Home Improvement Grant Program which is a citywide program that offers grants of up to \$5,000 to qualified low and moderate income households to revitalize their properties. The City also uses CDBG and other funds toward infrastructure projects in the older Los Serranos neighborhood. The City's Code Enforcement Division works with residents to alleviate code violations and handles about 1,200 cases per year during the past three years.

5. Housing Costs

The value of homes varies substantially within the City of Chino Hills, depending on the age, size, and location of the home. Current home sales listings show a low of \$350,000 for a one-bedroom 725 square foot condominium, to a high of \$4,100,000 for a 7,800 square foot seven bedroom house.⁵ As shown in Table 2-21 below, the median sale price for a home in Chino Hills is \$622,300. This median price is lower than two adjacent cities, but higher than two other neighboring cities and the County.

Current rental listings show a low of \$1,825 per month for a two bedroom apartment to a high of \$5,000 per month for a six bedroom house.⁶ As shown in Table 2-20, the median for monthly rent in Chino Hills is \$2,136, higher than any of its neighboring cities and the County. This information is consistent with the renter cost data shown in Table 2.10, above, which illustrates the overpayment "cost burden" for Chino Hills renter households.

Table 2-21. Median Housing Prices, For Sale and Rent: Chino Hills and Surrounding Areas		
Jurisdiction	Median Value of For-Sale Housing	Median Rents
Brea	\$660,400	\$1,851
Chino	\$459,100	\$1,596
Chino Hills	\$622,300	\$2,136
Diamond Bar	\$664,400	\$2,071
Pomona	\$394,500	\$1,362
County	\$328,200	\$1,818

Source: 2019 Census QuickFacts

6. Housing Affordability

Each year, HCD updates the income limits for median income and household income levels for extremely low-, very low-, low-, and moderate-income households for each California county. These income limits are used to calculate affordable housing costs for applicable housing assistance programs. Federal and state guidelines suggest that lower income households should not spend more than 30 percent of their gross income on housing.⁷

As shown in Table 2-9 above, 37.9% of Chino Hills households pay more than 30% of their income on housing costs. Households with higher incomes typically can pay a larger percentage of their income toward housing without being financially burdened. For lower income households, a high

⁵ Zillow: [REDACTED] accessed May 3, 2021

⁶ Zillow: [REDACTED] accessed May 3, 2021

⁷ [REDACTED] accessed May 3, 2021

housing cost to income percentage means less money for necessities and a potential financial burden.

Table 2.21 below, estimates the maximum housing costs affordable to Extremely Low, Very Low Income, Low Income, and Moderate Income households based on HCD established income criteria. In the case of rent, the 30% maximum affordable housing cost includes utilities. Utilities may include water, sewer, trash pickup, electric, gas, and phone, and may add \$100 to \$200 to the monthly cost of a rental unit.

In the case of purchase, the 30% maximum affordable housing cost includes payment on principal and interest, and an assumed 30% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 30% allocation subject to assessments, Mello-Roos districts, or high fire hazard. A 10 percent down payment and a 3.7% interest rate are assumed, reflecting 2021 market conditions.⁸

Table 2-22. Affordable Rental and For Sale Housing Costs: Chino Hills				
Annual Income		Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing
		Rental Housing	For Sale Housing	
Extremely Low-income (30% of AMI)				
1-Person	\$16,600	\$415	\$415	\$77,348
2-Person	\$19,000	\$475	\$475	\$88,563
3-Person	\$21,960	\$549	\$549	\$102,389
4-Person	\$26,500	\$663	\$663	\$123,584
5-Person	\$31,040	\$776	\$776	\$144,728
Very Low-income (50% of AMI)				
1-Person	\$27,650	\$691	\$691	\$128,836
2-Person	\$31,600	\$790	\$790	\$147,294
3-Person	\$35,550	\$889	\$889	\$165,752
4-Person	\$39,500	\$988	\$988	\$184,210
5-Person	\$42,700	\$1,068	\$1,068	\$199,094
Low-income (80% AMI)				
1-Person	\$44,250	\$1,106	\$1,106	\$206,185
2-Person	\$50,600	\$1,265	\$1,265	\$235,857
3-Person	\$56,900	\$1,423	\$1,423	\$265,297
4-Person	\$63,200	\$1,580	\$1,581	\$294,736
5-Person	\$68,300	\$1,708	\$1,708	\$318,458
Moderate Income (120% AMI)				

⁸ [REDACTED] accessed May 3, 2021

Table 2-22. Affordable Rental and For Sale Housing Costs: Chino Hills

Annual Income		Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing
		Rental Housing	For Sale Housing	
1-Person	\$65,100	\$1,628	\$1,627	\$303,336
2-Person	\$74,400	\$1,860	\$1,860	\$346,794
3-Person	\$83,700	\$2,093	\$2,093	\$390,252
4-Person	\$93,000	\$2,325	\$2,326	\$433,710
5-Person	\$100,450	\$2,511	\$2,511	\$468,361

Note: AMI = Adjusted median income, based on the County of San Bernardino average incomes

Source: HCD State Income Limits for 2021

As indicated in Table 2-22 above, maximum housing costs affordable to an Extremely Low Income four-person household are \$123,585 to purchase a home and \$663 per month to rent a home. For a Very Low Income four-person household, the maximum affordable housing costs are \$184,210 to purchase a home and \$988 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are \$294,736 to purchase a home and \$1,580 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are \$433,710 to purchase a home and \$2,325 per month to rent a home.

During the past decade, housing costs in Chino Hills, as well as the southern California region, have risen dramatically. As presented above, the cost to purchase a home in the City currently ranges from about \$350,000 to over \$4,000,000. The median for sale home price in Chino Hills is \$622,300. Households in the Extremely Low, Very Low and Low income categories are clearly locked out of the Chino Hills for sale housing market. Moderate Income households could have the opportunity to purchase homes, but it is likely that the affordable homes would not have sufficient bedrooms to accommodate households of 3-persons or more, and could create overcrowding conditions.

Rental rates in Chino Hills range from \$1,825 to \$5,000 per month, with the median rent at \$2,136 per month. Households in the Extremely Low, Very Low and Low income categories seeking rental housing in Chino Hills would need to pay more or substantially more than 30% of their incomes toward rent. Moderate Income households could have the opportunity to rent housing, but again it is likely that the affordable homes would not have sufficient bedrooms to accommodate large households, and could create overcrowding conditions.

Attachment B

GOALS AND POLICIES OF THE 2014-2021 HOUSING ELEMENT UPDATE

The following goals, policies and actions support the City of Chino Hills Housing Plan and its efforts to address issues identified through the housing needs assessment, including:

Provision of ~~Goals and Policies~~

Chino Hills' currently adopted 5th Cycle Housing Element for the 2014-2021 planning period contains the following goals (reference Attachment B):

- Provide a broad range of housing types to meet the needs of existing and future residents
- ~~Maintenance~~Maintain and ~~preservation of~~preserve the existing housing stock
- ~~Development of~~Develop housing that is sensitive to environmental issues
- ~~Provision of~~Provide housing-related services for special needs groups, specifically elderly households
- Promote equal housing opportunity.

Goal H-1: Provide a ~~Rangerange~~ of ~~Housing Types While Maintaining~~ housing types to meet the City's Overall Low Density Character needs of existing and future residents.

Policy H-1.1: ~~Provide a variety~~Encourage preservation of residential existing and provision of new housing to accommodate housing opportunities ~~in the City, including large lot estates, low density single-family homes, medium density townhomes, and high density condominiums and apartments for all income levels.~~

Action H-1.1.1: Provide opportunities for housing at varied density, tenures, and unit types throughout the community.

Action H-1.1.2: Continue to review the City Land Use Plan and available vacant ~~and underutilized sites to identify appropriate sites for housing at varying densities~~land to achieve a complimentary mix of single-family and multi-family development.

Action H-1.1.2: ~~Avoid concentration of higher density housing in any single portion of the City.~~

Action H-1.1.3: ~~Encourage multi-family projects of~~ Maintain objective residential design standards to provide high quality ~~design~~housing that is compatible with existing residential neighborhoods.

~~Policy H-1.2~~Policy H-1.1 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund

Policy H-1.2: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA) needs throughout the planning period.

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Action H-1.2.1: Establish the appropriate zoning provisions to facilitate development of the City's designated RHNA sites.

Action H-1.2.2: Provide high density residential development standards that achieve planned densities that are of a height and massing appropriate for the site and compatible with surrounding areas.

Action H-1.2.3: Encourage mixed-use development opportunities on underutilized commercial sites, while ensuring that the addition of housing does not conflict with the function or viability of the other on-site uses.

Action H-1.2.4: Encourage residential development that will increase affordable housing opportunities on institutional sites consistent with state law.

Action H-1.2.5: Consult with developers early in the planning period to ensure that proposed development densities are consistent with the RHNA needs.

Action H-1.2.6: Facilitate the development of affordable housing by offering developers* incentives such as density bonuses and flexibility in zoning and development standards, as established by ~~State~~state law.

Policy H-1.2 Timeframe: Ongoing and in compliance with regulatory timeframes established by state law
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund

~~Policy H-1.3: Require compatible design to minimize the impact of new residential development on existing residences.~~

~~Policy H-1.4: Provide for new housing sites to satisfy requirements of state housing law and consistent with Measure U.~~

~~Policy H-1.5: Facilitate the development of senior housing with support services.~~

PolicyAction H-1.6: 3.1: Partner non-profit organizations and with affordable housing* builders with for-profit developers- to promote senior housing development.

Action H-1.3.2: Identify location(s) for senior housing close to supportive services.

Action H-1.3.3: Seek grant funds and other financing mechanisms to promote affordable senior housing development.

Policy H-1.3 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund, City Housing-In-Lieu Fee Fund, grant and other financing mechanisms

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Policy H-1.4: Promote services that support the varied needs of the residential population.

Action H-1.4.1: Designate ample locations within the City's Land Use Plan to accommodate an adequate supply of childcare, grocery, recreation, medical, education, and personal services for Chino Hills residents.

Policy H-1.4 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund

Policy H-1.5: Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development.

Action H-1.5.1: Develop an ADU page on the City website to provide ADU planning and building information in user-friendly format.

Action H-1.5.2: Designate a staff member to serve as the ADU coordinator, acting as the primary point of contact for ADU inquiries and prioritizing the efficient and timely review of ADU projects.

Action H-1.5.3: Establish methods to incentivize and promote the construction of Accessory Dwelling Units, especially those that may be leased at affordable rates.

Action H-1.5.4: Implement permit-ready standard plans to facilitate new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Action H-1.5.5: Maintain an ADU Monitoring Program to track ADU and JADU creation and affordability levels throughout the planning period.

Action H-1.5.6: Continue to review and update City ADU policies to ensure consistency with state law, as required.

Policy H-1.5 Timeframe: Establish a program for incentivizing ADU production within 12 months of Housing Element adoption. Monitoring is ongoing.
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund

Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods.

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target ~~neighborhoods~~, neighborhood of Los Serranos ~~and Sleepy Hollow~~.

Policy H-2.2: Continue to conserve mobile home parks which are economically and physically sound, ~~and provide tenants with information regarding available assistance for upgrading.~~

Policy H-2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Chino Hills.

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~~Policy H-2.4: Establish programs to reduce development fee obligations for new residential construction and rehabilitation in the City's target neighborhoods.~~

Goal H-2 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development, Community Services Department, City Manager's Office
Funding Source: General Fund, CDBG and other grant funds available for neighborhood rehabilitation

Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment.

~~Policy H-3.1: Provide for~~ Policy H-3.1: Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Policy H-3.2: Encourage clustering of housing to preserve environmentally sensitive areas and open space corridors.

Policy H-3.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds. ~~Hillside residential development should be limited to very low density.~~

Policy H-3.3: Encourage ~~Promote~~ the use of ~~energy-green building practices in new and existing development to maximize energy efficiency and conservation devices and passive design concepts which make use,~~ Promote the use of energy-green building practices in new and existing development to maximize energy efficiency and conservation

Policy H-3.4: Continue to provide permit fee reductions for installation of ~~the natural climate to~~ energy efficient windows and appliances that increase energy efficiency and reduce housing costs.

Goal H-3 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund

Goal H-4: Provide Support Services to Meet the Special Housing Needs of the City's Residents.

Policy H-4.1: Provide reference and referral services for seniors and disabled persons, such as in-home care and counseling for housing-related issues, to allow seniors and disabled persons to remain independent in the community.

Policy H-4.2: Continue to work with existing area social service providers ~~in~~ addressing the needs of the area homeless population.

Policy H-4.3: Coordinate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.4: Address the long and short term needs of identified special housing needs groups through coordination with public and non-profit groups that provide emergency shelter and transitional housing support for City residents.

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Goal H-5: ~~Promote and Encourage Housing Opportunities for All Economic Segments of the Community, Regardless of Age, Sex, Ethnic Background, Physical Condition or Family Size.~~

Policy H-4.5: Continue to allow for supportive, transitional, and emergency housing consistent with state law.

<u>Goal H-4 Timeframe: Ongoing</u> <u>Responsible Agency: City of Chino Hills Community Development</u> <u>Funding Source: General Fund</u>

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.

Policy H-

Policy H-5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Action H-5.1.1: Provide reasonable accommodation in the application of the City's rules, policies, practices, and procedures, as necessary, to ensure equal access to housing for individuals with disabilities consistent with Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) requirements.

Action H-5.1.2: Provide a no-fee process for individuals with disabilities to request reasonable accommodations from land use, zoning, or building laws.

Policy H-5.1 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Policy H-5.2: Increase community education and awareness of ~~the scope and benefits of affordable~~ fair housing ~~to~~ requirements and resources.

Action H-5.2.1: Provide fair housing information on the ~~economic vitality of~~ City website and at the City public counters of City buildings.

Action H-5.2.2: Provide for citizen participation in the planning, development, implementation, and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the Community Development Grant (CDBG) Program.

Action H-5.2.3: Provide a fair housing education program that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Wherever feasible, such programs shall be translated into languages native to the effected populations.

Action H-5.2.4: Work with a contracted provider such as the Inland Fair Housing and Mediation Board to provide fair housing education.

Policy H-5.3 Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development and Community Services

Funding Source: General Fund, CDBG and other grant funds available for fair housing activities

Policy H-5.3: Resolve and reduce housing related complaints based on discrimination.

Action H-5.3.1: Provide fair housing contact information where individuals can seek assistance for housing discrimination complaints on the City website and at the public counters of City buildings.

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Policy H-5.3 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development and Community Services
Funding Source: General Fund, CDBG

Policy H-5.4: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

~~Policy H-5.4: Resolve and reduce housing related complaints based on discrimination.~~
Action H-5.4.1: Facilitate compliance with state and federal laws that affirmatively further fair housing through regular monitoring and reporting as required for CDBG participation. Regular monitoring and reporting are conducted through the City's annual Action Plan, five-year Consolidated Plan, and Analysis of Impediments to Fair Housing Choice.

Policy H-5.2 Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development and Community Services
Funding Source: General Fund, CDBG

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