

CITY COUNCIL PUBLIC WORKSHOP #2

June 8, 2021

6th CYCLE HOUSING ELEMENT UPDATE



Housing Element Workshop #6

At the 2nd City Council Housing Element Public Workshop, staff will be presenting information regarding the following topics:

- Housing Element Update Schedule
- Housing Needs Assessment
- Goals, Policies, and Actions
- Site Selection Process
- Potential “Lower Income” High Density Housing Sites Update
- Potential “Moderate Income” Medium Density Sites Update
- Accessory Dwelling Units

Housing Element Update – Remaining Schedule

- 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 Element: January - February 2022

Housing Element Needs Assessment

Based on Community Profile:

- Housing affordability challenges for Chino Hills lower income households, particularly renter households.
- Senior household needs for affordable housing, as well as services such as free or low cost meals and transportation.
- Rental housing with 3 bedroom floor plans to accommodate large families.
- Childcare, medical, and recreation services close to housing, particularly affordable housing to accommodate large families and single parent households.

Housing Element Needs Assessment

- Creative reuse of underutilized sites to help offset the lack of vacant, developable land in the City.
- Grant and other funding opportunities to assist with the provision and maintenance of affordable housing.
- Homeless services and sheltering opportunities.
- Support for fair housing goals and actions as identified in the City Analysis of Impediments to Fair Housing Choice.
- High density (affordable) housing dispersed throughout the community.

Housing Element Goals

The following are the goals established by the City of Chino Hills for the Housing Element (2021-2029):

Goal H-1: Provide a Range of Housing Types to Meet the Needs of Existing and Future Residents.

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

Goal H-3: Develop Housing that is Sensitive to Environmental Issues.

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

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.

Housing Element Policies and Actions

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 mix of single-family and multi-family development.

Action H1.1.3: Implement the City's Condominium Conversion Ordinance regulating conversion of rental housing to condominiums.

Action H-1.1.4: Maintain objective residential design standards to provide high quality housing that is compatible with existing residential neighborhoods.

Housing Element Policies and Actions

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: Accommodate 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.

Housing Element Policies and Actions

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-1.4: 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.

Housing Element Policies and Actions

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.

Housing Element Policies and Actions

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.

Housing Element Policies and Actions

Goal H-3: Develop housing that is sensitive to environmental issues.

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.

Housing Element Policies and Actions

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.*

Housing Element Policies and Actions

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.

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

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.

Housing Element Policies and Actions

Goal H-5: Promote equal opportunities to access housing for all persons

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

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: 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-5.4: 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.

Site Selection Process

Staff will be providing a recommendation of potential Moderate and Lower Income Housing Sites to satisfy the City's 6th Cycle RHNA allocation

These site recommendations consider sites based on:

- Reasonably available during the planning period
- Can reasonably develop at the project density
- Distribute density throughout the City
- Provide potential community benefits such as road alignments or parks

Further adjustments are expected based on:

- Comments from HCD
- Developer/Property owner adjustments to increase or decrease density
- Adjustments may occur throughout the planning period

Site Selection Process

HCD BUILDING BLOCKS

[Building Blocks: Program Requirements - Identify Adequate Sites \(ca.gov\)](#)

1. Inventory of available sites needed to meet the City's RHNA.
2. Where a shortfall exists, establish a program to identify actions to make sites available during the planning period with appropriate zoning and development standards.
3. Identify sites to facilitate and encourage the development of a variety of types of housing for all income levels.
4. The program shall identify sites that can be developed for housing within the planning period.
5. Ensure sites are zoned to allow owner-occupied and rental multifamily residential uses "by-right" (only subject to ministerial approval).
6. Ensure sites within metropolitan jurisdictions are zoned to allow at least 30 units per acre and a minimum of 20 dwelling units per acre.

(Note: San Bernardino County, inclusive of Chino Hills, is designated a Metropolitan jurisdiction with a population of more than 2 million. For a jurisdiction in a metropolitan county: Sites must allow at least 30 units per acre).

Updated Draft Allocation of High-Density (Lower Income) & Medium Density (Moderate Income) RHNA Units

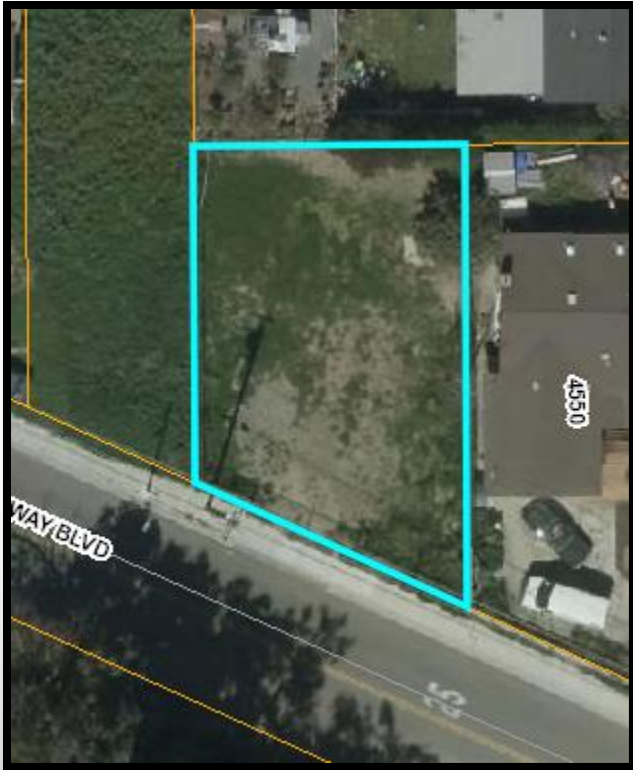


Updated Draft Allocation of High-Density (Lower Income)

POTENTIAL "LOWER INCOME" HIGH DENSITY HOUSING SITES

Site No.	APN	Name	Lot Area (acre)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Category
1	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City	Yes	374	38.8	Low
2	1032-221-05	Park Overflow	1.8	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City	Yes	50	27.8	Low
3	1028-351-01	Los Serranos Golf Course	21.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	532	25	Low
5	1031-011-40	Western Hills Golf Course	8.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	166	20	Low
8	1030-041-03, 04 & 1017-251-05	Wang	7.3	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	148	20.3	Low
11	1022-021-49	Shoppes	7.1	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private	Yes	267	46.9	Low
12	1025-471-06, 07 & 1025-461-06	Commons	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private	Yes	300	33.3	Low
13	1023-011-52	Crossroads Marketplace	12.3	Flat	C-G	Commercial	Commercial Center	Private	Yes	370	30.1	Low
14	1028-111-13	Habitat for Humanity	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	1		Low
15	1028-113-23	Habitat for Humanity	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	1		Low
TOTAL										2,209		
RHNA										2,209		
DIFFERENCE										0		

Added Habitat for Humanity Sites

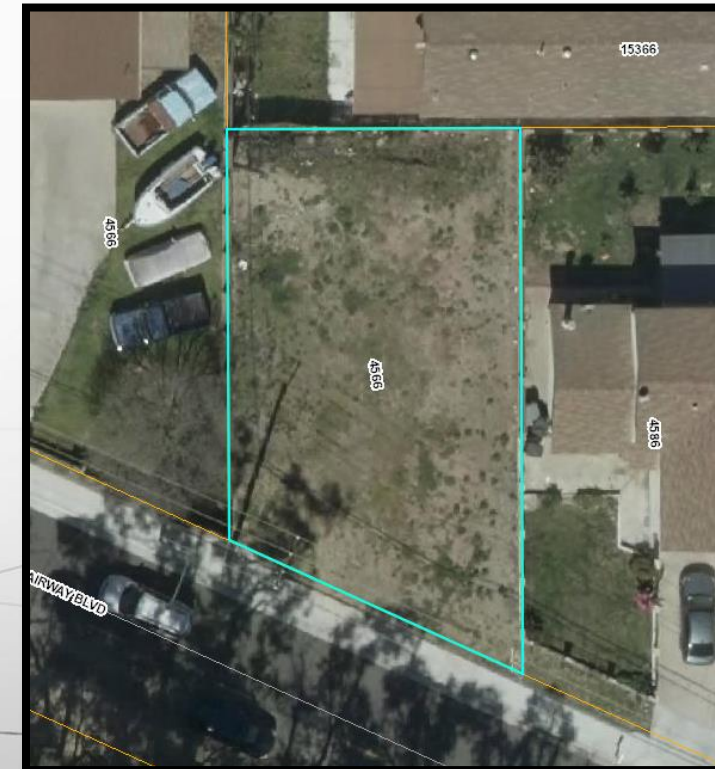


Site 14

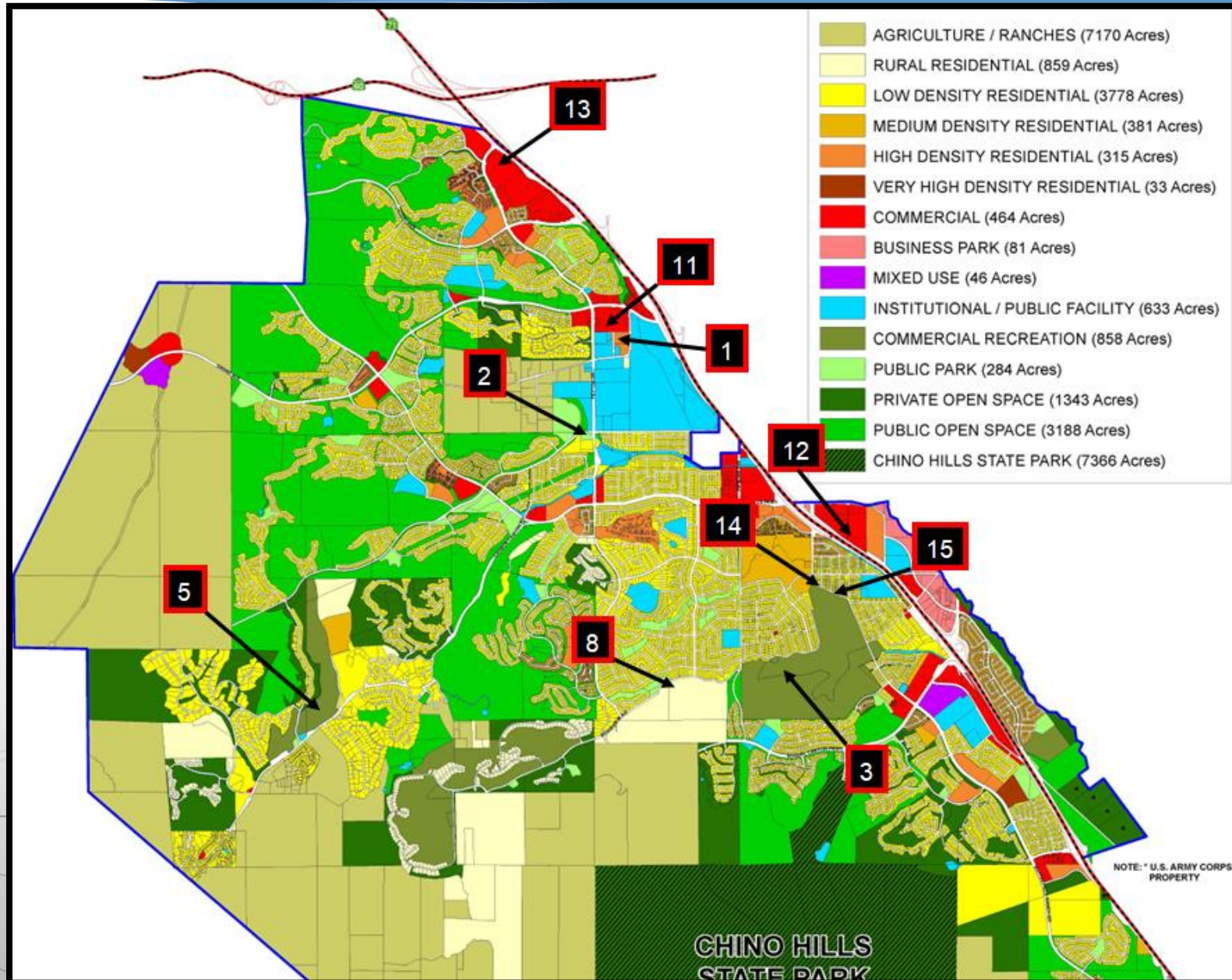
- 4528 Fairway Blvd.
- Size - .01 ac.
- Vacant
- Flat Topography
- Low Income Qualified Families
- No constraints
- Approved DR

Site 15

- 4628 Fairway Blvd.
- Size - .01 ac.
- Vacant
- Flat Topography
- Low Income Qualified Families
- No constraints
- Approved DR



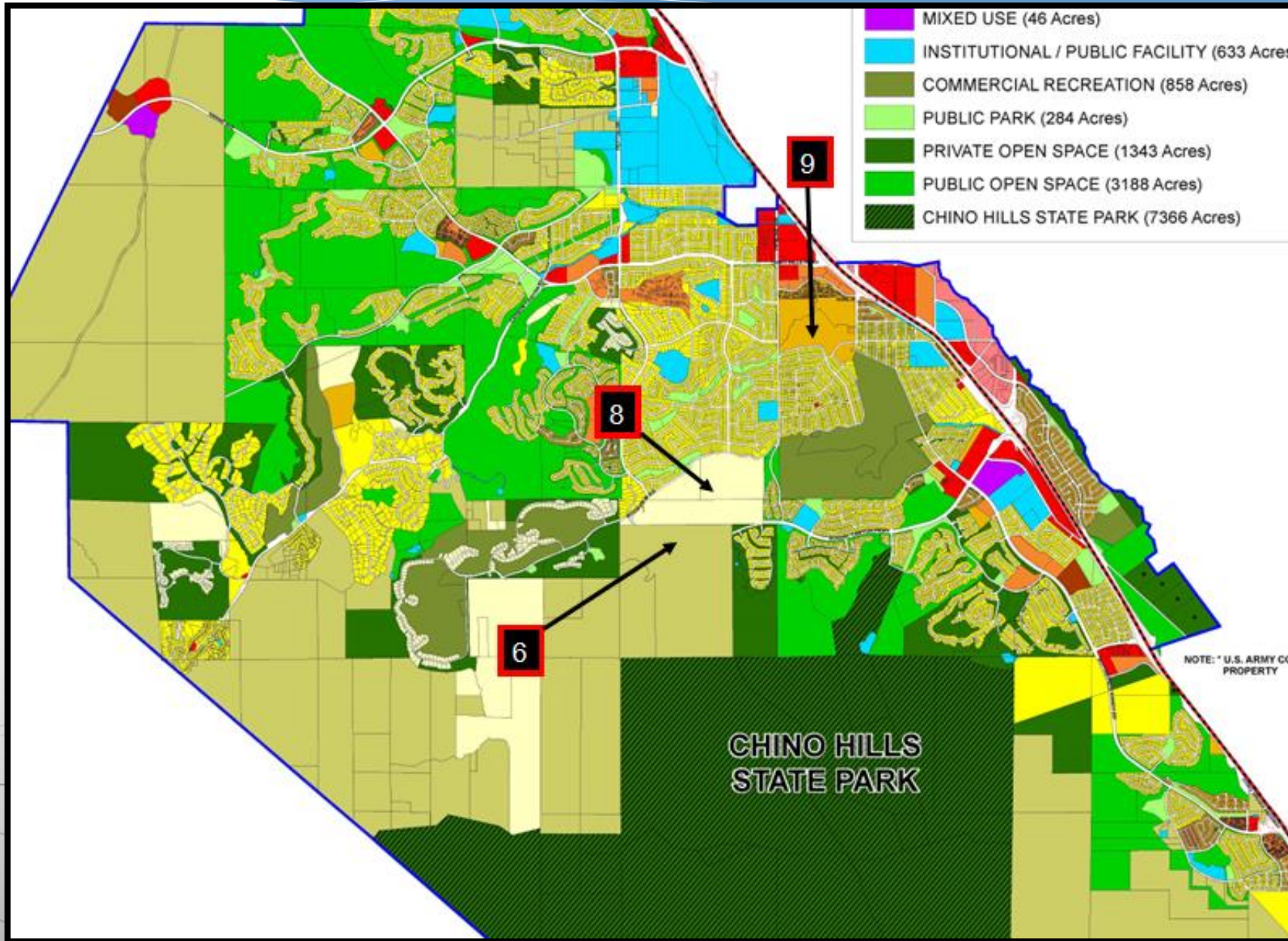
Updated Map of High-Density (Lower Income)



Updated Draft Allocation of Medium Density (Moderate Income)

POTENTIAL "MODERATE INCOME" MEDIUM HIGH DENSITY HOUSING SITES												
Site No.	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Income Category
6	1017-251-09, 14	Galstain (Soquel)	13.3	Slope (>10%)	PD 19-161 (R-S)	Agriculture/Ranches	Vacant	Private	No	160	12	Moderate
8	1030-041-03, 04 & 1017-251-05	Wang	32.5	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	275	8.5	Moderate
Active Project (Site 9)	1025-561-04	Rancho Cielito	29.5	Flat	RM-1	Medium Density Residential	Body of water/vacant	Private	No	354	12	Moderate
										TOTAL	789	
										RHNA	789	
										DIFFERENCE	0	

Updated Map of Medium Density (Moderate Income)



Accessory Dwelling Units



Accessory Dwelling Units

- Increased community interest in ADUs

- Plan Check Submittals:

Year	ADU Plan Checks
2019	2
2020	18
2021 (January thru April)	12

- Staff responds to approximately a dozen ADU inquiries in a typical week
 - Staff anticipates that approximately 40 building permits may be issued for ADUs this year
 - Increasing interest in and awareness of ADUs will result in an increasing number of permits issued each year

Accessory Dwelling Units

Year	ADU Building Permits
2021 – 22	40
2022 – 23	44
2023 – 24	48
2024 – 25	53
2025 – 26	59
2026 – 27	64
2027 – 28	71
2028 – 29	78
Total	457

Accessory Dwelling Units

Income Category	SCAG Affordability Analysis	Number of ADUs
Extremely Low	15%	69
Very Low	7.7%	35
Low	34.8%	159
<i>Lower Income (Affordable)</i>	57.5%	263
Moderate	34.8%	159
Above Moderate	7.7%	35
Total	100%	457



Questions?

Comments?

