



*City of Chino Hills*

# 2021-2029 Planning Period **HOUSING ELEMENT**

Draft/Review Copy

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# 2021-2029 Planning Period Housing Element

## TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>I. INTRODUCTION.....</b>	<b>6</b>
A. Purpose of the Housing Element.....	6
B. State Policy.....	6
C. Regional Housing Needs Assessment (RHNA).....	8
D. Scope and Content .....	8
E. Relationship to Other General Plan Elements .....	9
F. Public Participation .....	10
G. Sources of Information.....	11
<b>II. COMMUNITY PROFILE.....</b>	<b>13</b>
A. Overview.....	13
B. Population Characteristics .....	15
C. Economic Characteristics.....	17
D. Household Characteristics .....	19
E. Special Needs.....	22
F. Housing Stock Characteristics .....	28
<b>III. HOUSING CONSTRAINTS.....</b>	<b>34</b>
A. Non-Governmental Constraints.....	34
B. Governmental Constraints .....	35
C. Constraints to Housing for Persons with Disabilities.....	47
D. Infrastructure Constraints .....	48
E. Geologic Constraints.....	50
F. At Risk Housing .....	50
<b>IV. ASSESSMENT OF FAIR HOUSING .....</b>	<b>52</b>
A. Summary of Demographics.....	52
B. Outreach.....	53
C. Fair Housing Enforcement and Outreach Capacity .....	57
<b>V. HOUSING RESOURCES .....</b>	<b>73</b>
A. Default Density .....	73
B. Residential Site Inventory .....	73
C. Accessory Dwelling Units .....	77
D. Financing Resources .....	79
E. Energy Conservation .....	81
F. Administrative Resources .....	82
<b>VI. HOUSING PLAN.....</b>	<b>83</b>
A. Housing Goals .....	84
B. Housing Policies and Actions .....	86
C. Summary of Quantified Objectives.....	94

**Figure**

		<b>Page</b>
1.	Vicinity Map .....	13
2.	City of Chino Hills Zoning Map .....	39
3.	Predominant Population – Chino Hills .....	61
4.	Percent of Population Below Poverty Level – Chino Hills .....	62
5.	Racially or Ethnically Concentrated Areas of Poverty – Chino Hills .....	63
6.	Opportunity Maps Mapping Chino Hills and Surrounding Areas .....	66
7.	Existing Multifamily Housing in Chino Hills .....	68
8.	Lower Income Housing Sites – 6 <sup>th</sup> Cycle Housing Element.....	71

**Table**

		<b>Page</b>
1-1	Housing Element Requirements .....	7
1-2	Chino Hills RHNA for the 6 <sup>th</sup> Cycle Housing Element.....	8
2-1	Population Trends: Chino Hills, Surrounding Cities, and County 2010-2019.....	15
2-2	Comparative Age Distributions: Chino Hills, Surrounding Cities, and County, as a Percent of Total Population.....	16
2-3	Comparative Race / Ethnic Origin: Chino Hills, Surrounding Cities, and County, as a Percent of Total Population.....	17
2-4	Employment by Industry: Chino Hills .....	18
2-5	Major Occupations: Chino Hills .....	18
2-6	Income, Education, and Commuting Trends: Chino Hills, Surrounding Cities, and County .....	18
2-7	Average Household Size and Overcrowding: Chino Hills, Surrounding Cities, and County .....	20
2-8	Average Percent Overpayment on Housing – All Households and Renter Households: Chino Hills, Surrounding Cities, and County.....	21
2-9	Spending on Rent by Income: Chino Hills.....	21
2-10	Spending on Mortgage by Income: Chino Hills .....	22
2-11	Extremely Low Income Housing Needs: Chino Hills .....	22
2-12	Special Needs Groups (Persons/Households): Chino Hills .....	23
2-13	Senior Households with Incomes at or Below Median: Chino Hills.....	24
2-14	People with Disabilities (by Type): Chino Hills .....	25
2-15	Disability by Employment Status: Chino Hills.....	25
2-16	Housing Trends 2000, 2010, 2020: Chino Hills, Surrounding Cities, and County.....	28
2-17	Housing by Unit by Type 2000, 2010, 2020: Chino Hills .....	29
2-18	Housing Tenure and Vacancy Rates: Chino Hills and County .....	30
2-19	Housing Tenure and Vacancy Rate: Chino Hills .....	30
2-20	Housing Units by Year Structure Built: Chino Hills .....	30
2-21	Median Housing Prices, For Sale and Rent: Chino Hills, Surrounding Cites, and County .....	31
2-22	Affordable Rental and For Sale Housing Costs: Chino Hills.....	32
3-1	Residential Development Standards: Chino Hills .....	37
3-2	Residential Development and Planning Fees: Chino Hills.....	43
3-3	Typical Processing Procedures for Residential Development: Chino Hills .....	47
4-1	Fair Housing Goals and Activities: Chino Hills .....	57
4-2	Loan Approval Rates by Income, Race, and Ethnicity, 2018: Chino Hills and Riverside-San Bernardino-Ontario Region.....	64
4-3	Figure 7 Legend – Lower Income Housing Sites by Site Number, Name, Units, and Acres: 6 <sup>th</sup> Cycle RHNA .....	69

# 2021-2029 Planning Period Housing Element

- 4-4 Figure 8 Legend – Lower Income Housing Sites by Site Number, Name, Units, and Acres: 6<sup>th</sup> Cycle RHNA ..... 72

<b>Table</b>	<b>Page</b>
5-1 Above-Moderate Income Sites Expected (2021-2029 Planning Period): Chino Hills .....	75
5-2 Moderate Income Sites Expected (2021-2029 Planning Period): Chino Hills .....	77
5-3 Lower Income Sites Expected (2021-2029) Planning Period: Chino Hills .....	79
5-4 SCAG Affordability Assumption for Rented ADUs by Income Group: Riverside and San Bernardino Counties.....	79
5-5 Number of Projected ADU Building Permits per Year (2021-2029): Chino Hills .....	80
5-6 Affordability Assumptions for Rented ADUs: Riverside and San Bernardino Counties .....	80
5-8 CDBG Funded Programs: Chino Hills.....	82
6-1 Housing Element Quantified Objectives (2021-2029 Planning Period): Chino Hills .....	94

## I. INTRODUCTION

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### A. PURPOSE OF THE HOUSING ELEMENT

The role of the Housing Element is to identify and plan for the City of Chino Hills' existing and projected housing needs. This Housing Element accomplishes this role by establishing a coordinated and comprehensive plan that promotes quality places to live for all households.

The Housing Element is a mandatory General Plan element. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. This Housing Element responds to those requirements within the context of the physical and socio-economic conditions unique to Chino Hills, and covers the eight-year planning cycle from 2021-2029, identified by the State as the 6<sup>th</sup> Cycle Housing Element.

Since its incorporation in 1991, Chino Hills has maintained an excellent record planning housing within quality neighborhoods. This successful record includes development of housing of varied sizes, types, and price ranges, and meeting or exceeding each of the previous Regional Housing Needs Assessment (RHNA) allocations. For this 6th Cycle Housing Element, the City builds upon these successes and identifies additional opportunities and creative solutions to support housing development in the community. This Housing Element includes a plan for zoning additional sites to meet Chino Hills' RHNA assignment by affordability level.

### B. STATE POLICY

Government Code Section 65580 et seq.) establishes the State's housing policies and identifies the responsibilities of a municipality to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element per the following:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goals.

3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
4. To ensure that each local government cooperates with other local governments to address regional housing needs.

Table 1-1 summarizes State Housing Element requirements and identifies the location in this document where these requirements are addressed.

# 2021-2029 Planning Period Housing Element

**Table 1-1. Housing Element Requirements**

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section II.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section III.C
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section II.C.2
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section III.A1
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section III.A2
Analysis concerning the needs of the homeless.	Section 65583.a	Section II.D.6
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section II.D
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section III.C.6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section III.B.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section III.A6
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section IV.A
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section IV.C
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section III.C
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix A
Description of the Regional Housing Needs Assessment (RHNA) prepared by the SCAG.	Section 65583.e	Section I.C
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section III-B

## C. REGIONAL HOUSING NEEDS ASSESSMENT (RHNAs)

For the state of California, the RHNAs are the methodology used to determine future statewide housing need by income category and region. The RHNAs are based on growth in population, households, and employment. The State Department of Housing and Community Development (HCD) is responsible for determining the statewide RHNAs. From there, the quantified regional housing needs are calculated by each of the State's 18 Metropolitan Planning Organizations (MPOs). For Chino Hills, the Southern California Association of Governments (SCAG) is the MPO that has authority to calculate the City's RHNAs allocation, which includes current and future local housing growth and a share of regional housing growth. SCAG then disaggregates the total RHNAs assignment by affordability level. Through this process, Chino Hills has been assigned the following RHNAs allocation for this 6<sup>th</sup> Cycle Housing Element is presented in Table 1-2 below.

**Table 1-2. Chino Hills RHNAs for the 6<sup>th</sup> Cycle Housing Element**

<b>TOTAL RHNAs UNITS FOR CHINO HILLS*</b>		3,729
Very low income (<50% of AMI**)		1,388
Low income (50-80% of AMI)		821
Moderate income (80-120% of AMI)		789
Above moderate income (>120% of AMI)		731

\*Calculation difference due to rounding; \*\*AMI = Area median income, based on the County of San Bernardino average incomes.

## D. SCOPE AND CONTENT

The Housing Element consists of four major components:

1. Introduction component that discusses: the purpose and State policies that direct the Housing Element; a summary table identifying where each applicable State policy is addressed within the Housing Element; Chino Hills RHNAs allocation for the 2021-2029 planning period; and this scope and content section.
2. A Community Profile component that analyzes: the City's population, economic, household, special needs and housing stock characteristics and trends.
3. A Housing Constraints component that assesses: the variety of factors that add to the cost of housing in Chino Hills which constrain the provision of affordable units; and the status of currently available affordable housing at risk of converting to market rate during this planning period.
4. An Assessment of Fair Housing that evaluates: the fair housing conditions in Chino Hills and the meaningful actions that the City currently takes and should take to ensure

that local laws, programs, and activities affirmatively further fair housing in compliance with Assembly Bill (AB) 686.

5. A Housing Resources component that assesses: available sites that can accommodate high density and or affordable housing; zoning options to facilitate high density housing; the number and type of Accessory Dwelling Units that are expected to develop; available financing mechanisms to support affordable housing; energy conservation programs; and administrative resources that can facilitate housing development.
6. A Housing Plan that provides goals, policies and actions, and quantified objectives to address the housing needs of the community, promote fair housing and meet the RHNA objectives.

Appendices to this Housing Element provide detailed information that support the analysis and findings presented. The Appendices include:

- A. Public Participation Program Summary: including a description of the community outreach program, community workshops, and community comments and responses.
- B. Candidate Site Analysis: including an analysis of sites considered for Lower Income housing, Moderate Income housing and Above Moderate Income Housing; and following the steps outlined in the Housing Element Site Inventory Guidebook for Government Code Section 65583.2.
- C. Review of Past Performance: including a description of the actual results or outcomes of Chino Hills' 5<sup>th</sup> Cycle Housing Element.

## E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies.

The Chino Hills General Plan contains the following eight elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Conservation; 5) Open Space and Recreation; 6) Safety; 7) Noise; and 8) Economic Development. It is internally consistent. Policy direction introduced in any one of the elements is reflected in the other elements. Relative to housing, residential densities established in the Land Use Element of the City General Plan reflect the constraints to development identified in the Safety Element. For example, higher density housing is generally sited in the flatter, less environmentally constrained areas of the City. Residential densities are also balanced with the objectives of the City Economic Development Element which promotes a full range of retail shopping, service, and employment opportunities to serve Chino Hills' residents. At the same time, the City's residential densities allow for adequate diversity and supply of housing to satisfy the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the Plan.

Pursuant to Government Code Section 65400, the City annually reviews its progress in implementing this Housing Element thus ensuring consistency between this and the City's other General Plan Elements. An annual monitoring program is included as part of this Element's Housing Plan.

## F. PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that:

"The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."

To gain public input to the 6<sup>th</sup> Cycle Housing Element, the City of Chino Hills conducted extensive public outreach activities beginning in February 2021. These activities included:

- Public Advertisements: Quarter page ads notifying the public of the Housing Element Update and inviting the community to participate in the workshops were published in the local newspaper.
- Flyers: Flyers announcing the Housing Element Update workshops were emailed to over 100 entities, including property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, fair housing and special needs groups.
- Press releases: Press releases were sent to the local newspaper to notify the community of the Housing Element Update public workshops.
- Website: Postings in the "City News" section of the City website highlighted the Housing Element public workshops.
- E-notifications: All City website subscribers (2,565) were sent multiple email notifications inviting the community to participate in the Housing Element public workshops.
- Dedicated webpage: A dedicated City webpage was created to keep the public informed about the Housing Element Update process. The webpage included press releases, staff reports, PowerPoint presentations, and an overview of the Housing Element and RHNA process.

The City conducted eight Public Workshops between February and July 2021. These workshops were designed to inform the community about the RHNA and the Housing Element Update process and gain their input. An extensive review of numerous topics was covered, including: available sites, housing law requirements, local housing objectives, fair housing, special housing needs, affordable housing, market and environmental constraints.

Detailed information regarding the City of Chino Hills Housing Element Update Public Workshops is presented in Appendix A of this Element.

## G. SOURCES OF INFORMATION

A number of data sources were utilized to create the Chino Hills Housing Element. Primary resources are listed below, all of which are available at the City of Chino Hills Community Development Department:

- City of Chino Hills General Plan.
- City of Chino Hills Community Development Department Building Division permit records, January 2013 through January 2021.
- City of Chino Hills Lower Income Housing Site Selection Analysis (Appendix B of this Element)
- City of Chino Hills Analysis of Impediments to Fair Housing (June 2020)
- City of Chino Hills Consolidated Plan (2020-2025) and Action Plan (2019)
- San Bernardino County Homeless Count and Subpopulation Survey Final Report (April 2020)
- Southern California Association of Governments (SCAG) 6th Cycle Final RHNA Allocation Plan (adopted March 4, 2021)
- SCAG Regional Accessory Dwelling Unit Affordability Analysis
- SCAG Pre-Certified Local Housing Data for Chino Hills
- State of California Department of Finance Population and Housing Data (January 2020)
- State of California Department of Housing and Community Development (HCD) Building Blocks: A Comprehensive Housing-Element Guide
- State of California HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2 (June 10, 2020)
- State of California HCD Affirmatively Furthering Fair Housing Guidance for All Public Entities and Housing Elements (April 2021 Update)
- State of California Department of Housing and Community Development, State Income Limits for 2021
- United States Census (Census) QuickFacts (July 2019)
- American Community Survey 5-year estimates (2014-2018)
- Census (2010)
- Census (2000)

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.

## II. COMMUNITY PROFILE

### A. OVERVIEW

The City of Chino Hills encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 83,853<sup>1</sup>. 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.)

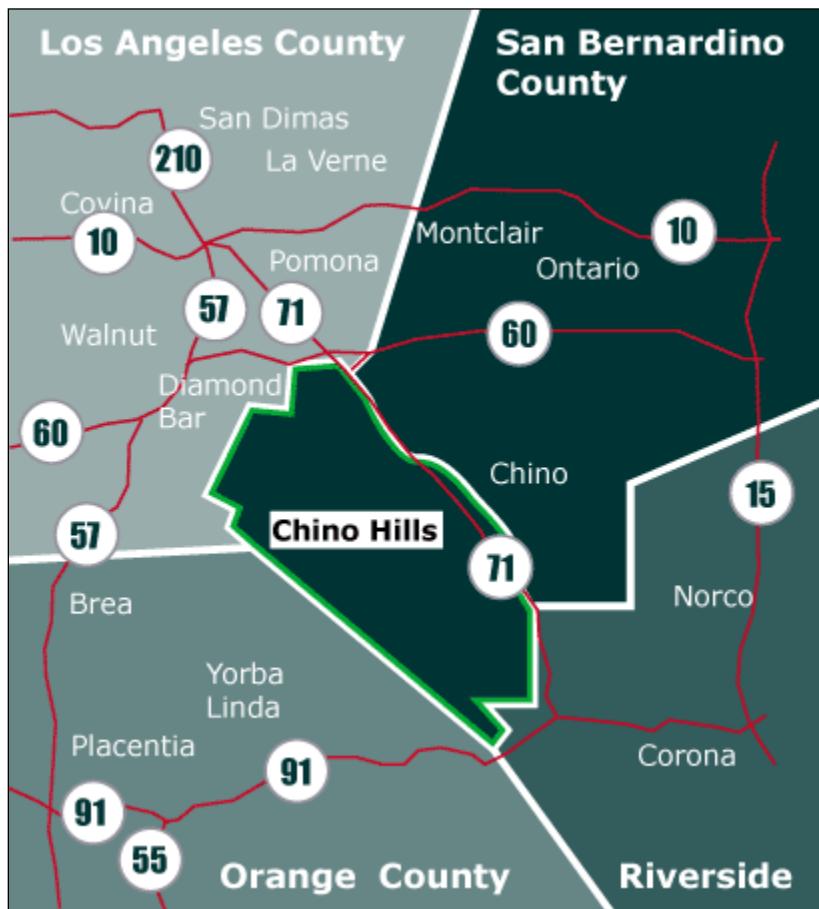


Figure 1. Vicinity Map

<sup>1</sup> 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 Municipal Code, including Chapter 16 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 is 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 2000<sup>2</sup>, to 23,784 in 2012<sup>3</sup>, and to 25,850 in 2020<sup>4</sup>. 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.
- 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.

<sup>2</sup> 2000 Census

<sup>3</sup> City General Plan Update Land Use Inventory, January 2013

<sup>4</sup> State of California Department of Finance Population and Housing data (January 2020)

## B. 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%
<b>Chino Hills</b>	<b>74,796</b>	<b>83,853</b>	<b>12.1%</b>
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:

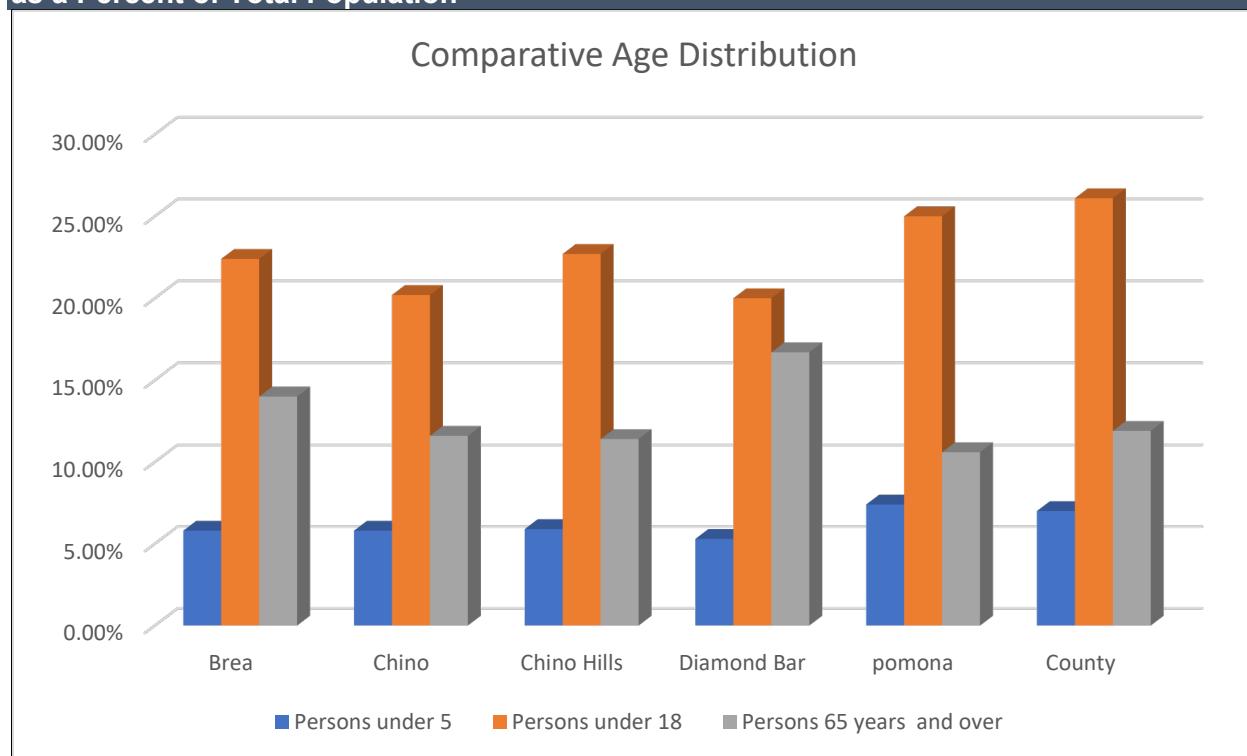
(a) 2010 Census

(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 as they age and remain in the community.

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

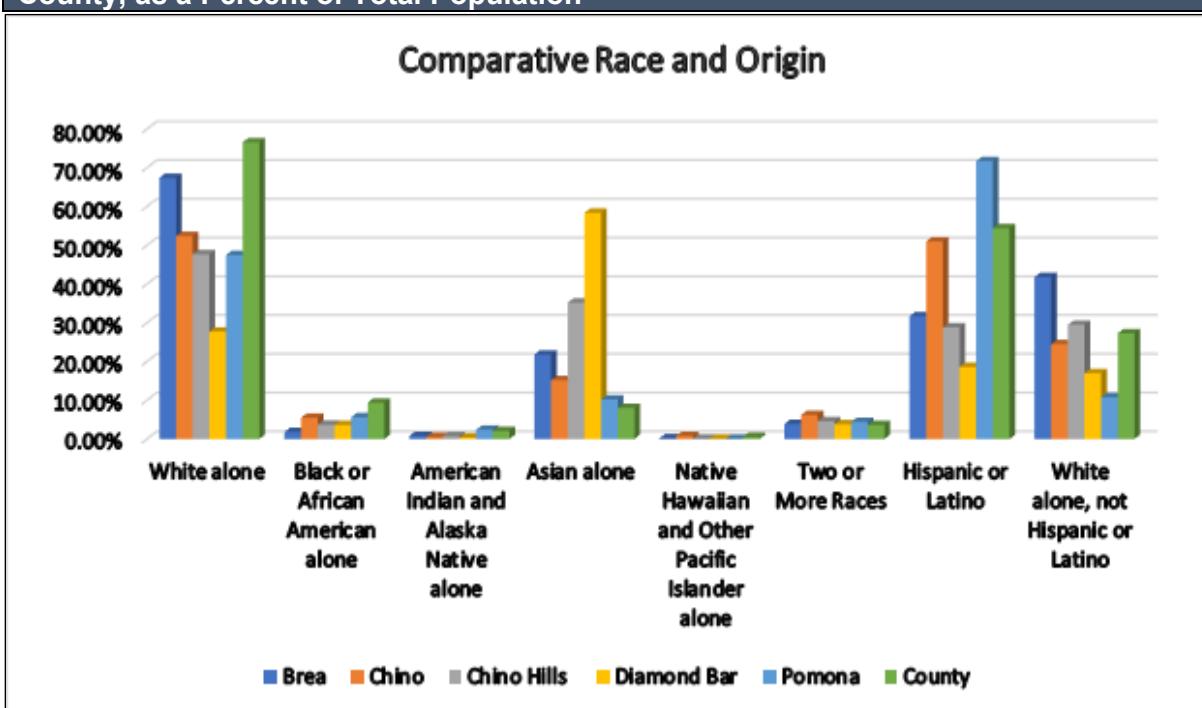
Source: 2019 Census QuickFacts 2019 Census QuickFacts

### **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 / Ethnic Origin: Chino Hills, Surrounding Cities and County, as a Percent of Total Population**



Source: 2019 Census QuickFacts 2019 Census QuickFacts

## C. 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.

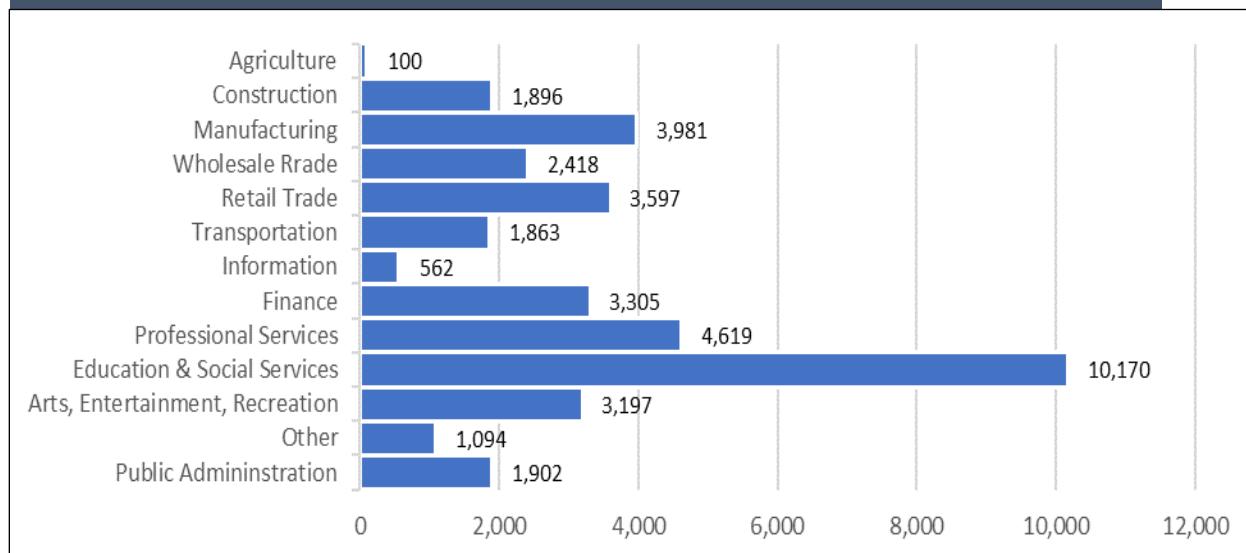
Chino Hills' General Plan designates several hundred acres for commercial and business park development along the 71 Freeway corridor and major arterials. The designation of suitable land for commercial and business park development complies with the City's goal of providing a full range of retail shopping, 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.

## 2021-2029 Planning Period Housing Element

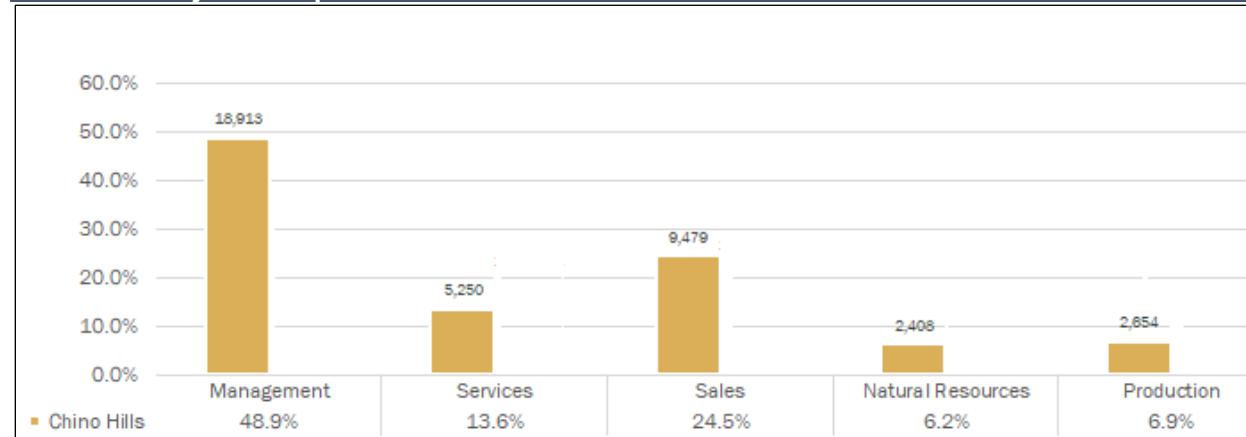
**Table 2-4. Employment by Industry: Chino Hills**



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
<b>Chino Hills</b>	<b>\$106,340</b>	<b>6.0%</b>	<b>46.7%</b>	<b>39.1</b>
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.

## D. 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 2-7 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 2-7. 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%
<b>Chino Hills</b>	<b>3.19</b>	<b>2.7%</b>	<b>9.2%</b>
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 2-7, 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 (including extremely low, very low and low) spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden". As shown in Table 2-8 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.

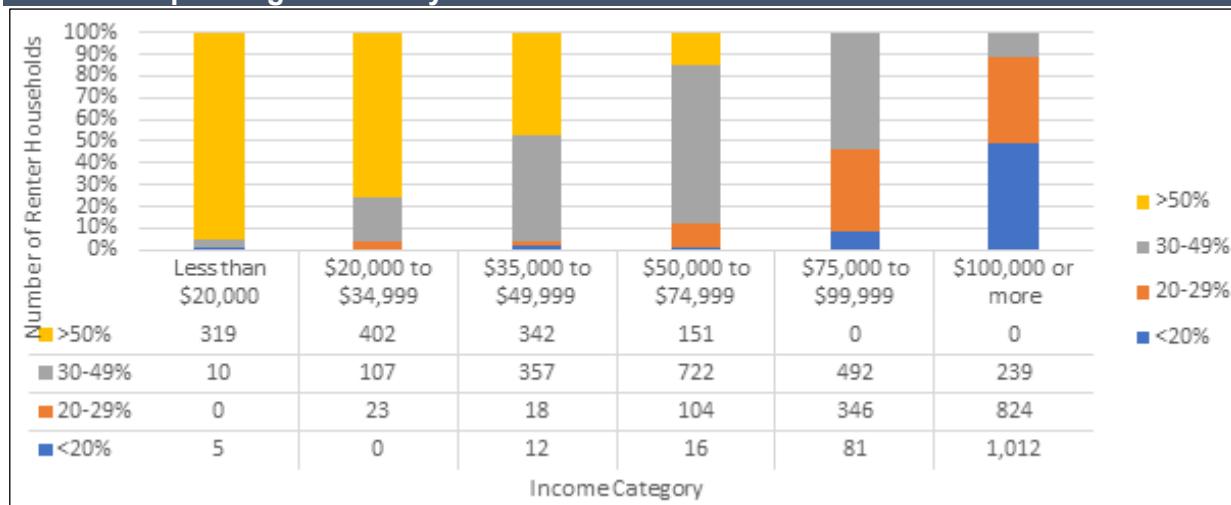
**Table 2-8. Average Percent Overpayment on Housing – All Households and Renter Households: Chino Hills, Surrounding Cities, and County**

Jurisdiction	Percent Overpayment (>30% Share of Income on Housing Cost)	
	All Households	Renter Households
Brea	33.8%	44.4%
Chino	41.1%	51.2%
<b>Chino Hills</b>	<b>37.9%</b>	<b>52.5%</b>
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 2-9 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 2-10 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.

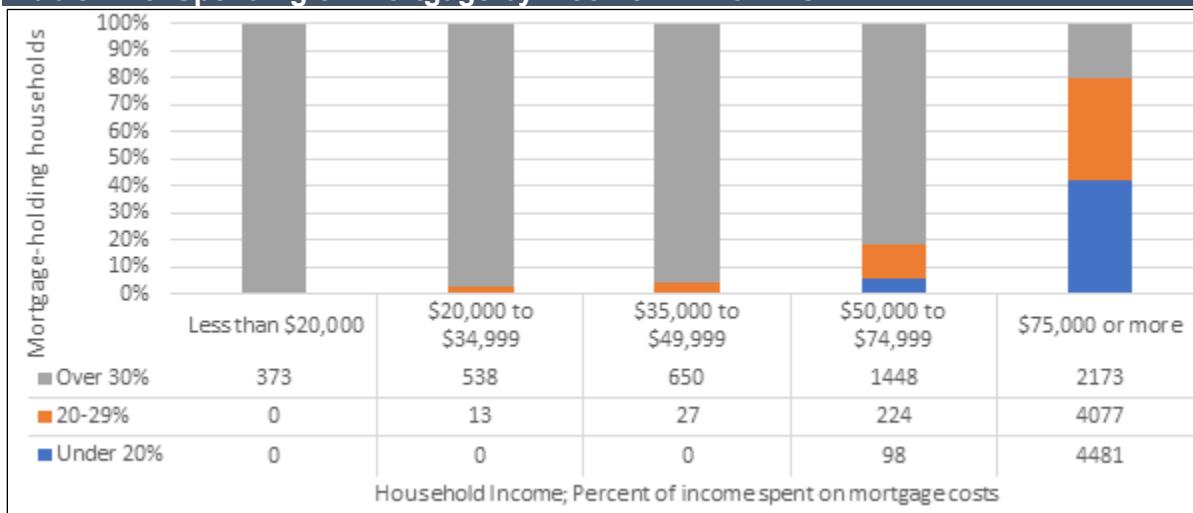
**Table 2-9. Spending on Rent by Income: Chino Hills**



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

## 2021-2029 Planning Period Housing Element

**Table 2-10. Spending on Mortgage by Income: Chino Hills**



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

For Chino Hills extremely-low income households (below 30% of area median income), housing can be especially challenging. Table 2-11 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 2.11. 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%
<b>TOTAL</b>	<b>24,006</b>	<b>1,377</b>	<b>5.7%</b>
Renter-occupied	5,405	525	9.7%
Owner-occupied	18,630	865	4.6%
<b>TOTAL</b>	<b>24,035</b>	<b>1,390</b>	<b>5.8%</b>

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

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

## E. 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,

## 2021-2029 Planning Period Housing Element

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**

<b>Needs Group <sup>(a)</sup></b>	<b>Total % of All City (Persons/ Households)</b>
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) <sup>(b)</sup>	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**

<b>Percent at or Below Median Income</b>	<b>Percent of Total Elderly Households</b>
< 30% HAMFI *	16.2%
30-50% HAMFI	21.0%
50-80% HAMFI	20.0%
80-100% HAMFI	8.1%
<b>Total Percent Less than Median Income</b>	<b>65.30%</b>

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

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

The City website contains a Senior Services page, which provides information about senior recreational activities, meals programs and transportation. For meals programs, information is posted regarding a senior lunch service program offered Monday through Friday at the Chino Senior Center, located at 13170 Central Avenue in Chino. Information about homebound meals is also posted. For transportation, information is posted regarding transit services for seniors which are available through OmniRide micro-transit services at a fee of \$2 per trip for senior/disabled/Medicare and veteran residents. The need to continue and expand senior housing and support services will be addressed through the policies of this Housing Element.

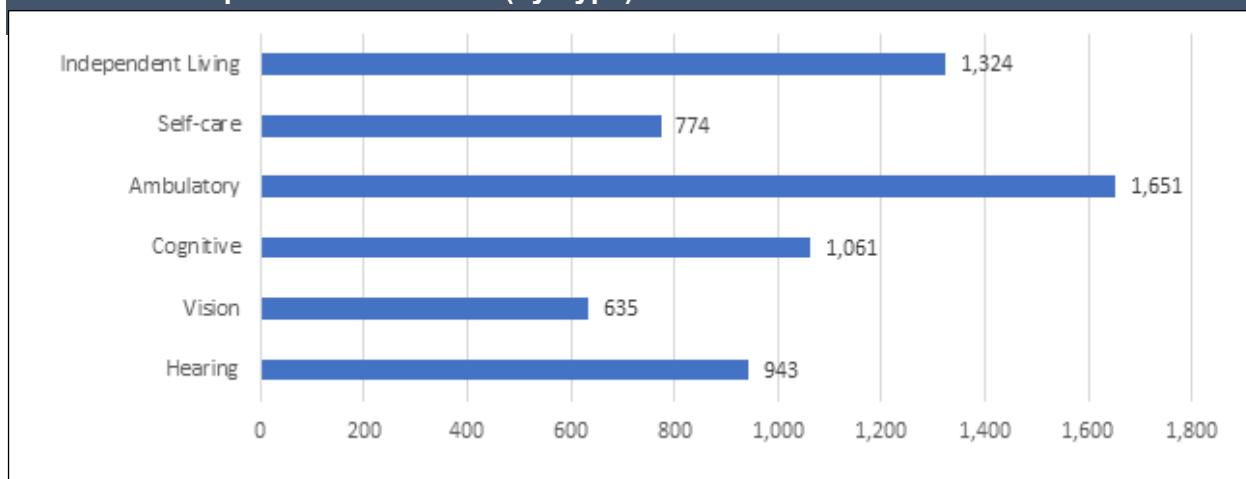
## 2. Disability

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 mortality 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 2-14 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.

## 2021-2029 Planning Period Housing Element

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



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%
<b>TOTAL</b>	<b>2,436</b>		<b>49,419</b>	

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

CHMC 16.47 provides a process through which individuals with disabilities can request reasonable accommodations under 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 addressed 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 addressed 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 many households is finding quality, affordable childcare. In the case of single parent households, this need can be a severe constraint. For example, a single 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 addressed 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 the extremely low, very low and 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 Development Code permits emergency shelters by right in the City's Business Park zone. "Emergency shelter" is defined by the Development 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

## 2021-2029 Planning Period Housing Element

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 [211sb.org](http://211sb.org). 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.

## F. 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, Surrounding Areas, and County**

Jurisdiction	Number of Housing Units			% Increase	% Increase	% Increase
	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%
<b>Chino Hills</b>	<b>20,389</b>	<b>23,617</b>	25,850	<b>16%</b>	<b>9%</b>	<b>27%</b>
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 6<sup>th</sup> 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: Chino Hills**

<b>Housing Type</b>	<b># of Housing Units</b>			<b>Percent Change</b>	
	<b>2000(a)</b>	<b>2010(b)</b>	<b>2020(c)</b>	<b>2000- 2010</b>	<b>2010-2020</b>
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.

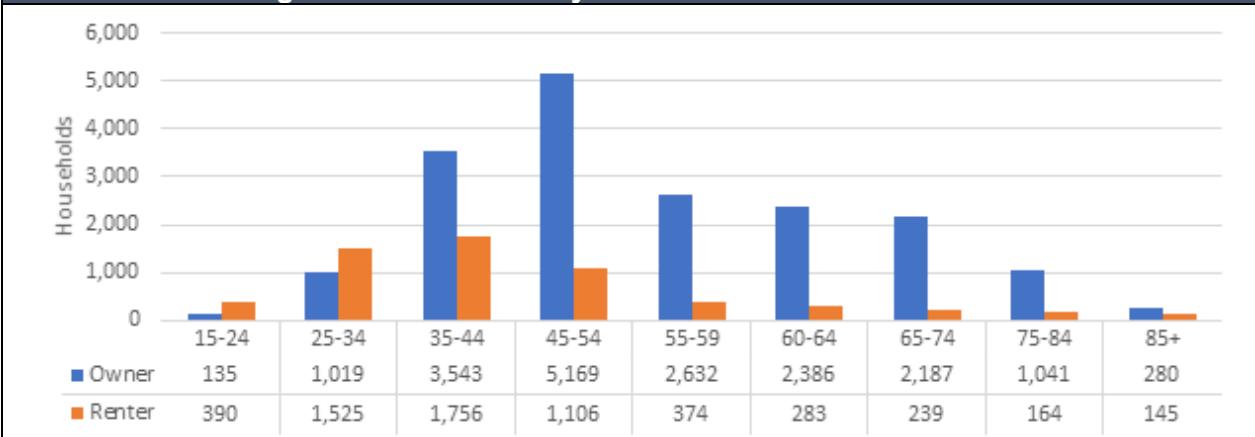
## 2021-2029 Planning Period Housing Element

**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**

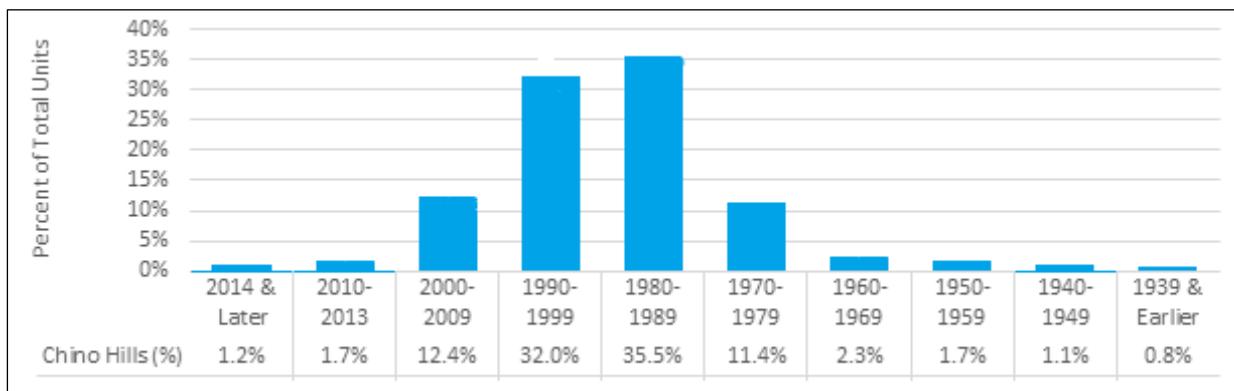


Source: American Community Survey 5-year estimates (2014-2018)

### 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.<sup>5</sup> 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.<sup>6</sup> 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 previously shown in Table 2.10, which illustrates the overpayment "cost burden" for Chino Hills renter households.

**Table 2-21. Median Housing Prices, For Sale and Rent: Chino Hills, Surrounding Areas, and County**

Jurisdiction	Median Value of For-Sale Housing	Median Rents
Brea	\$660,400	\$1,851
Chino	\$459,100	\$1,596
<b>Chino Hills</b>	<b>\$622,300</b>	<b>\$2,136</b>
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.<sup>7</sup>

As previously shown in Table 2-9, 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

<sup>5</sup> Zillow: <https://www.zillow.com/chino-hills-ca/>; accessed May 3, 2021

<sup>6</sup> Zillow: <https://www.zillow.com/chino-hills-ca/>; accessed May 3, 2021

<sup>7</sup> <https://affordablehousingonline.com/glossary>; accessed May 3, 2021

## 2021-2029 Planning Period Housing Element

of their income toward housing without being financially burdened. For lower income households, a high housing cost to income percentage means less money for necessities and a potential financial burden.

Table 2.22 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 20% down payment and a 3.7% interest rate are assumed, reflecting 2021 market conditions.<sup>8</sup>

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

Annual Income	Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing <sup>(2)</sup>
	Rental Housing	For Sale Housing	
<i>Extremely Low-income (30% of AMI<sup>(1)</sup>)</i>			
1-Person	\$16,600	\$415	\$415
2-Person	\$19,000	\$475	\$475
3-Person	\$21,960	\$549	\$549
4-Person	\$26,500	\$663	\$663
<i>Very Low-income (50% of AMI)</i>			
1-Person	\$27,650	\$691	\$691
2-Person	\$31,600	\$790	\$790
3-Person	\$35,550	\$889	\$889
4-Person	\$39,500	\$988	\$988
<i>Low-income (80% AMI)</i>			
1-Person	\$44,250	\$1,106	\$1,106
2-Person	\$50,600	\$1,265	\$1,265
3-Person	\$56,900	\$1,423	\$1,423
4-Person	\$63,200	\$1,580	\$1,581
<i>Median-income (100% AMI)</i>			
1-Person	\$55,300	\$1,383	\$1,383
2-Person	\$63,200	\$1,580	\$1,580
3-Person	\$71,100	\$1,778	\$1,778
4-Person	\$79,000	\$1,975	\$1,975
<i>Moderate Income (120% AMI)</i>			
1-Person	\$65,100	\$1,628	\$1,627
			\$356,797

<sup>8</sup> Today's Mortgage Rates: Compare Current Rates | Bankrate; accessed May 3, 2021

## 2021-2029 Planning Period Housing Element

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

Annual Income	Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing <sup>(2)</sup>
	Rental Housing	For Sale Housing	
2-Person	\$74,400	\$1,860	\$407,768
3-Person	\$83,700	\$2,093	\$458,738
4-Person	\$93,000	\$2,325	\$509,709

Note:

(1) AMI = Area median income, based on the County of San Bernardino average incomes

(2) The California Association of Realtors' Traditional Housing Affordability Index for the First Quarter of 2021 is based on an annual income to home purchase price ratio of 5.5. This ratio has significantly increased in recent years due to a lack of housing inventory, increasing home prices, and increases in income lagging behind increases in home prices. <https://www.car.org/marketdata/data/haitraditional>.

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 \$145,240 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 \$216,489 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 \$346,383 to purchase a home and \$1,580 per month to rent a home. For a Median Income four-person household, the maximum affordable housing costs are \$432,979 to purchase a home and \$1,975 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are \$509,709 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. Median and 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.

### III. HOUSING CONSTRAINTS

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A variety of factors add to the cost of housing in Chino Hills which constrain the provision of affordable units. These include non-governmental constraints such as land and construction costs; governmental constraints, including local and other regulatory requirements that control development and add to the cost of building housing; infrastructure constraints such as water and wastewater capacity and public services; and environmental constraints such topography, and geologic and seismic constraints.

#### A. NON-GOVERNMENTAL CONSTRAINTS

The high cost of renting or buying housing is the primary on-going constraint to providing adequate housing in the City of Chino Hills. High construction costs, labor costs, land costs and market financing constraints all contribute to limit the availability of affordable housing. The following highlights the primary market factors that affect the production of housing in Chino Hills.

##### 1. Construction Costs

The cost of construction is a major factor in the price of housing. Construction costs include materials, labor, development fees and permitting. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$118.57 for multi-unit housing, \$131.24 for single-unit homes, and \$148.44 for residential care/assisted living facilities.<sup>9</sup> Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or garage conversion using a Type VB wood framed unit would cost about \$123.68 per square foot.

Additional information is provided by the Terner Center for Housing Innovation at the University of California (UC) Berkeley, which estimates that the 2016 average cost to build a 100-unit affordable housing project in California was \$425,000 per unit<sup>10</sup>.

Construction costs are a significant portion of the overall development cost, are consistent throughout the region, and are not a unique constraint to Chino Hills.

##### 2. Land Costs

In Chino Hills, there is very little vacant land remaining. As detailed in Appendix B, there are approximately twelve (12) properties, totalling 99.8 acres, of undeveloped land remaining with a less than 10% slope. Sizes of these properties range from 0.3 acres to 29.5 acres. Of these properties, the three (3) largest properties have active entitlements: Vila Borba T16414 is 22.76 acres and has a pending residential entitlement for 220 townhomes; Rancho Cielito is 29.5 acres and has a pending residential entitlement for 354 apartments; and Chino Hills Biz Park is 20 acres and has a pending entitlement for a 187,000-square foot business park. The remaining nine (9) vacant properties without entitlements are sized as follows: 8.7 acres, 8 acres, 5.3 acres, 1.9 acres, 1.8 acres, 0.7 acres, 0.4 acres, 0.4 acres, and 0.3 acres.

<sup>9</sup> BVD-BSJ-AUG20-pdf.pdf (iccsafe.org); accessed May 5, 2021.

<sup>10</sup> <https://ternercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series>; accessed June 7, 2021.

In Chino Hills, high density development has not occurred on properties less than five (5) acres in size, or on properties with an average slope greater than 10%. To date, multifamily developers have not been interested in small or hilly Chino Hills properties because these properties are substantially more difficult and more expensive to build high density housing.

A May 2021 web search of lots for sale in Chino Hills returned about twenty vacant lots listed for sale.<sup>11</sup> Of the lots listed, all but one have average slopes greater than 10% and all but two are located in the Fire Hazard Overlay and in canyon areas of the City. The lots range in price and size from \$100,000 for a 3,100 square foot lot to \$3,600,000 for a 2.72 acre property with an approved tract map for 13 single family houses. There is also a 537-acre property with average slopes above 25% for sale at \$66,250,000. Average cost of these lots is about \$450,000 per acre, and most of these lots have been for sale for five years or more. Because of the significant topography of these vacant Chino Hills properties, it is difficult to compare the cost of these vacant lots to neighboring cities which are generally flatter. However, the fact that most of the Chino Hills vacant properties have been for sale for a number of years suggests that the cost of developing the available vacant land is a significant constraint to the development of housing, especially affordable housing.

### 3. Financing

Home mortgage interest rates have been at historic lows during the past ten years. Interest rates and mortgage loan requirements are generally determined by national policies and economic conditions. The availability of financing depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans.

Within San Bernardino County, home buyers can have access to both Federal Home Administration (FHA) and conventional loans. Loan limits vary based on the number of living-units on the property. FHA loans are only allowed on one to four-unit properties and require that the owner occupies one of the units. Properties with over four units are considered commercial and do not qualify for FHA or conventional home loans. Limits for FHA Loans in San Bernardino County, California range from \$477,250 for a single unit home to \$917,800 for a four-unit residential property.<sup>12</sup> Conventional loan limits in San Bernardino County are \$548,250 for a single unit home to \$1,054,500 for a four-unit residential property.

Regionally, mortgage lenders are readily available through both conventional banks and a wide variety of on-line entities.<sup>13</sup> This range of lender options allows homebuyers to search for the best

rates and terms. Availability of financing is not considered a constraint to housing in Chino Hills. However, the down payment for a home is considered a constraint. Even with a 10% down payment, a household would need to have a minimum of \$62,230 plus closing costs to purchase a median priced home in Chino Hills. Additional information regarding mortgage lending is contained in Section IV. Assessment of Fair Housing, Table 4-4 below.

## B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

<sup>11</sup> Chino Hills, CA Lots & Land For Sale | Trulia; accessed May 4, 2021.

<sup>12</sup> 2021 Loan Limits for San Bernardino County, California | FHA Loans guide; accessed May 5, 2021.

<sup>13</sup> The Best Mortgage Rates of 2021 | ConsumersAdvocate.org; accessed May 5, 2021.

# 2021-2029 Planning Period Housing Element

As indicated below, the City of Chino Hills utilizes its resources, including a variety of residential zoning opportunities and reasonably set permit and development impact fees, to limit government constraints to affordable housing.

## 1. Land Use Controls

Residential development policies start with the City of Chino Hills General Plan, which identifies five (5) major residential land use categories: Agriculture/Ranches; Rural Residential; Low Density Residential; Medium Density Residential; High Density Residential; Very High Density Residential; and Mixed Use Residential.

These General Plan residential land use categories are translated into more specific development standards within the City of Chino Hills Development Code.

**Residential Development Standards:** The Chino Hills Development Code was adopted in 1994 and amended through April 2021. Many of the City initiated amendments to the Development Code have been initiated to facilitate residential development. These include:

- Chapter 16.10 (Residential Districts) of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multi-family sites from a growing trend by developers to construct single family homes on medium and high density zoned properties.
- Chapter 16.13 (Mixed Use) of the Development Code was added in June 2015 to allow for high density housing within commercial properties.
- Chapter 16.10.140 (Accessory Dwelling Units) of the Development Code was amended in February 2021 to allow Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADU) consistent with state law.

As amended, the Development Code provides for a full range of residential types and densities as follows:

- Agricultural/Ranches (0.2 dwelling unit per acre [du/ac])
- Rural Residential (2 du/acre)
- Low Density Residential (6 du/acre)
- Medium Density Residential (12 du/acre)
- High Density Residential (25 du/acre)
- Very High Density Residential (35 du/acre)
- Mixed Use Residential (35 du/acre)

Residential development standards applicable to these zones are outlined in Table 3-1 below:

**Table 3-1 Residential Development Standards: Chino Hills**

DISTRICTS							
Characteristics of Lot, Location, and Height	Agriculture/Ranches (RA)	Rural Residential (RR)	Low Density Residential (RS)	Medium Density Residential (RM-1)	High Density Residential (RM-2)	Very High Density Residential (RM-3)	Mixed Use (MU)
Maximum Height	35 feet (ft.)	35 ft.	35 ft.	35 ft.	42 ft.	42 ft.	80 ft.

**Table 3-1 Residential Development Standards: Chino Hills**

DISTRICTS							
Characteristics of Lot, Location, and Height	Agriculture/Ranches (RA)	Rural Residential (RR)	Low Density Residential (RS)	Medium Density Residential (RM-1)	High Density Residential (RM-2)	Very High Density Residential (RM-3)	Mixed Use (MU)
<b>Minimum Lot Size</b>	5.0 acres	20,000 square feet (s.f.)	7,200 s.f.	10,000 s.f.	20,000 s.f.	20,000 s.f.	43,560 s.f.
<b>Maximum Lot Coverage (Building)</b>	N/A	N/A	40%	55%	60%	60%	NA
<b>Minimum Lot Dimensions (Width/Depth)</b>	150 ft./200 ft.	130 ft./150 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.	50 ft. min., 60 ft. avg. / 100 ft.	NA
<b>Front Yard Setback</b>	25 ft.	25 ft.	20 ft. min., 22 ft. avg.	25 ft.	25. ft.	20 ft.	NA
<b>Side Yard Setback</b>	Collector or Larger Street: 25 ft. Local: 15 ft. Other: 20 ft.	Collector or Larger Street: 25 ft. Local: 15 ft. Other: 20 ft.	Collector or Larger Street: 25 ft. Local Street: 15 ft. All Other: 7 ft. on any side, 20 ft. aggregate w/PD 5 ft. minimum, 15 ft. aggregate	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.	Collector or Larger Street: 25 ft. Local Street: 20 ft. Other: 10 ft.	NA
<b>Rear Yard Setback</b>	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.	NA

**Small Lot Overlay:** The City Development Code (Chapter 16.32) includes a Small Lot Overlay Zone to facilitate residential development of the City's smallest parcels. In the Small Lot Overlay, front setbacks are reduced to 15 feet and side and rear setbacks to 4 feet.

**Planned Development Districts:** In addition to the above listed residential zoning districts, the City Development Code (Chapter 16.20) includes Planned Development (PD) residential districts which serve as the primary zoning for the designated properties. Through the PD process, the City has allowed a wide variety of single family and multifamily residential development. Many of the PD districts allow reduced setbacks and reduced lot sizes, including a minimum lot size of 3,300 square feet for single family detached residential. To facilitate the use of the PD standards, the City is in the process of incorporating its PD development standards into the Development Code (Table 20-1(C) Single-Family Residential Zoning Districts for Former Planned Development (PD) Tracts - Development Standards; and Table 20-1(D) Multi-Family Residential Zoning Districts for Former Planned Development (PD) Tracts - Development Standards.)

**Specific Plan District:** The City Development Code (Chapter 16.64) specifies provisions for the adoption and amendment of Specific Plan. The Shoppes at Chino Hills Specific Plan includes an eight (8) acre Mixed Use District. This district (known as the Shoppes II site) allows high density residential 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; and minimum setbacks of 10 feet on all sides. The Shoppes II site is vacant, has an average slope of less than 10%, and is a suitable site for very high density residential development.

**Zoning Map:** Figure 2, City of Chino Hills Zoning Map, shows the locations of these zones. The Agriculture/Ranches zones contain areas of significant topography with average slopes of over 20%. Most of the PD zoned residential areas in the western and southern portions of the City also contain substantial topography, and the residential development within these zones are clustered in the flatter areas of the sites.

**Group Homes, Residential Care Facilities, Transitional and Supportive Housing:** According to the City Development Code, group home means “any residential care facility for six (6) or fewer persons which is licensed by the state, as further described in Health and Safety Code § 1566.3.”

The Development Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months. (See Health and Safety Code § 50675.2, subdivision (h).”

The Development Code defines supportive housing as having “the same meaning as that term is defined in Health and Safety Code § 50675.14, subdivision (b)(2), which currently is defined to mean: "housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Group, transitional and supportive housing are considered by the City Development Code as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Group, transitional and supportive housing of six (6) or fewer persons is allowed by right in the RA, RR and RS zones by right. Group, transitional and supportive housing for more than six persons are permitted in the RM-1, RM-2 and RM-3 zones through a staff level Minor Use Permit.

The City Development Code does not contain a definition of “family.” Regarding group homes and residential care facilities, the City of Chino Hills complies with State law, which preempts local zoning controls over residential care facilities. If a licensed facility serves six or fewer persons, then State law considers this the same as a residential use. Occupancy of these structures is limited only by building code requirements. The City Development Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it is located.

There are no City requirements for on-site services for residential care with six or fewer persons. Regarding business licenses, the City follows California Health and Safety Code Section 1566.2, for residential facilities with six or fewer persons. The code says that they shall not be subject to any business license fees, local registration fees, use permits, fees, or other fees. A group home with more than six persons is licensed as a Social Services Center; it also would be exempt from paying a business license fee because it is coded as Social Assistance.

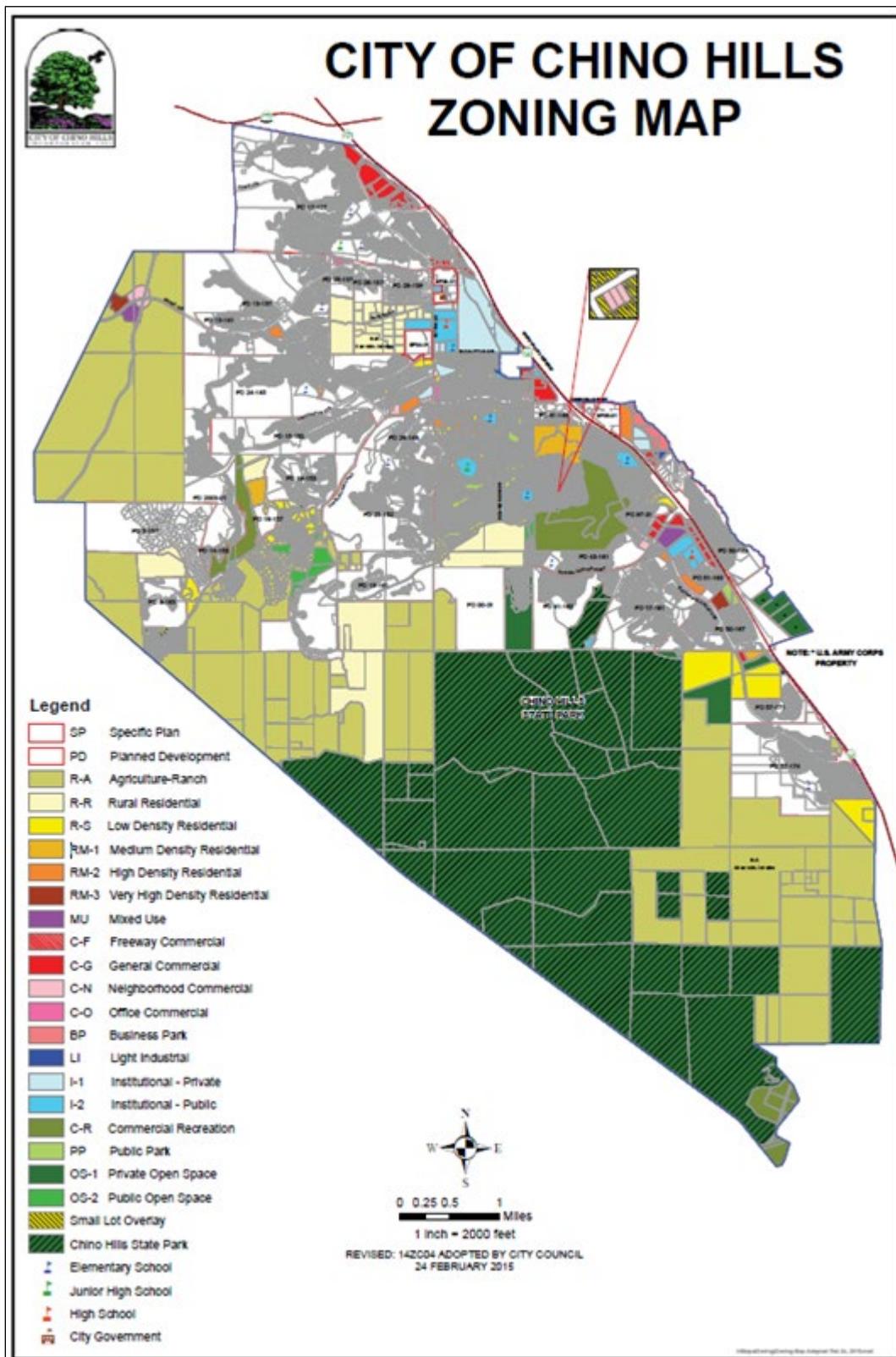


Figure 2. City of Chino Hills Zoning Map

**Emergency Shelter:** According to the City Development Code, “emergency shelter shall have the same meaning as that term is 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.”

Emergency shelters are a permitted use in the Business Park zone. There are currently 19.34 acres of Business Park zoned land, distributed among five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as emergency shelter use. Assuming that there are four (4) homeless persons in the City, as summarized in Table 2-12 above, and an emergency shelter size of 150 square feet per person, the amount of available space required to serve Chino Hills’ emergency shelter need is approximately 600 square feet.<sup>14</sup> There are adequate opportunities within the Business Park zone to accommodate the City’s existing and projected need for emergency shelters. These sites are located near residentially zoned properties, existing mobile homes, major arterial streets, and commercial services.

**Single-Room Occupancy Units (SROs):** According to the City Development Code, SRO means any building containing five (5) or more guestrooms or units intended for or designed to be used, rented, and occupied for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities, or hospitals.

There are four hotels in the City, all of which are under twenty years old. Each of these hotels have experienced steady occupancy and it is unlikely that they would be available for transition to an SRO within this eight (8) year planning cycle. The City is committed to allowing opportunity for SRO development and allow for SROs in the Business Park zone subject to a Conditional Use Permit. Development standards that specify the parameters for review and approval of SRO applications have been completed and were adopted by the City Council in March 2013. Some of the 19.34 acres of Business Park land that would be available for emergency shelter housing would also be available for SRO development.

**Accessory Dwelling Units:** Chapter 16.10.140 of the Development Code allows for ADUs consistent with state law, including the various State Assembly (AB) and Senate Bills (SB) that were passed in 2019 that promote development of ADUs and remove barriers that may inhibit their development within communities. These bills are SB 13 and AB 68, 587, 670, 671 and 881. Consistent with these state bills, the Development Code allows for ADUs, JADUs and efficiency ADUs. The Development Code defines these various ADUs as follows:

- “Accessory dwelling unit” means a second dwelling unit within a residential or mixed-use property with complete independent living facilities (including a living area; sleeping area; a full kitchen with a stove, a refrigerator, and a sink; and bathroom facilities consisting of a bath/shower, toilet, and sink) for one (1) or more persons and that is located on the same lot as a primary dwelling unit. An accessory dwelling unit may be detached from, attached to, or contained entirely within the primary dwelling unit.

<sup>14</sup> HUD Housing Choice Voucher Program Guidebook, November 2020; Special\_Housing\_Types\_Updated\_November 2020.pdf (hud.gov) sets a standard SRO size of 110 square feet per room. The 150 square foot per person homeless shelter size is intended to allow for additional common area to effectively shelter a person.

- "Junior accessory dwelling unit" means a unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence or its attached garage. A junior accessory dwelling unit shall be provided with exterior access independent from the primary dwelling unit. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. A junior accessory dwelling unit shall provide an efficiency kitchen, which includes a cooking facility with appliances, kitchen sink, and food preparation counter and storage cabinets that are of reasonable size in relation to the unit.
- "Accessory efficiency dwelling unit" means a second dwelling unit within a residential or mixed-use property with independent living facilities (including a combined living and sleeping area; bathroom facilities consisting of a bath/shower, toilet and sink; and a full or partial kitchen) and that is located on the same lot as a primary dwelling unit. (As used in this section, a partial kitchen shall consist of a sink and refrigeration facility.) An accessory efficiency dwelling unit may be detached from, attached to, or contained entirely within the primary dwelling unit. An accessory efficiency dwelling unit shall be for occupancy by not more than two (2) persons. An efficiency dwelling unit, as defined herein, shall be considered an accessory dwelling unit.

**Manufactured Homes:** Manufactured homes offer additional affordable housing opportunities to City residents. Manufactured housing units are permitted by right in any residential district comparable to a single-family dwelling.

**Parking Standards:** Chapter 16.34 of the City Development Code specifies parking requirements for all uses within the City. For residential uses, the City's parking requirements are similar to those used by many jurisdictions, and are summarized below:

- Apartments in the RM-1, RM-2, and RM-3 zoning districts: 2 spaces per unit, with one space required to be covered, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents.
- Duplex, multifamily condominiums, town houses, and similar developments in the RM-1, RM-2, and RM-3 zoning districts: 2-car garage or carport for each unit, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents.
- Mobilehome Park: 2 spaces per unit, plus one guest space for every 2 units, plus 2 spaces for each on-site sales or rental office.
- Single-family Dwelling Unit in RA, RR, RS, and MU<sup>1</sup> zoning districts:

Up to 3,100 s.f.<sup>2</sup> — 4 spaces (2 must be in a garage<sup>3</sup>)  
 3,101 to 6,000 s.f.<sup>2</sup> — 5 spaces (3 must be in a garage<sup>3</sup>)  
 6,001 s.f. and above — 6 spaces (4 must be in a garage<sup>3</sup>)

Notes:

<sup>1</sup> Shared parking permitted in MU zones

<sup>2</sup> The square footage excludes the garage space

<sup>3</sup> Unless existing as a carport

- Emergency Shelter: 1 space for every 4 beds.

**State Density Bonus:** Density bonus is a method established by the state to increase the number of dwelling units otherwise allowed in a residentially zoned area. Chapter 16.10.130 of the City Development Code outlines provisions for density bonuses and other incentives for affordable housing projects in compliance with State law (Government Code Section 65915).

Density Bonuses may be awarded to applicants who agree to construct at least one of the following:

- Ten percent (10%) of the total units of a housing development for lower income households;
- Five percent (5%) of the total units of a housing development for very low-income households;
- A senior citizen housing development; or
- Ten percent (10%) moderate income housing in a common interest development; provided, that all of the units in the development are offered to the public for purchase.

If an applicant exceeds the percentages mentioned above, the applicant shall be entitled to an additional density bonus above 20 percent calculated as follows:

- For each one percent (1%) increase above ten percent (10%) in the percentage of units affordable to lower income households, the density bonus shall be increased by one and one-half percent (1.5%), up to a maximum of thirty-five percent (35%) for the total project;
- For each one percent (1%) increase above five percent (5%) in the percentage of units affordable to very low-income households, the density bonus shall be increased by two and one-half percent (2.5%), up to a maximum of thirty-five percent (35%) for the total project;
- For each one percent (1%) above ten percent (10%) in the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty-five percent (35%) for the total project.

An applicant with a development that qualifies for density bonus may also submit a proposal for additional incentives. Additional incentives may include, but are not limited to, reductions in restrictions on building standards, parking requirement, or approval of mixed-use development in conjunction with housing development. Qualifications for additional incentives include:

- One additional incentive for projects that include at least 10 percent of the total units for low income households, at least 5 percent for very low-income households, or at least 10 percent for moderate income households in a common interest development where all units are offered for purchase.
- Two additional incentives for projects that include at least 20 percent of the total units for low income households, at least 10 percent for very low-income households, or at least 20 percent for moderate income households in a common interest development where all units are offered for purchase.
- Three additional incentives for projects that include at least 30 percent of the total units for low income households, at least 15 percent for very low-income households, or at least 30 percent for moderate income households in a common interest development where all units are offered for purchase.

**Growth Management Measure:** In November of 1999, the community of Chino Hills voted in favor of Measure U (promulgated as City Ordinance No. 123), an initiative that requires voters to consider any residential development proposing to increase density over that currently permitted in the General Plan or the Zoning Map for the site. Approval by a majority of City voters must be obtained before the proposal can be considered by the City Planning Commission or Council. Exceptions to Measure U include increases in residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in Government Code Section 65580, et seq., as amended from time to time, including, without limitation, the City's share of regional housing needs.

Because of the stated exception for Housing Element requirements, Measure U has not inhibited the City's ability to meet its RHNA obligations, including those of this 6<sup>th</sup> Cycle Housing Element. The City has also applied the transfer provision of Measure U to ensure no net loss of residential units.

## 2. Residential Development Fees

The City of Chino Hills updates its development and planning fees schedule annually to reflect adjustments in the City's actual direct and indirect costs. City of Chino Hills development impact fees for both single and multi-family residential development are summarized in Table 3-2 below. In addition, the Chino Valley Unified School District collects school impact fees pursuant to State law (SBA 1287). These fees are cost recovery and necessary for both public safety and provision of adequate services. Although these fees add to the cost of housing, these costs are required for local government to provide municipal services and are largely outside local control.

**Table 3-2. Residential Development and Planning Fees: Chino Hills**

Fee Name	Timing	Fee Rate	Application
<b>Development Impact Fees</b>			
Traffic Facilities Impact Fee	Building Permit	\$256.41	Dwelling unit
Water Facilities Impact Fee	Building Permit	\$7,214.31 – single-family	Dwelling unit
Water Facilities Impact Fee	Building Permit	\$5,049.45 – multi-family	Dwelling unit
Sewer Facilities Impact Fees	Building Permit	\$519.57	Dwelling Unit
Storm Drain Facilities Impact Fee	Building Permit	\$1,418.12	Dwelling unit
General City Facilities Impact Fee	Building Permit	\$1,875.69	Dwelling unit
Existing Facilities Impact Fee	Building Permit	\$11,450	Dwelling unit
Parks/Rec Quimby Fee	Building Permit	\$ 2,536.53	Dwelling unit
Traffic Impact Fee	Building Permit	\$554.60 – single-family	Dwelling unit
Traffic Impact Fee	Building Permit	\$385.38 – multi-family	Dwelling unit
Affordable Housing In-Lieu – Multi-Family Residence	Building Permit	\$1/sq.ft. (not to exceed 1,000 per unit) <sup>(1)</sup>	Dwelling unit
Affordable Housing In-Lieu – Single Family Residence	Building Permit	\$1/sq.ft. (not to exceed 3,500 per unit)	Dwelling unit
<b>Outside Agency Development Impact Fees that the City Collects as a Pass-through</b>			
Special Tax "A"	Building Permit	\$3,560	Dwelling unit
Inland Empire Utilities Agency Fee	Building Permit	\$4,450	Dwelling unit
Improvement Plan Review – roads, drainage, water & sewer	Plan Check	\$2000 \$4000 \$4000	Dwelling unit Parcel Map Tract Map
<b>Building Permit Fees – New Residential Development</b>			
Building Permit Authorization – Single Lot	Building Permit	\$2,501/TDA <sup>(2)</sup>	Dwelling unit
Building Permit Authorization – Commercial & Multi-Family	Building Permit	\$5,955/TDA	Project
Soils Report Review (Single-Family Lot)	Building Permit	\$595/TDA	Dwelling unit
Soils & Geology Review (Tract)	Building Permit	\$5,000/TDA	Project

**Table 3-2. Residential Development and Planning Fees: Chino Hills**

<b>Fee Name</b>	<b>Timing</b>	<b>Fee Rate</b>	<b>Application</b>
Design Review – Custom Home	Entitlement	\$6,431/TDA	Dwelling unit
<b>Planning Permit Fees</b>			
Design Review – Tract	Entitlement	\$14,262/TDA	Project
General Plan / Zoning Map Amendment		\$15,244/TDA	Project
Environmental Review	Entitlement	Actual Cost for Outside Consultant /TDA	Project
Site Plan Review	Entitlement	\$23,891/TDA	Project
Tentative Parcel Map	Entitlement	\$8337/TDA	Project
Tentative Tract Map	Entitlement	\$23,819/TDA	Project
Notes:			
(1) sq.ft. = square feet			
(2) TDA is a trust deposit cost recovery account through which actual City staff costs are charged.			

### 3. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The City's goal is to expedite processing of all residential development applications.

**General Plan Amendment and Development Code Amendment Processing:** Applications for amendments to the City General Plan and Development Code, inclusive of Specific Plans, are reviewed as discretionary actions. These amendments are processed concurrently with other proposed project applications, including Tentative Maps and Site Plans.

To ensure their quick and efficient processing, these applications are first forwarded to the City Project Review Committee (PRC), comprised of all City departments, and representatives of the Fire District and School District. Through the PRC, major issues are identified and addressed. Required environmental review pursuant to the California Environmental Quality Act (CEQA) for these actions are handled through an outside consultant. This frees staff time to focus on the review of the entitlement. The Director of Community Development then forwards a recommendation to the Planning Commission. The Planning Commission holds a public hearing, reviews the application, and forwards its recommendation to the City Council. The City Council is the approving body for all General Plan and Development Code amendments. It is the City's goal to process these actions within six (6) to twelve (12) months after a complete application is received.

**Tentative Tract and Parcel Map Processing:** The City follows a straightforward procedure for processing tentative tract and parcel maps. All subdivisions go through a two-step review process. First, the PRC reviews the tentative map, and the Director of Community Development forwards a recommendation to the Planning Commission. Second, the Planning Commission holds a public hearing, reviews the application and takes action on the project approval. The Commission is the approving body for all residential subdivisions. Tentative tract maps are processed concurrently with the development project, as discussed above. It is the City's goal to process tentative tract and parcel maps within three months after a complete application is received.

**Site Plan Approval Processing:** Site plan and design review procedures for projects have been established in Section 16.76 of the Development Code and are intended to streamline the residential development process. The site plan approval process is a judiciary action and applies to multi-family and mixed use developments. This process involves a review through the City's PRC, with a recommendation by the Director of Community Development, which is then forwarded to the Planning Commission for review and approval. Approval of a site plan review is

based on the following findings: a) that the proposed uses are consistent with the General Plan; b) that the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures; c) that the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed; d) that the proposed use complies with all applicable development standards of the zoning district; and e) that the proposed use observes the spirit and intent of this development code.

In addition to the residential development standards, presented previously in Table 3-1, residential design guidelines (Chapter 16.10.050) that the City typically applies to multi-family housing projects through the Site Plan Review process include:

### Enhanced Architectural Treatment.

- a) The ornamentation of the facades and variation in the massing of the structures give them richness and scale. All residential units shall include enhanced architectural treatment on all elevations (i.e., three hundred sixty (360) degree architecture) that are visible from any street and/or common area within a development, unless otherwise approved by the Planning Commission through the design review process. Long, flat, uninterrupted exterior walls or roof planes shall be avoided on all structures. All walls of the houses shall have "relief" to create visual interest and to cast shadows. Enhanced architectural treatment includes porches, tower elements, balconies, ornamented chimneys, and other highly articulated architectural features.
- b) Variation in the roof planes and use of ornamental elements on the roof is encouraged. Such variation may be achieved by changes in plane and/or the use of traditional roof forms such as gables, hips, sheds, and dormers. When appropriate to the architectural style, moderate roof overhangs of at least eighteen (18) inches shall be provided in order to create strong shadow lines. Both vertical and horizontal articulation of each individual roof is encouraged; long, unbroken rooflines are to be avoided. Rooflines are to be representative of the design and scale of the units under them. The pitch and scale of the roof is to be in proportion to the size of the house. The bulk of a building may be reduced by breaking the roof form into smaller parts. Flat roofs are generally discouraged, unless they are appropriate to the architectural style. Roof mounted equipment is prohibited.
- c) Materials. The choice and mix of materials on the facades of the houses and the garage doors is important in providing an attractive living environment. Any materials applied to the exterior elevation shall be integrated into the overall architecture of the building so that the materials do not appear to be artificial or otherwise tacked onto the structure. Piecemeal embellishment and frequent changes in the type of materials applied to the building exterior shall be avoided. Whenever a building can be viewed from any street and/or common areas within a development, the visible elevations shall be architecturally treated, unless otherwise approved by the Planning Commission through the design review process.
- d) Vents and Downspouts. Roof flashing, rain gutters, and downspouts, vents, and other roof protrusions shall be finished to match the adjacent materials and/or colors. The use of copper, bronze, verdigris, or aged finishes is encouraged.
- e) Equipment Screening. Roof-mounted equipment is prohibited. Any equipment placed on the ground shall be shielded and architecturally screened from view from on-site parking areas, on-site common areas within the development, any street from a point immediately adjacent to the site, and adjacent residentially zoned properties at the same elevation. The method of equipment screening shall be architecturally compatible with the design of the house in terms of materials, color, shape, and size. Satellite dishes, air conditioners and pool equipment shall not be located in the front yard; rather, they shall only be located in the rear and side yards so as to be screened from view of the adjoining properties and the street.

- f) Walls. Walls are to be constructed of durable materials, such as masonry, masonry combination, stone, brick, concrete, or other approved masonry. Walls shall include a finish. Finishes may be plaster, stucco, molded, patterned, or any other texture that adds interest. Walls are to include pilasters at appropriate intervals throughout the development and at least at every property line. Additionally, all walls that are visible from any street and/or common area within a development are to include copings. The walls shall be designed to be of such a style and consisting of such materials and colors which complement the development within which they are located.

Site plans are processed concurrently with the development project, as discussed above.

**Typical Processing Procedures:** The typical processing procedures for residential development applications are outlined in Table 3-3 below. These time frames are largely driven by CEQA requirements, are consistent with State law, and are similar to other cities in the region. These State CEQA requirements, which are established to protect the environment, also make the development process more lengthy and more expensive. As noted above, Chino Hills attempts to expedite CEQA reviews by retaining outside consultants. However, these processing constraints are largely outside local control.

**Table 3-3. Typical Processing Procedures for Residential Development: Chino Hills**

	<b>Single Family Unit</b>	<b>Subdivision</b>	<b>Multi-family &lt; 20 units</b>	<b>Multi-family/Mixed Use &gt; 20 units</b>
List Typical Approval Requirements	Receive application for Design Review	Receive application for Tentative Tract Map and Site Plan Review	Receive application for Site Plan Review	Receive application for Site Plan Review
	Provide staff comments within 30 days	Provide staff comments within 30 days	Provide staff comments within 30 days	Provide staff comments within 30 days
	Planning Commission within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal	Initial environmental review within 30 days of complete submittal
		Environmental Review within 180 - 360 days depending on level of project impact	Environmental Review within 180 - 360 days depending on level of project impact	Environmental Review within 180 - 360 days depending on level of project impact
		Planning Commission	Planning Commission	Planning Commission
	If General Plan/Zoning Map Amendment Required	City Council	City Council	City Council
Est. Total Processing Time	60-90 days depending on applicant's timeliness in completing application	180 - 360 days depending on applicant's timeliness in completing application and type of environmental review required	180 - 360 days depending on applicant's timeliness in completing application and type of environmental review required	180 – 360 days depending on applicant's timeliness in completing application and type of environmental review required

## C. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

As discussed above, Chapter 16.47 of the Development Code 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 with disabilities that are requesting a reasonable accommodation. The Development Code outlines procedures for both Minor and Major reasonable accommodations:

- Minor Reasonable Accommodation means “any deviation requested and/or granted from the strict application the City's laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations of this Title, and which can be removed or terminated in ninety (90) days or less after the need for the reasonable accommodation ends.”
- Major Reasonable Accommodation means “any deviation requested and/or granted from the strict application of the City's laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations of this Title, resulting in a physical modification to the property which cannot be restored or terminated within ninety (90) days or less after the reasonable accommodation is terminated.”

The following findings must be made in order to approve a request for reasonable accommodation:

- A. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- B. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- C. The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.
- D. The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City.

All new housing in Chino Hills complies with current State Building Code requirements for disabled access in compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs. City policies and practices do not constrain housing opportunities for people with disabilities.

## D. INFRASTRUCTURE CONSTRAINTS

Passage of Proposition 13 and other statewide initiatives have limited the ability of cities to charge fees for residential services. As a result, cities throughout California have been forced to require land developers to pay the cost of on-site and off-site improvements necessary to serve their projects.

### 1. Water and Wastewater

Among the municipal services that the City of Chino Hills provides are the functions of water, wastewater, and clean water (storm water pollution prevention). These utility services are funded exclusively from fees and rates charged to the City's utility customers related to their use.

The City's water sources are comprised of surface water, supplied by the Metropolitan Water District (MWD) via the Water Facilities Authority (WFA) and the Monte Vista Water District (MVWD); and groundwater that is pumped through City-owned wells, MVWD wells, and Chino Basin Desalter Authority (CDA) wells. Recycled water is also provided by the Inland Empire Utilities Agency (IEUA). Water enters the City of Chino Hills' distribution system from the Chino Basin Desalter Authority, Water Facilities Authority, Monte Vista Water District, and from City wells via transmission lines. The water then enters a distribution network where it is pressurized and delivered to local homes and businesses.

The City of Chino Hills 2015 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan adopted in 2015. The additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and require the City to reexamine future water supply and conveyance capacity. The City has initiated an update to its UMWP to assess future water system requirements.

Wastewater collection and conveyance within Chino Hills is provided by the City's Sewer Division. The eastern side of the City is served by lateral and trunk sewers that are predominantly gravity-fed to the IEUA interceptor. The western, hilly side of the City, which includes Tonner and Carbon Canyons, is served by on-site septic systems. Exceptions are the Western Hills Mobile Home Trailer Park adjacent to the Western Hills Golf Course, which has its own private reclamation plant that also supplies reclaimed water to irrigate the golf course; and the recent City Carbon Canyon sewer lift station that has facilitated new residential development by allowing hook up to City sewer.

Wastewater treatment within the City is provided by the Inland Empire Utilities Agency (IEUA) through two treatment plants: Regional Plant No. 5 (RP-5) (on Kimball Avenue in Chino) and the Carbon Canyon Plant (on Chino Hills Parkway). The Conservation Element establishes policies intended to maintain adequate wastewater capacity to meet current and projected City demands. The City maintains a Water, Recycled Water, and Sewer Master Plan that was prepared in 2005 to accommodate expected City buildout. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and require the City to reexamine future wastewater collection and treatment. The City has initiated an update to its Sewer Master Plan to assess future wastewater system requirements.

### 2. Water Conservation and Clean Water

The City Development Code establishes water conservation standards for residential landscaping consistent with Government Code Section 65595(c). All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit requirements, which is mandated by the United States Clean Water Act (1972) to address water pollution by regulating point source pollutants that discharge into the receiving waters of the United States.

City standards for water conservation and water quality are set consistent with federal and state laws. These standards are similar to neighboring cities.

### 3. Other Infrastructure

Some level of site improvement is required for virtually all new residential development in the City. This can vary from minor leveling of a building pad and installation of water and sewer lines to major grading of the site and the installation of new access roads and utility mains. Site improvements may also include curb, gutter and sidewalk installation and underground utility installation. For major public improvements (streets, streetlights, water, sewer, storm drain) needed to serve new residential development, the developer funds, installs and then dedicates these improvements to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates. When these improvements are for private streets and infrastructure improvements, the developer passes on these costs to the future residents through either a homeowners association or the rental costs. However, such infrastructure costs are similar for adjacent cities in southern California. Although these costs are a barrier to affordable housing, they are not unique to Chino Hills.

### 4. Fire and Police Services

Fire Protection Services in Chino Hills are provided through the Chino Valley Fire District (CVFD), which serves both the cities of Chino Hills and Chino. The CVFD is an all-risk fire department prepared to respond to emergencies, including structure fires, vegetation fires, medical aids, traffic collisions, confined space rescues, water rescues and hazardous materials incidents.

Police Protection Services in Chino Hills are provided through a contract with the San Bernardino County Sheriff's Department. The Chino Hills Police/Sheriff's Department has a station within Chino Hills and provides a full range of law enforcement services to the City. It is not anticipated at this time that new fire or police services/facilities will be required to service the additional residential units and population increase associated with the 6th Cycle Housing Element. However, the increased population could result in a need for additional personnel and equipment.

## E. GEOLOGICAL AND OTHER ENVIRONMENTAL CONSTRAINTS

The Chino Hills landscape is comprised of a system of canyons, streams, floodplains, ridges and hillsides. The most prominent knolls and ridges reach elevations of 1,600 to 1,700 feet above sea level. Most of the hillsides contain slopes in excess of 25 percent. These hillside areas are underlain by bedrock of the Puente Formation. The rocks of this Formation are folded and dip between 10 and 20 degrees horizontal. Locally, beds of Puente Formation dip as steep as 45 to 60 degrees. The folded nature of these rocks combined with the steepness of the terrain makes Chino Hills one of the most landslide-prone areas in Southern California.

CVFD designates most of the hillside and canyon areas as potential fire hazard areas. In these areas, the Fire District requires extensive fuel modification zones and increased building separations to reduce fire hazards.

Areas of environmental sensitivity are found throughout Chino Hills, but most notably in the canyon and hillside areas. These areas contain riparian and coastal sage scrub habitat. Federally and State listed endangered and threatened species have been cited in numerous areas of the City. State of California Department of Fish and Game and United States Department of Fish and Wildlife are currently working on a habitat conservation plan that will comprise much of Chino Hills. Chino Hills State Park, situated in the southern portion of the City, requires a transitional buffer zone between urbanized areas and the Park.

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 geological and environmental 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, along its eastern border. These geologic and environmental constraints result in lower housing yields. As discussed above, the very little remaining vacant unconstrained land. There are only approximately twelve (12) properties, totalling 99.8 acres, of undeveloped land remaining with a less than 10% slope. Of these properties, the three (3) largest properties have active entitlements, leaving a total of 27.5 acres distributed across the remaining nine vacant properties. Development of a hillside site is more costly and proceeds slowly compared to development in more level areas of the City and surrounding communities. The lack of vacant, developable land in Chino Hills is a very significant constraint to housing, especially affordable housing.

## F. AT RISK HOUSING

The City does not have any housing units developed under federal or state government housing production or financing programs, and consequently, there is no risk of government assisted low income units converting to market rate during this planning period.<sup>15</sup>

However, the City does have 25 designated median income units that may be at risk. These units are within the Heights Apartments, a 124-unit multi-family development that was granted a 25% density bonus. In exchange for the density bonus, the Heights Apartments has committed to rent the 25 units at rates no more than 30% of the County median income. These units were constructed in 2004, and their affordability requirement is in place for 20 years, expiring December 2024 during this planning period.

As shown in Table 2-21 above, the median market rate monthly rent in Chino Hills \$2,136. Table 2-22, above, shows affordable monthly rents for a median income household, which range from

<sup>15</sup> SCAG Pre-Certified Local Housing Data for Chino Hills

## 2021-2029 Planning Period Housing Element

\$1,383 to \$1,975 per month depending on the size of the household, with an average affordable rent of \$1,679<sup>16</sup>. The gap between the median rent and the average affordable rent for a median income household is \$457 per month. To fill the gap for all 25 median income units for 20 years, similar to the current density bonus term, an approximately \$2,742,000 subsidy would be required.<sup>17</sup>

Alternately, construction of 25 new median income units to replace the Heights Apartment units would require land and construction. As previously discussed in Section III.A1.2 of this Housing Element, average cost for vacant land in Chino Hills is \$450,000 per acre. Construction costs, as previously discussed in Section III.A1.1, average \$425,000 per unit in 2016. Assuming these 2016 costs and one acre of land, the cost of building 25 median income replacement units could be \$11,075,000.

Because of the high cost of building new housing, extending the affordability of the 25 median income units at the Heights Apartment would be the less expensive and more expedient approach. As part of its Housing Plan for the 2021-2029 planning period, the City will approach the Heights Apartments owner to pursue options for extending the affordability of the units. At the same time, the City will seek grant funding opportunities to cover the required subsidy. The City will also contact affordable housing operators to ascertain their interest in acquiring the units and retaining them as affordable to median or possibly lower-income households. The City commits to pursuing options to extend the affordability of the 25 Heights Apartment units between 2022-2024, prior to the current affordability requirement expiration in December 2024.

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<sup>16</sup> Average affordable median income rent is calculating by averaging the rents for the four listed median income household size groups.

<sup>17</sup> Calculation is as follows: (\$2,136 average Chino Hills monthly rent - \$1,679 monthly median income affordable rent = \$457 monthly rent gap.) (\$457 monthly rent gap x 12 months x 25 units x 20 years = \$2,742,000 total rental subsidy.)

## IV. ASSESSMENT OF FAIR HOUSING

New fair housing guidelines were established on January 1, 2019, by Assembly Bill (AB) 686. These guidelines require all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) section consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, sexual orientation, gender identity and gender expression, medical condition, source of income, genetic information, or physical or developmental disability.”

This section of the Housing Element follows HCD’s Affirmatively Furthering Fair Housing Guidance for All Public Entities and Housing Elements, and discusses fair housing conditions in Chino Hills and the meaningful actions that the City currently takes and should take to ensure that local laws, programs, and activities affirmatively further fair housing.

### A. SUMMARY OF DEMOGRAPHICS

**Population Characteristics:** As discussed in Section II of this Housing Element, Community Profile, 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 previously in Table 2-1, between 2010-2019, the City of Chino Hills’ population grew 12.1%, while surrounding jurisdictions grew between 0.3 and 20.9%.

Age distribution in Chino Hills is largely similar to surrounding jurisdictions. (Reference Table 2-2.) Persons under 18 years of age 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 as they age and remain in the community.

Compared to the County and surrounding cities, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. (Reference Table 2-3.) 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.

**Household Characteristics:** Chino Hills median household income is among the highest in the County. As shown previously in Table 2-6, Chino Hills has higher median household income and a lower percent of persons in poverty than its neighboring cities and the County. 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.

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. Chino Hills’ current household size is about average compared to its neighboring cities and the County. (Reference Table 2-7). Incidents of overcrowding in Chino Hills is minimal for owner households, with 2.7% of the City’s owner households defined as overcrowded. For the County, 5.5% of owner households are defined as overcrowded. (Reference

Table 2-7.) For renter households, overcrowding affects 9.2% of Chino Hills households, compared to 14.6% for the County.

**Housing Cost Burden:** As shown previously in Table 2-8, 37.9% of Chino Hills households pay more than 30% of their income on housing costs, which is about average when compared to neighboring cities and the County. For all jurisdictions, the incidences of overpayment for housing costs are higher for renter households, and the cost burden increases as the incomes of households decrease. For Chino Hills lowest income households, especially renter households, housing cost burden can be significant. The race/ethnicity with the highest share of extremely-low income households, and presumably housing cost burden, is Black non-Hispanic followed by Asian and other non-Hispanic. (Reference Table 2.11.)

**Special Needs:** Based on Special Needs analysis in Section II.F. of this Housing Element, 65.8% of Chino Hills' seniors have incomes below the median: 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. (Reference Table 2-13.) 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. The need to continue and expand housing and support services for disabled persons is also identified.

Although Chino Hills' 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 to increase affordable housing options for large households. For single parent and lower income households, there is a need for quality affordable childcare, and policies that support affordable housing and locating childcare, medical, and recreational services close to housing.

Homelessness is a growing concern throughout the state and region. In Chino Hills, the reported homeless population remains low. However the City is aware of the need to provide support services to area homeless persons. Priorities and goals established in the City of Chino Hills 2020-2025 Consolidated plan to address homelessness include: actively participate in local and regional homeless advocacy groups to ensure a comprehensive countywide network of services, including transitional and permanent supportive housing, meals, and social and medical support services.

## B. OUTREACH

Community outreach was an important part of the 6<sup>th</sup> Cycle Housing Element Update, including information and input regarding fair housing. As discussed in Section I.F. and Appendix A of this Housing Element, the City of Chino Hills has made a diligent effort to gain public input to the 6<sup>th</sup> Cycle Housing Element. Additional community outreach specific to fair housing was as part of the June 2020 City of Chino Hills "Analysis of Impediments to Fair Housing Choice" (AI) for FY 2020-25. Both these community outreach processes are summarized below.

### 1. Housing Element Update Outreach

Between February and June 2021, the City held eight public workshops to inform the community and interested parties about the Housing Element Update process. These workshops were designed to inform the community about the RHNA, available sites, housing law requirements, local housing objectives, fair housing, special housing needs, affordable housing, and market and environmental constraints.

To ensure all potentially interested parties were informed of the Housing Element Update and public workshops, prior to each workshop, the City directly contacted over 100 key stakeholders, including property owners (both commercial and residential, developed and undeveloped),

developers, nonprofit housing developers, religious facilities, fair housing, and special needs groups. (The list of entities contacted are listed in Appendix A, Attachment A-1.) In addition, prior to each workshop, the City sent out E-notifications to 2,565 website subscribers, placed quarter page ads in the local newspaper, issued press releases, and distributed flyers. The City also created and maintained a dedicated City webpage to keep the public informed about the Housing Element Update process. The webpage included press releases, staff reports, PowerPoint presentations, and an overview of the Housing Element and RHNA process. A summary of the comments received during the Housing Element Update process are included in Appendix A, and the written comments and City responses received are included in Appendix A, Attachment A-2.

At each of the eight public workshops, 30 to 40 members of the community attended. For Chino Hills, this is a high percentage of attendance. The City attributes the high attendance rate to both its outreach efforts and the availability of ZOOM participation.

## 2. Analysis Of Impediments To Fair Housing Choice (AI) Outreach

Local communities, such as Chino Hills, that receive grant funds from the United States Department of Urban Development (HUD) through its entitlement process satisfy this obligation by performing an “Analysis of Impediments to Fair Housing Choice.” This analysis requires communities to evaluate barriers to fair housing choice and develop and implement strategies and actions to overcome any identified impediments based on their individual histories, circumstances, and experiences. Through this process, local entitlement communities promote fair housing choices for all persons, including classes protected under the Fair Housing Act, provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choices, and promote housing that is physically accessible and usable by persons with disabilities.

In June 2020, the City of Chino Hills completed an AI for FY 2020-25. The AI assessed the adequacy of Chino Hills’ actions that address impediments to affirmatively furthering fair housing, including:

- Analyzing and eliminating housing discrimination within the jurisdiction;
- Promoting fair housing choice for all persons;
- Providing opportunities for racially and ethnically inclusive patterns of housing occupancy;
- Promoting housing that is physically accessible to all persons to include those persons with disabilities; and
- Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

The AI also conducted extensive public outreach. Stakeholder interviews were conducted in November and December 2019, including individual and small group stakeholder interviews by phone. Stakeholders were represented a variety of viewpoints, including housing, affordable housing, community development and planning, education, employment, homelessness, people with disabilities, and others. Interview invitations were made by email and/or phone. Organizations from which one or more representatives participated in the development of the AI included:

- City of Chino Hills Community Services Department
- City of Chino Hills Community Development Department
- City of Chino Housing Division
- City of Chino Human Services Department
- San Bernardino County
- Inland Fair Housing and Mediation Board
- Inland Regional Center
- Heart2Serve
- Pomona Valley Habitat for Humanity

## 2021-2029 Planning Period Housing Element

- Jamboree Housing Corporation.

A community survey was also used as another method for obtaining community input. The survey had 25 questions, and was made available to the general public, including people living or working in the Chino Hills region and other stakeholders. The survey was available online and in hard copy from June to November 2019. Paper copies were available at the public meetings and other related events held throughout the City. A total of 418 survey responses were received.

This public outreach process focused on answering three questions, which are listed below along with the primary community responses:

What are the greatest fair housing needs in the community?

- 1) There is a need for low-income, workforce housing.
- 2) Affordable housing is a huge need.
- 3) People have to live far away from their jobs to afford housing.
- 4) Homeownership is expensive in the area.
- 5) Rent is expensive in the area. It is skyrocketing.
- 6) Homelessness as a problem is growing. There is a need for homeless shelters, group homes, and transitional living homes.
- 7) There is a need for 3D printed homes for disaster recovery.

What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?

- 1) The City has resources to resolve fair housing issues - Inland Fair Housing and Mediation Board.
- 2) There is a need for conflict resolution and dispute resolution services with a translator for residents with Limited English Proficiency.

Are public resources (e.g., parks, schools, roads, police and fire services, etc.) available evenly throughout all neighborhoods?

- 1) Los Serranos is a lower-income area that has received a lot of grant money for sidewalks and streets. It is an older part of the city that needs investment in infrastructure. The City is really working to improve the Los Serranos area.
- 2) There is a need to provide assistance with internet access for low-income families so that children have access.

What parts of Chino Hills are generally seen as areas of opportunity? What makes them attractive places to live? What barriers might someone face in moving to one of these high opportunity areas?

- 1) All of Chino Hills is considered desirable. It is safe and has a varied housing stock. The flip side is that the price of living is higher than surrounding areas.
- 2) Affordability is the main barrier. Discrimination is not common.
- 3) Government officials understand the need for affordable housing, but the public may have some confusion between affordability and Section 8 housing. More education is needed.
- 4) There is a high level of expense. Off of Pipeline, near Los Serarnos area, the crime is a little higher, but the newer housing there is in the \$500,000 - \$600,000 range. Those in need are generally forced out.

## 2021-2029 Planning Period Housing Element

- 5) The City's transit system hits the main streets in Chino Hills and Chino. It hits the main commercial areas and schools. There are no impediments to moving to these areas.

Do residents of similar incomes generally have the same range of housing options?  
Are there any barriers other than income/savings that might impact housing choices?  
Are you aware of any housing discrimination?

- 1) There is not a broad enough spectrum of affordability. Any economic mobility is limited because rents are so high. Even people with good jobs have difficulty affording housing.
- 2) Chino Hills is a mixed community from a racial and ethnic perspective. The City is a broad community. Do not see discrimination.
- 3) The City has limited bus and does not have rail. The funding for bus service in the area is declining.
- 4) Most people commute outside of the City so that creates traffic on regional connections. Residents need access to a vehicle if employment is outside of the city.
- 5) Income is the greatest barrier. Not aware of any barriers outside of economic barriers. It would be nice to have some affordable housing.
- 6) No housing discrimination.

Are people in the area segregated in where they live? What causes this segregation to occur?

- 1) There is some segregation, but most neighborhoods have a mix. Los Serranos is predominantly Hispanic, but there is still a mix. They lack African American representation.
- 2) Don't believe it's segregated. It's a very mixed community.

What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?

- 1) Inland Fair Housing has fair housing and tenant resources. They have good coordination. They do workshops. They come into city hall, senior centers, go to events, to make people aware of what they offer, and they advertise on cable networks.
- 2) I know we have them and believe they are connected.
- 3) I don't know. I just send people to the community services desk at the City or call 211. This is another thing that would be good in the one-stop shop.

Are public resources (e.g., parks, schools, roads, police and fire services, etc.) available evenly throughout all neighborhoods?

- 1) The schools are ranked high academically. People try to live in the City of Chino Hills for the school system.
- 2) Schools are great. Roads are good.

## C. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

### 1. Impediments To Fair Housing

Based on the community input received and an analysis of Chino Hills' housing conditions, the AI identified factors in the City that contribute to impediments of fair housing. Four primary contributing factors are identified. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. These contributing factors and recommended City actions applicable to the Housing Element are summarized in Table 4-1 below. Each of the recommended actions are currently being undertaken by various divisions of the City, including Community Services, Development Services, and Code Enforcement.

**Table 4-1. Fair Housing Goals and Activities – Chino Hills**

Contributing Factors	Recommended Activities, Goals
<b>Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes</b>	
Rising housing costs threaten to displace working young adults and low-income senior residents.	<ul style="list-style-type: none"> <li>Support federal programs such as the Low Income Housing Tax Credit (LIHTC) program, and work with developers to use LIHTC for affordable housing development.</li> <li>Continue to commit grant funds and General Fund resources toward resident education on home maintenance, and repair/maintenance grants to households.</li> <li>Taking advantage of the recent changes in state law that allow Accessory Dwelling Units.</li> </ul>
Resident efforts to protect community character may slow or prevent the development of new affordable housing.	<ul style="list-style-type: none"> <li>Convene a committee or other group of local stakeholders to discuss strategies for increasing the supply of affordable housing in Chino Hills and preserving of existing affordable units.</li> <li>Continue to collect fees for the provision of affordable housing through the City's Affordable Housing In Lieu Fee program.</li> </ul>
<b>Impediment 2: Community Policies and Public Opinion Limit Affordable Housing</b>	
Zoning policies and topography issues increase housing development costs, making affordable housing development less likely.	<ul style="list-style-type: none"> <li>Hold public workshops to assess and develop strategies to meet the City's RHNA requirements, including options that incorporate rezoning, upzoning, and other code changes to encourage development of affordable housing.</li> </ul>
“Not In My Backyard” (NIMBY) attitudes preclude affordable housing development in some areas.	<ul style="list-style-type: none"> <li>Develop and deliver community education around the concept of affordable housing and its cultural and economic value to the community.</li> </ul>
<b>Impediment 3: Continued Need for Neighborhood Infrastructure and Public Improvements</b>	

**Table 4-1. Fair Housing Goals and Activities – Chino Hills**

Contributing Factors	Recommended Activities, Goals
Continued need for neighborhood reinvestment and cleanup in the Los Serranos neighborhood, which is designated as a 2010 low- and moderate-income census tract.	<ul style="list-style-type: none"> <li>• Continue to fund projects that develop, expand, or improve sidewalks, parks, trails, and other public facilities in low- and moderate-income census tracts.</li> <li>• Continue code enforcement efforts. Combine these efforts with access to housing rehab programs to support low-income residents in making required improvements to housing.</li> <li>• Increase marketing of available housing rehab resources to residents to increase awareness of these resources as part of code enforcement in low- and moderate-income areas.</li> </ul>
<b>Impediment 4: Continued Need for Fair Housing Education</b>	
Stakeholder input and survey responses indicate that more fairhousing education is needed for the general public and landlords/rental property managers	<ul style="list-style-type: none"> <li>• In-house or through a contracted provider such as the Inland Fair Housing and Mediation Board, design and coordinate delivery of a fair housing education program in English and Spanish 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.</li> </ul>

This Housing Element addresses each of the contributing factors identified in Table 4-1 that impede fair housing, as summarized below:

#### Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes

As discussed in the Section VI. Housing Plan, the City has taken the following actions:

- 1) The City commits to continuing to use CDBG and other available grant funding to provide needed infrastructure to the Los Serranos neighborhood.
- 2) The City commits to continuing to offer CDBG funding to nonprofit groups that assist special needs and homeless persons, including groups that provide domestic violence assistance, adult literacy services, landlord/tenant mediation, and food assistance.
- 3) The City commits to continuing to work with residential developers to seek opportunities to develop affordable housing, including use of Low Income Housing Tax Credit (LIHTC) program.
- 4) The City updated its Municipal Code this year to comply with current state ADU laws, and has designated, as of March 2021, a staff member to serve as the designated ADU housing coordinator.
- 5) The City is currently researching sample ADU building plans and available grant funds to develop a series of ADU pre-approved building plans for use by prospective property owners and builders, and commits to identifying incentives, such as the pre-approved plans and no or low cost permitting and utility connections, which can be offered in exchange for a property owner commitment to retain the ADU units as affordable to lower income units.

#### Impediment 2: Community Policies and Public Opinion Limit Affordable Housing

As discussed in various sections of this Housing Element, the City has taken following actions:

- 1) Between February – June 2021, the City conducted eight public workshops to provide information and gain community input on the Housing Element process including the City's RHNA requirements and options for rezoning, upzoning, and other code changes to encourage affordable housing development.
- 2) The City conducted an extensive outreach process to involve the community in the Housing Element Update process, including the benefits of affordable and high density housing.

### Impediment 3: Continued Need for Neighborhood Infrastructure and Public Improvements

As discussed in various sections of this Housing Element, the City has taken the following actions:

- 1) The City commits to continuing to use CDBG and other available grant funding to provide needed infrastructure to the Los Serranos neighborhood. In addition, in 2019, the City completed a 6-acre park in the Los Serranos neighborhood, which had previously been the only neighborhood in the City without a park. Los Serranos Park was built through an agreement with the Chino Valley School District on underutilized school land. Amenities at the park include playground, adaptive swing, picnic area, gazebos, basketball court, fitness equipment, and handball court.
- 2) The City will continue to use CDBG and other available grant funding to provide minor home repair assistance to low income households.
- 3) The City commits to continuing to direct its Code Enforcement Division to respond to all complaints regarding poorly maintained or illegal building activity, and to work with the City Community Development staff to resolve such complaints

### Impediment 4: Continued Need for Fair Housing Education

- 1) The City will continue to provide in-house fair housing services and/or contract with a service provider such as Inland Fair Housing and Mediation Board.
- 2) The City will continue to highlight Fair Housing services on its website and other available public venues, including community events and at public counters.

## **2. Fair Housing Complaints**

The AI provides an inventory of complaints filed with the HUD Region IX of the Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing, and complaints filed with the Inland Fair Housing and Mediation Board.

The FHEO receives and investigates complaints of housing discrimination, and leads in the administration, development, and public education of federal fair housing laws and policies. The San Francisco Regional Office of the FHEO maintains data reflecting the number of complaints of housing discrimination received by HUD, the status of all such complaints, and the basis/bases of all such complaints. For the five-year period August 1, 2014 through August 31, 2019, HUD received and processed one complaint regarding alleged discriminatory housing actions in the City of Chino Hills. Filed February 9, 2017, the complainant alleged discrimination based on disability and identified the following discriminatory acts or practices, recorded as the discriminatory issues: Discriminatory refusal to rent; discriminatory terms, conditions, privileges, or services, and facilities; and failure to make a reasonable accommodation. However, after investigation, HUD dismissed the complaint on January 29, 2018, after making a "no cause" determination.

The Department of Fair Employment and Housing's statutory mandate is to protect the people of California from employment, housing, and public accommodations discrimination, hate violence, and human trafficking. From November 1, 2014 through November 31, 2019, the DFEH reported that it had received no formal complaints of housing discrimination originating within the jurisdiction of Chino Hills.

The Inland Fair Housing and Mediation Board receives federal funds to conduct education and outreach, complaint intake and conciliation, fair housing investigation and testing, and referral of housing discrimination complaints. The Board did not provide any response or data regarding complaints it may have received and processed concerning housing units in Chino Hills for 2014-2019 period. HCD AFFH Data viewer provides additional information on fair housing enforcement and outreach.<sup>18</sup> This data also shows no recorded incidents in Chino Hills of FHEO inquiries, race bias, disability bias or other cases

### **3. Integration, Segregation, Concentrations of Poverty, and Disparities in Access to Opportunity**

As discussed previously, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. HCD AFFH Data Viewer provides additional census tract information regarding distribution of race in Chino Hills. The data shows areas in Chino Hills that are predominantly White, Hispanic, and Asian. (Reference Figure 3. Predominant Population – Chino Hills.) No race is predominant in Chino Hills, but Asians have a sizeable population in the northern portion of the City; Whites have a sizable population in the central section of the City; and Hispanics have a sizable population in the eastern portion of the City.

Areas of poverty within Chino Hills are identified in the central portion of the City. This area contains two of the City's mobile home parks, one of which is a senior (aged 55+) community. (Reference Figure 4. Percent of Population Below Poverty Level– Chino Hills.) No area within the City has identified racially or ethnically concentrated areas of poverty. (Reference Figure 5. Racially or Ethnically Concentrated Areas of Poverty – Chino Hills.) HCD AFFH Data Viewer shows no public housing buildings or housing vouchers in Chino Hills.

<sup>18</sup> AFFH Data Viewer ([arcgis.com](http://arcgis.com)); accessed July 1, 2021.

## 2021-2029 Planning Period Housing Element

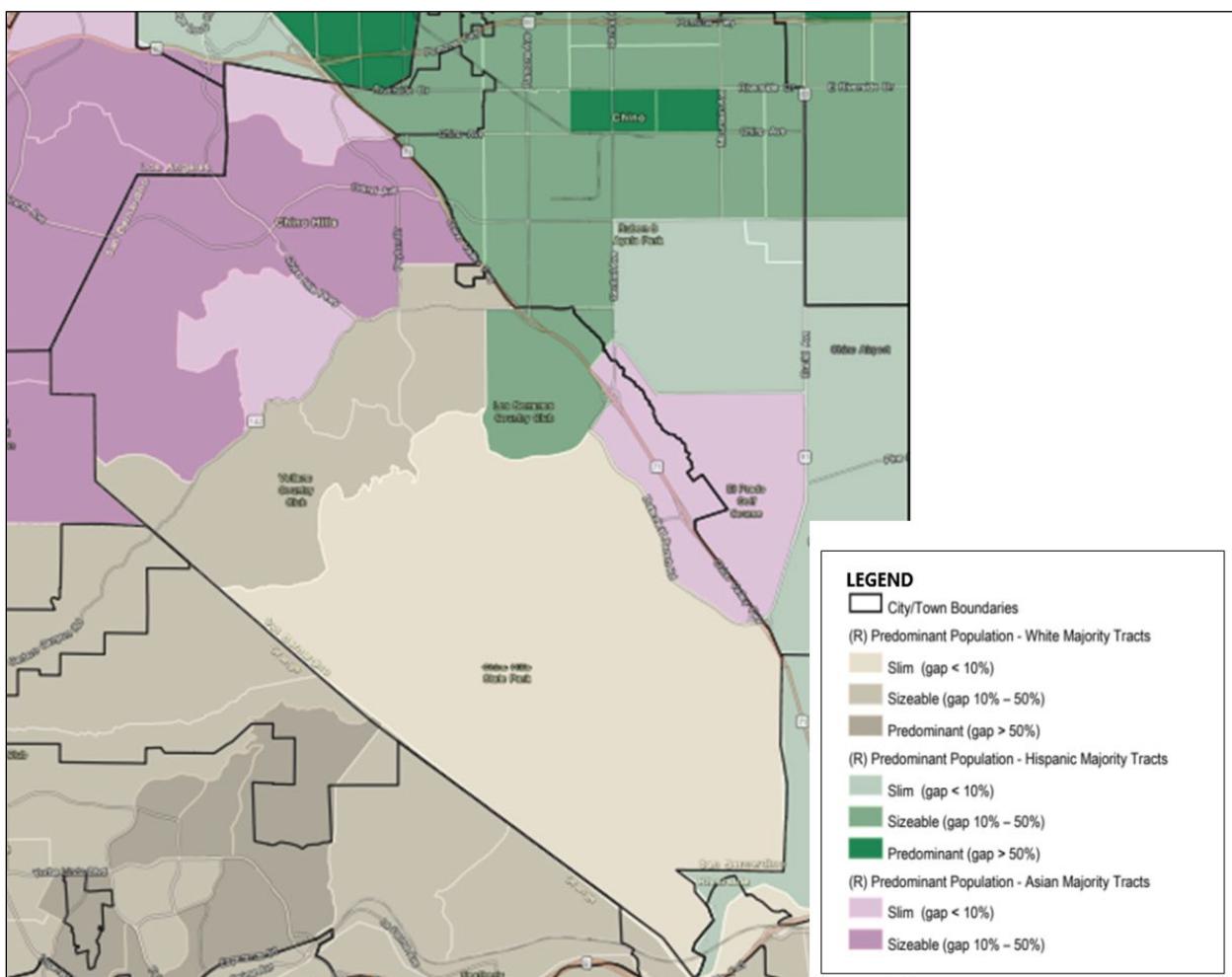


Figure 3. Predominant Population – Chino Hills

## 2021-2029 Planning Period Housing Element

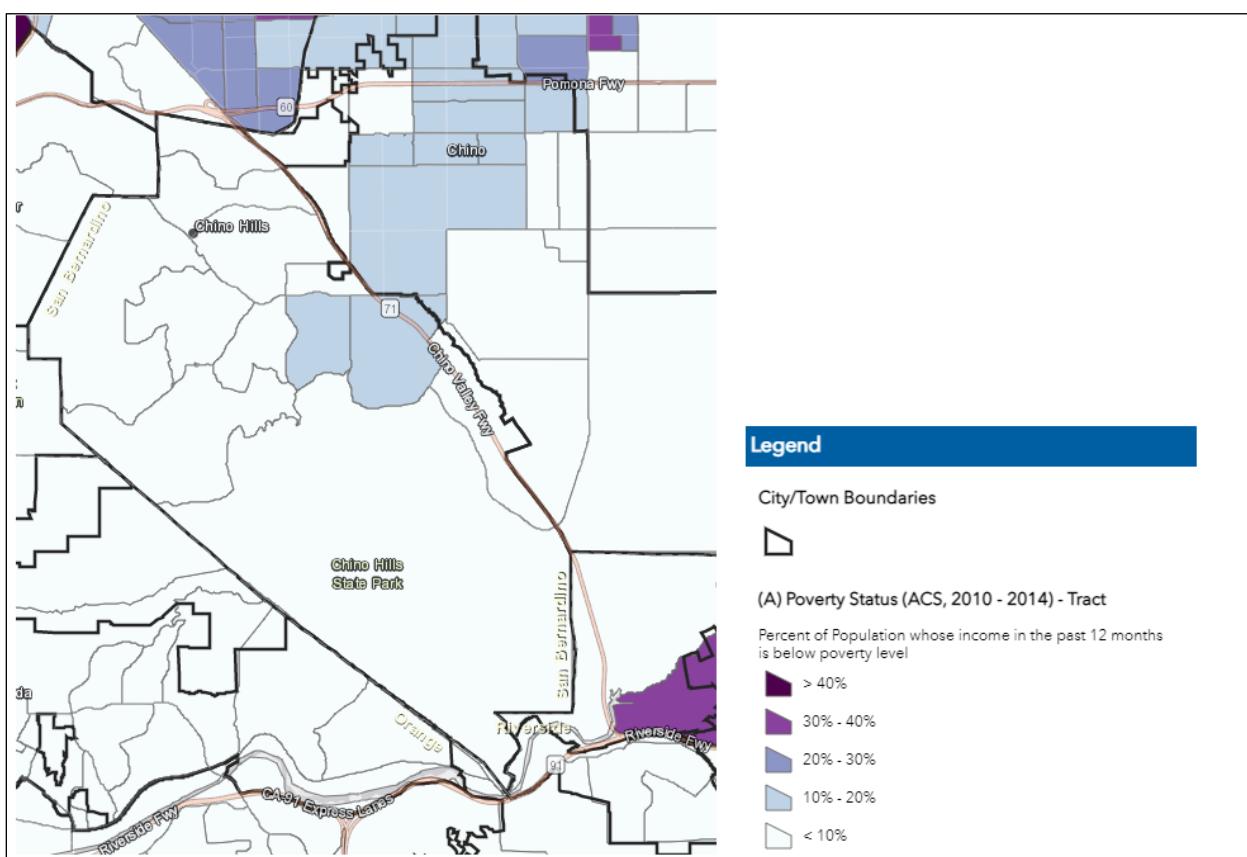
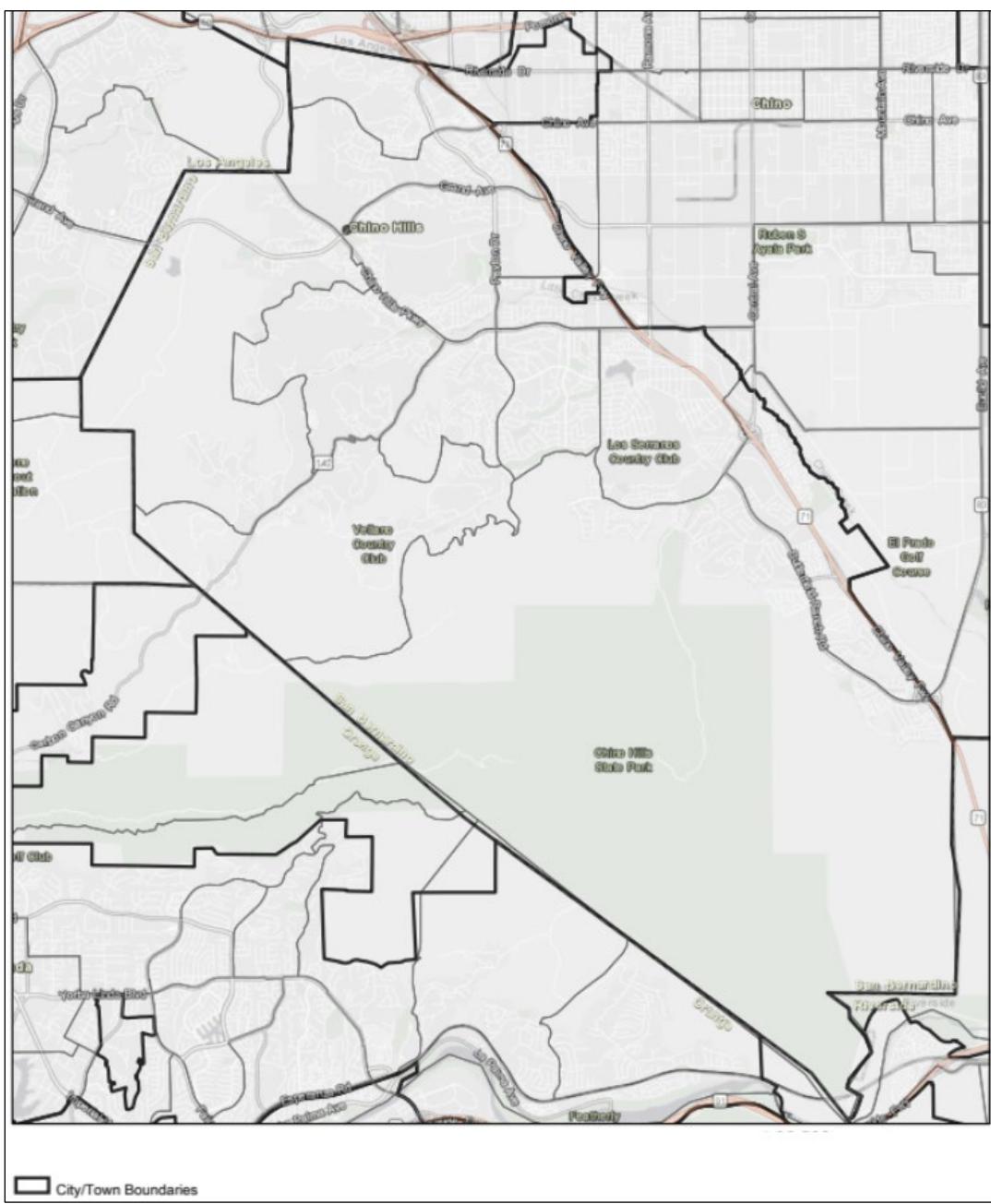


Figure 4. Percent of Population Below Poverty Level – Chino Hills



**Figure 5. Racially or Ethnically Concentrated Areas of Poverty – Chino Hills**

Mortgage Lending Practices. Another indicator of equal access to housing are mortgage lending practices. The AI examined mortgage lending for Chino Hills, as compared to the Riverside-San Bernardino-Ontario Region. Table 4-2, below, shows the loan approval rates for completed loan applications by race and ethnicity at various income levels. Not included in these figures are applications that were withdrawn or closed due to incompleteness such that no decision was made regarding approval or denial. For Chino Hills, 13.5% of all completed applications were denied. Non-White applicants have higher purchase loan denial rates (ranging from 13 to 15%) than White applicants (10.5%). However, two groups – Black applicants and applicants of other races – have very low numbers of completed applications (both under 40) making it difficult to draw strong conclusions about denial rates. Disaggregating applications by applicant incomes shows that the vast majority of home loan applications were made by middle- or high-income households (95.4%), likely reflecting the higher cost housing available in Chino Hills. At low incomes, about 25% of applications were denied. About 25% of applications by White and Asian

## 2021-2029 Planning Period Housing Element

households were denied, compared to 35.3% for Latinos. Only one Black applicant completed an application, which was denied.

At middle and high incomes, denial rates fell to around 13%, although this rate varied by income, race, and ethnicity. High income White and Black applicants had the lowest rates (about 8%), while middle income Black and other race applicants had the highest rates (22-25%). However, these were based on relatively few applications (4 and 9, respectively). Data for the Riverside-San Bernardino-Ontario Region presented in Table 4-2, below, show greater overall mortgage loan denial rates for non-White than White applicants.

Overall, lending patterns in Chino Hills as presented in the AI indicate that there may be some differential access to homeownership by race and ethnicity, but does not provide particularly strong evidence of such. Most notable is the scarcity of applications by low income applicants, suggesting that there is very little housing stock in Chino Hills potentially available and affordable to first time homebuyers or low- and moderate-income households.

**Table 4-2. Loan Approval Rates by Income, Race and Ethnicity, 2018: Chino Hills and Riverside-San Bernardino-Ontario Region**

Applicant Income	Applicant Race and Ethnicity					All Applicants	
	Non-Latino						
	White	Black	Asian	Other	Latino		
<b>CHINO HILLS</b>							
<b>Low Income</b>	Completed Applications	16	1	86	0	17	<b>120</b>
	Denial Rate	25.00%	100.00%	23.30%	---	35.30%	<b>25.80%</b>
<b>Middle Income</b>	Completed Applications	176	4	500	9	135	<b>824</b>
	Denial Rate	15.30%	25.00%	11.40%	22.20%	11.90%	<b>12.50%</b>
<b>High Income</b>	Completed Applications	466	24	929	25	210	<b>1,654</b>
	Denial Rate	8.20%	8.30%	16.10%	12.00%	11.90%	<b>13.20%</b>
<b>All Applicants</b>	Completed Applications	658	29	1,515	34	362	<b>2,598</b>
	Denial Rate	<b>10.50%</b>	<b>13.80%</b>	<b>15.00%</b>	<b>14.70%</b>	<b>13.00%</b>	<b>13.50%</b>
<b>RIVERSIDE-SAN BERNARDINO-ONTARIO REGION</b>							
<b>Low Income</b>	Completed Applications	3,107	23	104	31	40	<b>3,305</b>
	Denial Rate	15.00%	34.80%	22.10%	25.80%	22.50%	<b>15.50%</b>
<b>Middle Income</b>	Completed Applications	2,239	11	68	26	29	<b>2,373</b>
	Denial Rate	9.20%	9.10%	11.80%	15.40%	10.30%	<b>9.40%</b>
<b>High Income</b>	Completed Applications	2,642	9	56	22	32	<b>2,761</b>
	Denial Rate	5.60%	22.20%	5.40%	13.60%	6.30%	<b>5.70%</b>

## 2021-2029 Planning Period Housing Element

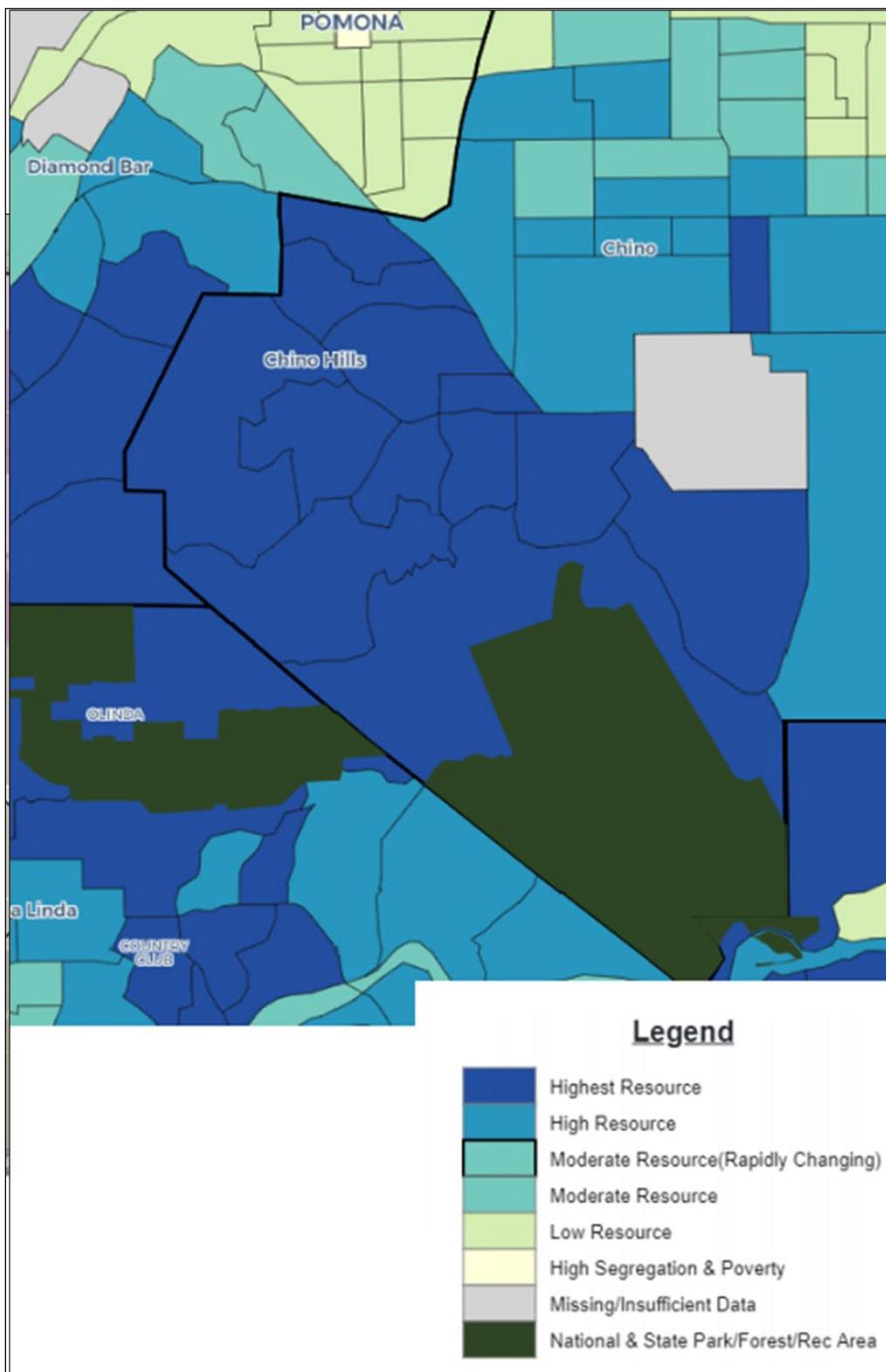
**Table 4-2. Loan Approval Rates by Income, Race and Ethnicity, 2018: Chino Hills and Riverside-San Bernardino-Ontario Region**

Applicant Income		Applicant Race and Ethnicity					All Applicants	
		Non-Latino				Latino		
		White	Black	Asian	Other			
All Applicants	Completed Applications	7,988	43	228	79	101	8,439	
	Denial Rate	10.30%	25.60%	14.90%	19.00%	13.90%	10.60%	

Source: "City of Chino Hills, Analysis Of Impediments to Fair Housing Choice"

Opportunity to Resources. Another indicator of equal access to housing is access to education, economic, and environmental opportunities. To identify areas within a jurisdiction with less or lower opportunities, the HCD Guidebook suggests using the California Tax Credit Allocation/California Department of Housing and Community Development Opportunity Maps (Opportunity Maps) as a resource. These maps were developed through the joint effort of HCD and the California Tax Credit Allocation Committee (TCAC). Factors considered in developing the maps included: poverty rates; percent of adults with a bachelor's degree or above; job proximity; median home value; exposure to environmental pollutants; school age children reading and math proficiency; and poverty and racial segregation. Based on these factors, each jurisdiction in the state is ranked according to: Highest Resource; High Resource; Moderate Resource (rapidly changing); Moderate Resource; Low Resource; High Segregation & Poverty; Missing/Insufficient Data; and National & State Park/Forest/Recreation Area.

Areas within a jurisdiction that have high education levels and median house values, and low poverty rates and exposure to pollutants, are given a High or Highest Resource rating. Similarly, areas within a jurisdiction that have lower education levels and median house values, and higher poverty rates and exposure to pollutants, are given a Low or Moderate rating. For Chino Hills, the entire City, with the exception of Chino Hills State Park, is mapped as Highest Resource. Chino Hills State Park is mapped as National & State Park/Forest/Recreation Area. This mapping indicates that all of Chino Hills residential areas have high performing schools and good proximity to jobs; are not disproportionately exposed to pollution or other health risks; and do not contain areas of segregation or concentration of poverty. (Reference Figure 6, Opportunity Mapping – Chino Hills.)



**Figure 6. Opportunity Maps Mapping - Chino Hills**

The AI also examined the City of Chino Hills zoning codes and land use ordinances to identify possible impediments to fair housing. The AI concludes that overall, there is low risk of the Development Code and other land use regulations contributing to discriminatory housing treatment or impeding fair housing choice. Additionally, the analysis finds that the Development Code allows for reasonable development of multifamily units at varying density, specifically, the Medium Density RM-1, High Density RM-2, Very High Density RM-3, and Mixed Use zoning districts.

### 4. Existing and Future Distribution of Affordable Housing

As noted previously, the City of Chino Hills does not contain any public housing developments, project-based Section 8, or low-income housing tax credit sites. The City also has a very low rate of housing choice voucher use.<sup>19</sup> There are 25 affordable units at the Heights Apartments on Slate Drive in the southeastern portion of the City, which are designated for median income households through a density bonus. There is also a Habitat for Humanity “for sale” house on Fairway Boulevard in the Los Serranos portion of the City, built in 2008 for a low income household. Two additional Habitat for Humanity “for sale” houses are currently underway, each funded with the help of City housing-in-lieu funds and City land donation. These houses, located at 4528 and 4628 Fairway Boulevard, will be available to very low income veteran households, with a commitment that the houses will remain affordable to very low income households for a period of not less than 45 years. These houses are included in the City potential “Lower Income” housing site inventory

Despite the limited supply of affordable housing, the City has a history of facilitating high density housing throughout the City. Figure 7 below illustrates the locations of existing multifamily housing developments within the City. As shown in the figure, existing multifamily housing is distributed throughout the eastern and central portions of the City that contain the flattest topography. Table 4-3 below provides the legend to Figure 7, with each multifamily housing development numbered to match its respective number on the figure.

Future high density housing in the City is planned to meet the RHNA production of 1,388 very-low and 821 low income units within the 2021-2029 planning period. Figure 8 below shows that the high density “lower income” sites identified through this 6<sup>th</sup> Cycle Housing Element are distributed throughout the community in a manner that continues to affirmatively further fair housing. Table 4-4 below provides the legend to Figure 8, with each high density “lower income” sites numbered to match its respective number on the figure. Both Chino Hills’ existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing.

<sup>19</sup> City of Chino Hills, Analysis Of Impediments to Fair Housing Choice, page 12.

## 2021-2029 Planning Period Housing Element

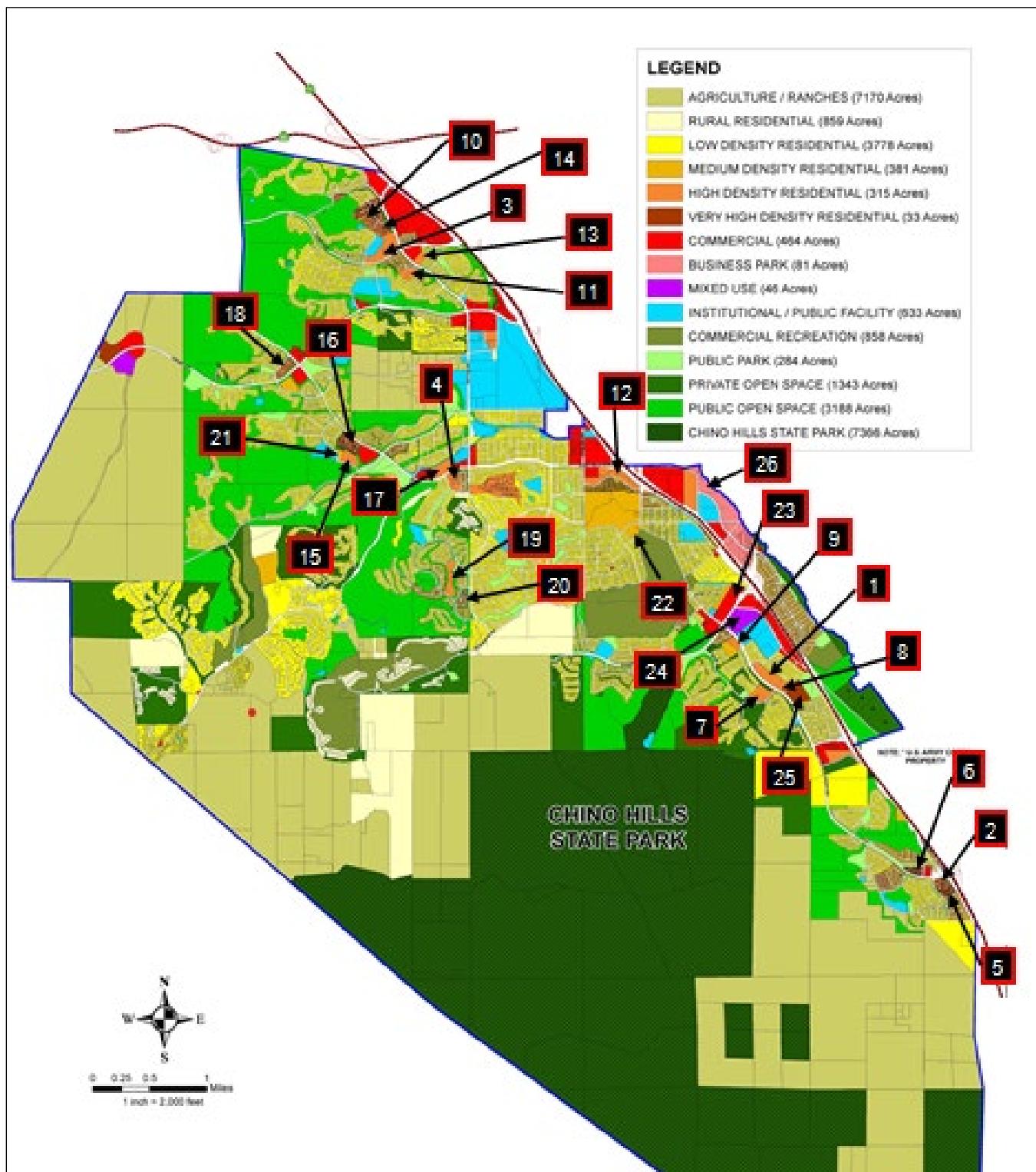


Figure 7. Existing Multifamily Housing in Chino Hills

## 2021-2029 Planning Period Housing Element

**Table 4-3. Figure 7 Legend - Existing Multifamily Housing by Site Number, Type, Name, Location, Units and Acres: Chino Hills**

Site No.	Type	Development Name	Location	Total # of Units	Total Site Acres
1	APARTMENTS	Capriana	16301 Butterfield Ranch Road	124	12
2	APARTMENTS	Celamonte	TR17297 (17871 Shady View)	119	7
3	APARTMENTS	Eagle Canyon Apartments	TR12581-9 (13316 Woodsorrel)	252	28
4	APARTMENTS	Green Valley Apartments	TR12751-2 (14901 Frost)	144	12
5	TOWNHOMES	Hampton Court	TR 14657	112	6
6	TOWNHOMES	Hampton Manor	TR14756	90	7
7	APARTMENTS	Heights II	TR14551-1 (16675 Slate Dr)	208	13
8	APARTMENTS	Heights I	16011 Butterfield Ranch Road	124	6
9	TOWNHOMES	Jade Tree (Vista Bella)	St. Gaudens/ Butterfield Ranch Road	65	5
10	TOWNHOMES	Le Parc Condos	TR12142 & TR12138 (Beverly Glen/Glen Court)	324	9
11	APARTMENTS	Portofino	TR12581-6 (2851 Bedord Lane)	176	10
12	APARTMENTS	Reserve	TR 12910 (4200 Village Drive)	482	32
13	APARTMENTS	Rolling Ridge	13439 Peyton (TR 12581-1/L91)	110	5
14	TOWNHOMES	Sonrisa	TR13500 (Beverly Glen/Lemonwood)	102	11
15	APARTMENTS	Summit Apartments	2400 Ridgeview	125	9
16	TOWNHOMES	Sunset	TR13689 & 2538 Sundial	220	16
17	APARTMENTS	The Missions @ Chino Hills	3100 Chino Hills Parkway	240	13
18	TOWNHOMES	Villa Del Lago @ Laband	TR13651-13	91	8
19	APARTMENTS	Village Oaks	15773 High Knoll Drive	280	14
20	TOWNHOMES	Unknown	TR13392 & TR13586 (Bayberry/South Downs Drive)	184	22
21	TOWNHOMES	Crystal View (Windmill Creek)(Horizon)	TR 18018 (Windmill Creek/Ridgeview)	29	3
22	TOWNHOMES	Lago Los Serranos	TR17362 (15342 Ramona Avenue)	95	8
23	TOWNHOMES	Bristol	TR 19904 (Row houses & clusters)	110	12
24	APARTMENTS	Santa Barbara	TR 18875 (15920 Pomona Rincon Road)	324	24

## 2021-2029 Planning Period Housing Element

**Table 4-3. Figure 7 Legend - Existing Multifamily Housing by Site Number, Type, Name, Location, Units and Acres: Chino Hills**

<b>Site No.</b>	<b>Type</b>	<b>Development Name</b>	<b>Location</b>	<b>Total # of Units</b>	<b>Total Site Acres</b>
25	APARTMENTS	Avalon Bay	5685 Park Drive	331	15
26	APARTMENTS	Crossings of Chino Hills	15101 Fairfield Ranch Road	346	15
<b>TOTAL</b>				<b>4,807</b>	<b>322</b>

## UPDATED MAP OF POTENTIAL LOWER RHNA SITES

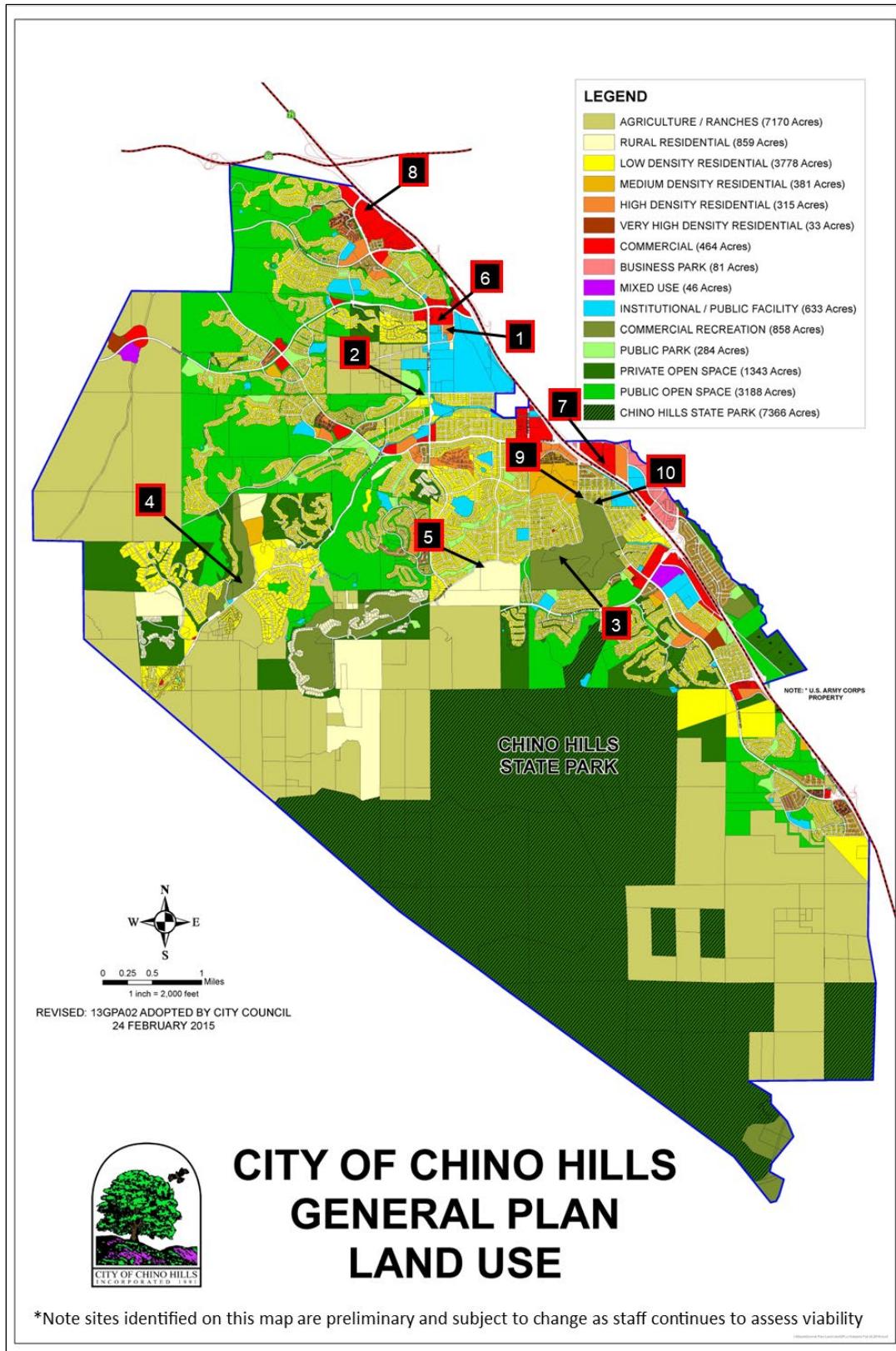


Figure 8. Lower Income Housing Sites - 6<sup>th</sup> Cycle Housing Element

**Table 4-4. Figure 8 Legend - Lower Income Housing Sites by Site Number, Name, Acres, Units, and Density: 6<sup>th</sup> Cycle RHNA Chino Hills**

<b>Site No.</b>	<b>Name</b>	<b>Size (acres)</b>	<b>Unit Count</b>	<b>Developed Density (min. 20 du/ac)</b>
1	Shoppes II	8.0	374	46.8 du/ac
2	Park Overflow	1.8	50	27.8 du/ac
3	Los Serranos Golf Course	21.3	532	24.98 du/ac
5	Western Hills Golf Course	8.3	166	20.0 du/ac
8	Wang	7.3	148	20.3 du/ac
11	Shoppes	5.7	267	46.8 du/ac
12	Commons	9.0	300	33.3 du/ac
13	Crossroads Marketplace	12.3	370	30.1 du/ac
14	Habitat for Humanity (4528 Fairway Blvd.)	.1	1	N/A
15	Habitat for Humanity (4628 Fairway Blvd.)	.1	1	N/A
<b>Total</b>			<b>2,209</b>	
RHNA - "Lower Income"			2,209	
Difference			0	

## V. HOUSING RESOURCES

A variety of resources are required to ensure an adequate supply of housing and ample sites to satisfy the City's RHNA allocation. These resources include use of default density, available sites, residential site inventory, accessory dwelling units, and financing resources.

### A. DEFAULT DENSITY

To identify a housing site as "affordable", a Housing Element needs to provide an analysis demonstrating that adopted densities, costs, financial subsidies, and/or market demand can accommodate lower income households. In Chino Hills, such an analysis is infeasible because very few, if any, houses rent or sell at rates that are affordable to very low or low income households. As an option and alternative to preparing the analysis, California Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households."

The default density standard provides a streamlined option for local governments to meet the density requirement. If a local government zones a site to meet the default density, no analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review. Default densities established by HCD for metropolitan jurisdictions like Chino Hills are 30 units or more per acre. This means that Chino Hills must zone sufficient sites at a density of no less than 30 dwelling units per acre to qualify as suitable for "affordable" or lower income housing. In addition, Government Code Section 65583.29(h) sets a minimum development density of 20 units per acre for these zoned sites. This means that in order to continue to qualify a site under the default density provision, a project built on a designated site (zoned at a density of 30 units or more) must be built to a density of no less than 20 units per acre.

Chino Hills has used this default density strategy in its previous Housing Elements to successfully meet its RHNA requirements for very low and low income housing. For example, in its 5th Cycle Housing Element, Chino Hills designated the Avalon Bay (formerly Overton Moore) Apartment site along Butterfield Ranch Road as Very High Density Residential, which allows a maximum density of 35 dwelling units per acre. The Avalon Bay site was subsequently developed with 331 units at a density of 22.74 units per acre. In its previous Housing Elements, Chino Hills successfully satisfied its moderate income RHNA allocation by designating High Density Residential and Medium Density Residential zoned sites, which have maximum densities of 25 units per acre and 12 units per acre, respectively. Chino Hills has successfully satisfied its above moderate income RHNA allocation by designating sites zoned Low Density Residential and other sites planned for single family detached residential development.

### B. RESIDENTIAL SITE INVENTORY

As discussed previously, there is very little vacant land remaining in Chino Hills, and there are only approximately 12 properties, totaling 99.8 acres of undeveloped land, remaining with a less than 10% slope. Of these properties, the three (3) largest properties have active entitlements, and the remaining are between 8.7 and 0.3 acres in size. The remaining available residential sites within Chino Hills generally exceed a 10% slope and/or are infill sites within existing single family residential tracts. Although these available vacant sites have limited opportunity for high density development, the sites are capable of supporting low density residential development.

#### 1. Above-Moderate Income Sites

Chino Hills has a 6th Cycle RHNA allocation of 731 above-moderate income units. These units are typically single family and low density townhome type development, and are expected to rent

## 2021-2029 Planning Period Housing Element

or sell above the moderate income ranges described in Table 3-2 above. For the 2021-2029 planning period, the City expects that the above-moderate income sites outlined in Table 5-1 below will be developed. Each of these sites are currently undeveloped and designated for residential development in both the City General Plan Land Use Map and Zoning Map.

**Table 5-1. Above-Moderate Income Sites Expected (2021-2029 Planning Period): Chino Hills**

Project (Site) Name	Acres	# of Units Proposed or Entitled	Income Category	Status
Shady View	130	159	Above Moderate	Entitlement process on-going
Vila Borba Tract 16414	19.9	220	Above Moderate	Entitled, pending final map
Vila Borba Tract 16413	17.4	19	Above Moderate	Approved, no building permits pulled.
Paradise Ranch	85.0	50	Above Moderate	Entitlement process on-going
Morningfield	1.3	7	Above Moderate	Approved, no building permits pulled
Los Serranos Golf Course	26.6	124	Above Moderate	Entitlement process on-going
Wang	14.8	69	Above Moderate	Pre-entitlement
Canyon Estates	88.6	166	Above Moderate	Pre-entitlement
<b>Total Units</b>		<b>814</b>		
RHNA - Above Moderate		731		
Difference		+ 83		

## 2. Identification of Sufficient Sites

Appendix B of the Housing Element follows the methodology contained in the HCD Guidebook, including the required site analysis tables and site information for the vacant and non-vacant properties needed to meet the City's RHNA requirement through the 2021-2029 planning period. The focus of the inventory is on medium and high density sites necessary to satisfy the "Moderate" Income and "Lower" (Low and Very Low) Income sites.

Because the City does not have sufficient zoned sites to accommodate the full 2,209 "Lower" income or affordable units, there is a shortfall requiring a program to rezone additional sites. As outlined in the Guidebook, the City has identified, as part of an inventory, sites within its boundaries that could have the potential for new residential development within the eight-year timeframe of this planning period. Types of sites considered in the inventory include: Vacant sites zoned for residential use; Vacant sites zoned for nonresidential use that allow residential development; Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites); Sites owned or leased by a city; Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included to rezone the site to permit residential use. Projects that are pending and have yet to receive entitlement or building permits, are considered, and where appropriate, credited toward meeting the RHNA allocation.

This Housing Element includes the required program to rezone the identified sites within three years of the beginning of the planning period.

### 3. Moderate Income Sites

Moderate Income units require medium density sites able to accommodate multifamily development with the City's RM-1 and RM-2 zones. Similar to high density sites, medium density development requires a relatively flat site, with average slopes at or below 10%. For the 2021-2029 planning period, the City's RHNA allocation for Moderate Income units is 789.

As discussed previously, the Rancho Cielito project is a pending 354 apartment project on a 29.5 acre RM-1 zoned site. Because this is a medium density multifamily rental project, it meets the density requirements to qualify as a Moderate Income site. To provide the additional Moderate Income sites, the City proposes to rezone two properties to RM-2 or equivalent: the Wang and Canyon Estates. These properties are large, 189.6 and 378.6 acres respectively, and contain areas of steep topography as well as areas at or below 10% slope that could be reasonably graded to accommodate medium density development. For the Wang property 30.5 acres with slopes less than 10% are allocated for Moderate Income development, and for the Canyon Estates property, 13.3 acres with slopes less than 10% are allocated for Moderate Income development. Table 5-2, below, includes these properties in the list of expected Moderate Income sites for the 2021-2029 planning period. Both of these properties have preliminary entitlements submitted by a developer demonstrating that the proposed number of medium density units are achievable.

**Table 5-2. Moderate Income Sites Expected (2021-2029 Planning Period): Chino Hills**

Project (Site) Name	Size (acres)	Unit Count	Developed Density
Canyon Estates	13.4	160	12.0 du/ac
Wang	30.5	275	9.0 du/ac
Rancho Cielito	29.5	354	12.0 du/ac
Total		789	
RHNA – Moderate Income		789	
Difference		0	

### 4. Lower Income Sites

Following HCD's Housing Element Site Inventory Guidebook, the Housing Element must demonstrate the City's ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. For the 2021-2029 planning period, the City's RHNA allocation is for 1,388 very low income units and 821 low income units, for a combined total of "lower" income or affordable units of 2,209.

The City has one site currently zoned and able to accommodate high density development: Shoppes II, which is a flat 8-acre City owned site with a Specific Plan-Mixed Use designation that allows a floor area ratio (FAR) of 2.25 and a maximum height of 70 feet. Through its Specific Plan designation, this site is currently designated for 295 high density units, which the City proposes to increase to 374 high density units during this planning period. Rezoning of the Shoppes II site will be completed within the next three years to increase the number of units. In addition, the City has two Habitat for Humanity sites, both currently entitled for one single family house, that will be affordable to very low income veteran households.

## 2021-2029 Planning Period Housing Element

To provide the additional Lower Income sites, the City proposes to rezone an additional seven properties to RM-3, MU, or equivalent, allowing the development of high density housing to proceed. These sites, along with the Shoppes II site, are summarized below in Table 5-3, which lists expected Lower Income sites for the 2021-2029 planning period. (Reference Figure 8, Lower Income Housing Sites - 6th Cycle Housing Element, above.)

- (1) Wang: As discussed above, the Wang property is a 189.6 acre undeveloped property that contains areas of steep topography as well as areas at lesser slopes that could be reasonably graded to accommodate high density development. A preliminary entitlement for this property, which includes 148 high density units, has been submitted by a developer demonstrating that the proposed number of high density units are achievable. The high density portion of this property would be rezoned to RM-3 or an equivalent by right designation.
- (2) Park Overflow: This is a 1.8-acre City owned vacant property that is currently zoned for public recreation use and used as overflow parking for the adjacent City Community Park. The City has initiated action to develop this site as a 50-unit senior apartment project that will be affordable to low and very low income senior households. The City is committed to applying its Housing In-Lieu Fee funds and available grant funds to help finance this project's development. This property would be rezoned to RM-3 or an equivalent by right designation.
- (3) Los Serranos Golf Course: This is a 9-hole area of an existing 36-hole golf course. The golf course has been underperforming in recent years, and the property owner has been actively pursuing converting the southernmost 9-hole area into housing. The property owner has a current entitlement application that includes 532 high density units, which demonstrates that the proposed number of high density units is achievable. The high density portion of this property would be rezoned to RM-3 or an equivalent by right designation.
- (4) Western Hills Golf Course: This is an underutilized portion of an existing 18-hole golf course. The golf course has been underperforming in recent years, and the property owner has been actively pursuing converting the southernmost portion of the golf course to housing. The property owner has a current preliminary entitlement application that includes 166 high density units, which demonstrates that the proposed number of high density units is achievable. The high density portion of this property would be rezoned to RM-3 or an equivalent by right designation.
- (5) The Shoppes Commercial Center: Like many large commercial centers, The Shoppes is an existing 391,863 square foot center that has experienced significant vacancies. The property owner has submitted a preliminary proposal to convert a portion of the center to mixed use high density residential. This site is flat with an ample parking field that can adequately accommodate the 333 high density units listed in Table 5-3, below. The high density portion of this property would be rezoned to MU or an equivalent by right designation.
- (6) The Commons Commercial Center: Similar to The Shoppes, the Commons is an existing 443,272 square feet center that has experienced significant vacancies. The property owner has submitted a preliminary proposal to convert a portion of the center to mixed use high density residential. This site is flat with an ample parking field that can adequately accommodate the 300 high density units listed in Table 5-3, below. The high density portion of this property would be rezoned to MU or an equivalent by right designation.
- (7) Crossroads Marketplace: Similar to The Shoppes and the Commons, Crossroads Marketplace is an existing 554,286 square feet center that has experienced significant

## 2021-2029 Planning Period Housing Element

vacancies. The property owner has submitted a preliminary proposal to convert a portion of the center to mixed use high density residential. This site is flat with an ample parking field that can adequately accommodate the 370 high density units listed in Table 5-3, below. The high density portion of this property would be rezoned to MU or an equivalent by right designation.

**Table 5-3. Lower Income Sites Expected (2021-2029 Planning Period): Chino Hills**

Project (Site) Name	Acres	# of Units Proposed or Entitled	Income Category	Status
Shoppes II	8.0	374	Lower	Undeveloped, Zoned
Park Overflow	1.8	50	Lower	Undeveloped, To be Re-Zoned
Los Serranos Golf Course	21.3	532	Lower	Underutilized, To be Re-Zoned
Western Hills Golf Course	8.3	166	Lower	Underutilized, To be Re-Zoned
Wang	7.3	148	Lower	Underutilized, To be Re-Zoned
Shoppes	5.7	267	Lower	Underutilized, To be Re-Zoned
Commons	9.0	300	Lower	Underutilized, To be Re-Zoned
Crossroads Marketplace	12.3	370	Lower	Underutilized, To be Re-Zoned
Habitat for Humanity (4528 Fairway Blvd.)	.1	1	Lower	Vacant, Entitled
Habitat for Humanity (4628 Fairway Blvd.)	.1	1	Lower	Vacant, Entitled
<b>Total Units</b>		<b>2,209</b>		
RHNA Above Mod		2,209		
Difference		0		

### C. ACCESSORY DWELLING UNITS

As discussed previously, Chapter 16.10.140 of the City Development Code allows for ADUs consistent with state law. To assist cities with preparation of their 6<sup>th</sup> Cycle Housing Elements, SCAG prepared and received HCD's concurrence on the SCAG Regional Accessory Dwelling Unit Affordability Analysis. SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories. The analysis examined current market rents for ADUs and comparable properties for its member counties, and calculated the percent of ADUs expected to be affordable to each income group: extremely low income, very low income, low income, moderate income and above moderate income.

The SCAG analysis groups Chino Hills in the San Bernardino/Riverside Counties calculation shown in Table 5-4 below:

**Table 5-4. SCAG Affordability Assumption for Rented ADUs by Income Group - Riverside and San Bernardino Counties**

Income Category	Affordability Assumption for all ADUs - 100% of Total
Extremely Low	15%
Very Low	7.7%
Low	34.8%
Moderate	34.8%
Above Moderate	7.7%

Since 2019, Chino Hills community interest in ADUs has been steadily increasing, from 2 ADU plan check submittals in 2019 to 18 in 2020. Since the start of 2021, a period of four months, the City has received 12 ADU plan check applications and based on the number of inquiries, expects to issue up to 40 ADU building permits this year. The City continues to respond to a dozen or more inquiries in a typical week from residents, architects, and contractors about developing ADUs on existing single-family residential properties; additionally, developers have expressed interest in incorporating ADUs into their future single-family residential projects. Considering this increasing rate of interest, the City expects the number of ADU building permits to increase by 10% per year throughout the 2021-2029 planning period. As shown in Table 5-5, the number of ADUs in Chino Hills is projected to increase from 40 in 2021 to 78 in 2029, for a total of 457 ADUs during the eight-year planning cycle.

**Table 5-5. Number of Projected ADU Building Permits per Year (2021-2029): Chino Hills**

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
<b>Total</b>	<b>457</b>

Table 5-6, below, allocates the total projected number of Chino Hills ADUs by the SCAG Affordability Assumptions (reference Table 5-4). Of the 457 total projected Chino Hills ADUs, 263 (57.5%) are expected to rent at levels affordable to lower income households; 159 (34.8%) are expected to rent at levels affordable to moderate income households; and 35 (7.7%) are expected to rent at levels affordable to above moderate income households.

**Table 5-6. Affordability Assumption for Rented ADUs: Riverside and San Bernardino Counties**

Income Category	Affordability Assumption for all ADUs - 100% of Total	
Extremely Low	15%	69
Very Low	7.7%	35
Low	34.8%	159
<b><i>Lower Income (Affordable)</i></b>	<b><i>57.5%</i></b>	<b><i>263</i></b>
Moderate	34.8%	159
Above Moderate	7.7%	35
<b>Total</b>	<b>100%</b>	<b>457</b>

These projected ADUs are added to the City's total RHNA allocations, as presented in Section VI, Table 6-1, below. Through the Housing Element planning cycle, Chino Hills commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance.

## D. FINANCING RESOURCES

As shown in Table 2-9, above, 37.9% of all Chino Hills households pay more than 30% of their income for housing; and for Chino Hills renter households, 52.5% pay more than 30% of their income to housing. The financial resources discussed in this section may be available to help increase the affordability of housing in Chino Hills

**Section 8 Housing Choice Voucher:** The Housing and Community Development Act of 1974 created Section 8 rental assistance programs. Section 8, also referred to as the Housing Choice Voucher (HCV) program, provides housing vouchers to subsidize rent for low-income households. In Chino Hills, HCV is administered through the San Bernardino County Housing Authority (HACSB). According to the City Analysis of Impediments to Fair Housing Choice, there are only 5 Housing Choice Vouchers currently in use in Chino Hills.

The County makes the determination for the number of vouchers available within Chino Hills based on available funding. To keep its community informed about HCV and other County programs, the City of Chino Hills provides information and links to HACSB on its website.

**Community Development Block Grants (CDBG):** Through the Community Development Block Grant (CDBG) program, the U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). As of 2000, Chino Hills became an entitlement city, participating directly with HUD in the CDBG program. Each year the City of Chino Hills receives approximately \$400,000 of Community Development Block Grant (CDBG) funds from HUD for local community development, housing activities, and public services. The City administers the distribution of funds to service providers and for capital projects. Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three national objectives:

- Benefit people with low and moderate incomes

## 2021-2029 Planning Period Housing Element

- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquakes, flood, or hurricane relief).

The following activities and services have been funded with CDBG funds:

- Domestic Violence Assistance
- Adult Literacy Services
- Landlord/Tenant Mediation Services
- Food Assistance Program
- Home Improvement Program
- Los Serranos Infrastructure Improvement.

For fiscal year beginning July 1, 2021 and ending June 30, 2022, the City of Chino Hills plans to use CDBG funds to implement the programs listed in Table 5-8 below. These programs provide support services that may help reduce the housing cost burden of lower income households and furthers fair housing.

**Table 5-8. CDBG Funded Programs: Chino Hills**

<b>Public Service Programs:</b>	
Chino Hills Library	\$ 11,000
House of Ruth	\$ 15,000
Inland Fair Housing & Mediation Board	\$ 7,000
Chino Neighborhood House	\$ 12,535
Heart2Serve	\$ 12,000
Project Chela	\$ 5,000
Grant Administration	\$ 88,440
Home Improvement Grant Program	\$ 25,000
Community Improvement Projects	\$ 298,815
<b>TOTAL</b>	<b>\$ 474,790</b>

**HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households. In Chino Hills, HOME funds are administered by the HASCB. To date, no HOME funding has been provided to Chino Hills households.

Other Home Purchasing Resources: Chino Hills provides information about the following federal, state and County home purchasing programs on its website:

- HUD FHA Loans: Provides mortgage insurance on loans made by FHA approved lenders. FHA insures mortgages on single family, multifamily, and manufactured homes.
- California Housing Finance Agency (Cal HFA) Conventional Loans: A variety of terms and low down payment mortgage and deferred payment programs are offered to borrowers to assist with home purchases.
- HASCB Home Ownership Preparation and Education (HOPE) Program: After a year of receiving rental assistance from the HACSB any family can participate in this program, which provides educational programs and a voucher subsidy to help meet monthly home ownership expenses and improve opportunities for homeownership.

Affordable Housing In-Lieu Fee Program: In March 2006, the City adopted a Development Code Amendment that created a new Chapter 11, entitled: "Affordable Housing In-Lieu Fee Program." This program requires new residential developers to pay an inclusionary housing fee in the amount of \$1 per square foot of livable space for each residential dwelling unit, not to exceed \$3,500 for a new single family residential unit and not to exceed \$1,000 for a new multi-family residential unit. Since its adoption, the City has collected about \$3,300,000 in in-lieu fees. Previously, in-lieu fees were directed toward a Habitat for Humanity Very Low income for-sale house. Currently, the City is finalizing plans for two additional Habitat for Humanity Very Low income for-sale houses, and a potential senior housing project that will provide approximately fifty (50) rental dwelling units to low and very low income senior households.

## E. ENERGY CONSERVATION

Energy conservation reaches many aspects of residential construction, maintenance and utilities. Energy efficient structures and equipment can reduce housing maintenance and utility costs and contribute to both housing affordability and improved quality of life.

Green Building Code: Regarding residential construction, the City of Chino Hills has adopted and follows the California Green Building Code (CALGreen). The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices.

Recycling: Regarding residential maintenance, the City of Chino Hills administers a recycling program for waste products, including green waste, household waste, motor oil, sharp objects, electronics. This program is advertised on the City website and through City social media accounts.

Recycled Water: The City water supply includes an extensive recycled water system. Using recycled water reduces reliance on scarce and expensive potable water. Recycled water is the treatment of wastewater to produce water of suitable quality for non-potable or recycled water beneficial uses. The City uses recycled water for:

- Compaction and dust control at construction sites
- Golf courses
- Parks and greenbelt common areas
- Parkways and medians

- School landscape.

Water Conservation: The City of Chino Hills has adopted (Chapter 16.07) to achieve water conservation in compliance with Government Code Section 65595(c). This ordinance promotes the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water. The City also partners with the Inland Empire Utilities Agency to provide the community information and rebates on planting drought tolerant gardens.

Low-Income Energy Rate Assistance: Chino Hills residential water customers have the opportunity to apply for the City of Chino Hills new Low-Income Rate Assistance program (LIRA). This program offers a \$10 discount on the monthly water meter charge. Eligible customers must provide a copy of a current Southern California Edison or Southern California Gas bill that verifies their enrollment in the utilities' California Alternate Rates for Energy (CARE) rate assistance programs. The LIRA and CARE programs follow the same California Public Utilities Commission (CPUC) definition of low income. The qualifying household income levels are: 1 to 2 persons - \$34,480; 3 persons - \$43,440; and 4 - \$52,400. For larger households, add an additional \$8,960 per person. By reducing energy costs, this program assists housing affordability.

## G. ADMINISTRATIVE RESOURCES

Joint Venture with Affordable Housing Developers: The City is in the process of soliciting qualifications from affordable housing developers for a lower income senior housing project. The City expects to team resources with the selected developer to pursue Low-Income Housing Tax

Credits (LIHTC) through the LIHTC program established through the Tax Reform Act of 1986 to incentivize development of affordable, rental-housing development. Grant funds and other available funding resources will also be pursued. The City is also currently partnering with the Pomona Valley Habitat for Humanity to develop two houses affordable to very low income veteran households.

Housing Coordinator: The City will expand its housing coordinator functions within the Community Development Department. Currently the City has one staff member who monitors housing related grants, coordinates the Habitat for Humanity and low income senior housing projects, and is the point of contact for affordable housing questions. In addition, the City is designating another Community Development Department 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.

## VI. HOUSING PLAN

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The Housing Plan presents the City of Chino Hills Goals, Policies, and Actions directed toward meeting its local and regional housing needs for the 2021-2029 planning period. This Housing Plan incorporates the housing resources discussed in Section III.C, above, to address the local needs identified through the Community Profile and Constraints sections of the Housing Element, including:

- 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.
- 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.
- Preservation of at risk moderate-income units and mobile home parks.

This Housing Plan is also developed to address the City's regional housing needs for the 2021-2029 planning period, as identified by SCAG. These regional needs are allocated by the RHNA, and presented in Table 1-2, above, and summarized below:

<b>Chino Hills RHNA (2021-2029)</b>	<b>Number of Units</b>
• Very low income (<50% of AMI)	1,388
• Low income (50-80% of AMI)	821
• Moderate income (80-120% of AMI)	789
• Above moderate income (>120% of AMI)	731
• Total RHNA Units for Chino Hills*	3,729

\* Calculation difference due to rounding

## A. HOUSING GOALS

The following are the goals established by the City of Chino Hills for the Housing Element (2021-2029) to address both local and regional housing needs. These goals, and their subsequent policies and actions listed below, consider the effectiveness and appropriateness of the 5<sup>th</sup> Cycle Housing Element, which are outlined in Appendix C, and are adjusted to accommodate new State housing law provisions and the changed housing needs of the Chino Hills community and region:

- 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, color, familiar status, or disability.

## B. HOUSING POLICIES AND ACTIONS

The following are the policies and actions that the City of Chino Hills proposes to implement toward achieving the above listed Housing Element Goals for the 2021-2029 planning period. Following each policy, metrics are provided to establish the time frame within which each policy and action will be implemented, the agency responsible for implementation, available funding sources and the measures through which implementation will be measured.

**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: Continue to work with residential developers and property owners to 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 to satisfy diverse household needs.

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

Action H-1.1.4: Require that any conversion of rental housing to condominiums complies with the City's Condominium Conversion Ordinance.

Action H-1.1.5: Continue to monitor existing affordable units within the City and seek opportunities to expand their affordability terms.

### Policy H-1.1 Metrics

Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Implementation Measures:

- 1) The City will complete the General Plan Land Use Map, Zoning Map and all associated Zoning Code amendments necessary to allow all of the designated Lower, Moderate and Above Moderate residential sites identified in this Housing Plan to proceed by right. These amendments will be completed within three years and no later than October 1, 2024.
- 2) City staff will keep regular contact (approximately every 6 months) with local residential developers and owners of properties with opportunity for high density residential development to ascertain their interest in high density and or affordable housing.
- 3) City staff will work with interested property owners, developers and investors by providing site information and answering questions on development options, processes, density bonuses and other available mechanisms to support residential development.
- 4) Starting in March 2022, and as part of its General Plan Annual Performance review, the City will review the number and density of residential development applications and building permits to measure compliance with the quantified objectives of this Housing Element. This review will be conducted on a site by site basis pursuant to Government Code section 65863, and will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. This review will include an update of the available residential site inventory presented in this Housing Element. If a potential shortfall is expected, this review will include the identification of additional sites or increased residential density on currently identified sites.

Objective of this policy is to facilitate development of at least 3,729 new housing units, including 2,209 high density units, during this planning period.

Policy H-1.2: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA) allocation by accomplishing required General Plan Land Use Map and Zoning Map changes within 36 months of Housing Element filing with HCD and as required 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: Continue to 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.

## 2021-2029 Planning Period Housing Element

Action H-1.2.3: Coordinate with property owners and developers to 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 sites owned by a religious institution 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 requirements.

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.

Action H-1.2.7: Expand the housing coordinator functions within the Community Development Department, and continue to seek creative ways to utilize the City Housing In-Lieu Fee fund and other grant opportunities to facilitate affordable housing.

### Policies H-1.1 and H-1.2 Metrics

Timeframe: Ongoing and in compliance with regulatory timeframes established by state law

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund and grant funding where available

Implementation Measures:

- 1) The City will use overlay zones and other zoning measures to facilitate the development of the City's designated RHNA sites.
- 2) The City commits to processing a General Plan Amendment and associated Zoning Map and zoning updates to allow all of the designated Extremely Low Very Low, Low, Moderate and Above Moderate residential sites identified in this Housing Plan to proceed by right. These amendments will be completed within 36 months of Housing Element filing with HCD, and no later than October 1, 2024.
- 3) City staff will keep regular contact (approximately every 6 months) with local residential developers and owners of properties with opportunity for high density residential development to ascertain their interest in high density and or affordable housing.
- 4) City staff will work with interested property owners, developers and investors by providing site information and answering questions on development options, processes, density bonuses and other available mechanisms to support residential development.
- 5) Starting in March 2022, and as part of its General Plan Annual Performance review, the City will review the number and density of residential development applications and building permits to measure compliance with the quantified objectives of this Housing Element. This review will be conducted on a site by site basis pursuant to Government Code section 65863, and will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are

identified prior to reducing site density or capacity. This review will include an update of the available residential site inventory presented in this Housing Element. If a potential shortfall is expected, this review will include the identification of additional sites or increased residential density on currently identified sites.

- 6) In March 2021, the City designated two Planning Division staff members as housing coordinators, one with a specialization in affordable housing and homeless issues, and the second with a specialization in ADU permitting and developing. Both housing coordinator positions will remain active throughout the planning period.

Objective of this policy is to facilitate development of at least 3,729 new housing units, including 2,209 high density and or affordable units, and at least 457 ADUs during this planning period.

Policy H-1.3: Promote services that support the varied needs of the residential population.

Action H-1.3.1: 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.

Action H-1.3.2: Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.

### **Policy H-1.3 Metrics**

Timeframe: Ongoing

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

Funding Source: General Fund

Implementation Measures:

- 1) The City has an on-going economic development contract with JLL, a commercial brokerage firm. Meeting monthly, JLL and the City's economic development team (comprised of key Community Development and City Manager staff) review all commercial properties and potential tenants and strategize on attracting appropriate retail, grocery, medical, tutoring, and services, including childcare uses to available commercial spaces. The City commits to maintaining monthly economic development meetings during this planning period.
- 2) City staff maintains direct contact with its commercial property owners to assist a full array of retail, medical, recreational, educational, and other support businesses. The City commits to maintaining regular contact, no less than every six months, with local commercial property owners to identify potential business needs and to apply the City's economic development team's resources to help bring and maintain needed businesses during this planning period.
- 3) The City has a designated Planning Tech who assists businesses obtain required permits. This assistance is offered online, over the phone, and at the counter.
- 4) The City Community Services Department continually evaluates its youth programming and provides after school and summer camp opportunities to children. During the pandemic, the Community Services Department

## 2021-2029 Planning Period Housing Element

creatively developed and offered online and on the go recreational and educational programs for Chino Hills' youth.

Objective of this policy is to continue the current economic development, business assistance, and youth programming activities throughout the planning period.

Policy H-1.4: Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development.

Action H-1.4.1: Develop an ADU page on the City website to provide ADU planning and building information in user-friendly format.

Action H-1.4.2: 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-1.4.3: Establish methods to incentivize and promote the construction of Accessory Dwelling Units, especially those that may be leased at affordable rates.

Action H-1.4.4: 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-1.4.5: Develop and maintain an ADU Monitoring Program to track ADU and JADU creation and affordability levels throughout the planning period.

Action H-1.4.6: Continue to review and update City ADU policies to ensure consistency with state law, as required.

### **Policy H-1.4 Metrics**

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, grants, and other financing mechanisms

#### Implementation Measures:

- 1) The City updated its Municipal Code this year to comply with current state ADU laws.
- 2) The City has designated, as of March 2021, a staff member to serve as the designated ADU housing coordinator. That staff person is responsible for directly assisting prospective ADU developers through the planning and permitting process.
- 3) City staff is currently researching sample ADU building plans and available grant funds to develop a series of ADU pre-approved building plans for use by prospective property owners and builders.
- 4) City staff is currently researching incentives, such as the pre-approved plans and no or low cost permitting and utility connections, that can be offered in exchange for a property owner commitment to retain the ADU units as affordable to lower income units.

Objective of this policy is to have a full ADU package in place within 12 months. This package will include flyers, dedicated webpage, incentive program and monitoring program to encourage ADU production. Through these activities, the

## 2021-2029 Planning Period Housing Element

City looks to have at least 457 ADUs develop during this planning period, and to offer incentives with the goal of having at least 139 ADUs affordable to Lower income households and 159 ADUs affordable to Moderate income households.

### 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-2.1: Continue to use and pursue additional grant funds provide home improvement assistance to low income households.

Policy H-2.2: Continue to conserve mobile home parks that are in an economic and physical viable condition.

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

Policy H-2.4: Pursue options for maintaining affordability of existing designated lower, median and other affordable housing stock.

#### Policies H-2.1, H-2.2, H-2.3, and H-2.4 Metrics

Timeframe: Ongoing for Policies H-2.1, H-2.2, H-2.3. For Policy H-2.4, the City commits to pursuing options to extend the affordability of the 25 Heights Apartment units between 2022-2024.

Responsible Agency: City of Chino Hills Community Development and Code Enforcement

Funding Source: General Fund, grants, and other financing mechanisms

Implementation Measures:

- 1) The City will continue to use CDBG and other available grant funding to provide needed infrastructure to the Los Serranos neighborhood. Particular focus is on the provision of sidewalks and providing safe routes to school throughout the community.
- 2) The City will continue to use CDBG and other available grant funding to provide resident assistance with minor home repairs.
- 3) The City Code Enforcement Division responds to all complaints regarding poorly maintained or illegal building activity, and works with the City Community Development staff to resolve such complaints.
- 4) The City will approach the Heights Apartments owner to pursue options for extending the affordability of the units. At the same time, the City will seek grant funding opportunities to cover the required subsidy. The City will also contact affordable housing operators to ascertain their interest in acquiring the units and retaining them as affordable to median or possibly lower-income households. The City commits to initiate these options to extend the affordability of the 25 Heights Apartment units by February 2022 and to continue to pursue these options between 2022-2024, prior to the current affordability requirement expiration in December 2024.

Objective of these policies is to conserve the City's current 633 mobile homes, to rehabilitate at least 9,640 housing units consistent with the Housing Plan, and to

## 2021-2029 Planning Period Housing Element

conserve the 25 Heights Apartments median income units during this planning period.

### 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: Continue to 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.

#### Policies H-3.1, H-3.2, H-3.3 and H-3.4 Metrics

Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Implementation Measures:

- 1) During the last planning period, the City adopted a clustering ordinance to encourage smaller residential lots within hillside areas by allowing reduced lot sizes through the site plan process. This ordinance has resulted in two current development applications with a total unit count of about 160 units. The City will continue to monitor and, if appropriate, develop similar ordinances that encourage residential development of constrained properties.
- 2) The City follows the Green Building Code, and offers reduced permitting fees for energy efficient features and appliances.

Objective of these policies is to continue to encourage residential development on the flatter and more accessible portions of constrained properties, and to continue to facilitate energy efficient residential development. Through these policies, the City's objective is to facilitate development of at least 868 residential units on the flatter more accessible portions of large, constrained properties, including Paradise Ranch, Wang, and Canyon Estates (reference Tables 5-1, 5-2, 5-3). Objective of these policies also includes ensuring that all new and rehabilitated properties comply with current energy efficient standards.

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

Policy H-4.1: Facilitate the development of senior housing and expanded accessible housing opportunities.

Action H-4.1.1: Partner with affordable housing developers to promote senior housing development.

Action H-4.1.2: Identify location(s) for senior housing close to supportive services.

Action H-4.1.3: Seek grant funds and other financing mechanisms to promote affordable senior housing development.

Action H-4.1.4: Work with residential developers to include one-story or other single level living accommodations that expand accessible housing options for persons with mobility disabilities.

### **Policy H-4.1 Metrics**

Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development

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

Implementation Measures:

- 1) The City is currently working with an affordable housing consultant to develop an RFQ for an affordable senior housing project. The City intends to continue this process, focusing on the designated Park Overflow site described in Table 5-3.
- 2) The City will work with the housing consultant, the selected affordable housing developer, and the City's grant consultant to identify available grant funds to finance the affordable senior housing project.
- 3) The City will continue to work with Habitat for Humanity to facilitate development of the currently planned two Very Low income veteran households.
- 4) The City will continue to work with Habitat for Humanity and other low income housing developers to identify other sites in the City that can be offered for development of affordable housing.
- 5) The City will continue to work with residential developers to identify other potential housing sites for senior and other special needs groups.
- 6) The City will request that residential developers accommodate single story and other accessible housing options that meet or exceed ADA requirements.

Objective of this policy is to develop at least 50 rental units affordable to Lower income senior households, 2 Very Low income veteran Habitat for Humanity houses, and at least 10% of new housing to be accessible to persons with disabilities, within this planning period.

Policy H-4.2: 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-4.3: Continue to work with existing area social service providers in addressing the needs of the area homeless population.

Policy H-4.4: Cooperate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

## 2021-2029 Planning Period Housing Element

Policy H-4.5: 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-4.6: Continue to allow for supportive, transitional, and emergency housing consistent with state law.

### Policies H-4.2, H-4.3, H-4.4, H-4.5 and H-4.6 Metrics

Timeframe: Ongoing

Responsible Agency: City of Chino Hills Community Development, Community Services, Code Enforcement, Public Works

Funding Source: General Fund and available grant funds

Implementation Measures:

- 1) The City will continue to administer free reasonable accommodation requests.
- 2) The City housing coordinator with a focus on affordable housing and homeless needs attends regular county meetings (typically monthly) on available programs and services for homeless persons and persons with disabilities. Information obtained through these meetings are shared with Community Development and Code Enforcement staff and made available to the public.
- 3) City staff currently coordinates with the City Police Department to assist homeless persons within Chino Hills, linking the individuals with appropriate and available county and non-profit services.
- 4) The City continues to offer CDBG funding to nonprofit groups that assist special needs and homeless persons (reference Table 5-8). These groups provide domestic violence assistance, adult literacy services, landlord/tenant mediation, and food assistance. The City will continue to allocate available CDBG funds toward non-profit groups that provide housing advocacy, food assistance, and social advocacy.
- 5) Continue to advocate with Omnitrans and other transit provider agencies for free or low cost transit for special needs groups, including disabled and senior persons. Continue to provide information on available transit on the City's website, community newsletters and at community centers.

Objective of these policies is to continue and to expand as resources permit the activities that support all special needs groups within the community.

**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, color, familiar status, 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.

## 2021-2029 Planning Period Housing Element

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-5.3: 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.

### Policies H-5.1, H-5.2, H-5.3 and H-5.4 Metrics

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

Implementation Measures:

- 1) City staff will continue to work with residential developers to seek opportunities to develop affordable housing, including use of Low Income Housing Tax Credit (LIHTC) program.
- 2) The City will continue to use CDBG and other available grant funding to provide home improvement grants to Lower income households.
- 3) The City will continue to use CDBG and other available grant funding to provide investment in the Los Serranos neighborhood.
- 4) The City will continue to provide in-house fair housing services and/or contract with a service provider such as Inland Fair Housing and Mediation Board.
- 5) As part of this Housing Element update, the City held eight public workshops to engage the community and to facilitate understanding in the need for affordable housing. The results of these outreach efforts are presented throughout this Housing Element.

- 6) The City will continue to participate and prepare all required reporting documents including the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing.
- 7) The City will continue to highlight Fair Housing services on its website and other available public venues, including community events and at public counters.

Objective of these policies is to continue to provide policies and offer services to facilitate fair housing. Results of these activities will continue to be reported in the required reporting documents, including those noted above.

### C. SUMMARY OF QUANTIFIED OBJECTIVES

Through its Housing Plan, the City of Chino Hills aims to obtain the quantified objectives outlined in Table 6-1, below. These objectives establish the target number of housing units to be zoned for, constructed, rehabilitated, and conserved over the Housing Element planning period (2021-2029). The quantified objectives are summarized by income classification for the planning period. For comparison, the table also presents the City's RHNA objectives. Rehabilitation objectives are based on current and expected City Code Enforcement Division actions, and the CDBG minor home repair program. Conservation objectives are based on maintaining the City's existing mobile homes in an economic and physical viable condition.

**Table 6-1. Housing Element Quantified Objectives (2021-2029 Planning Period): Chino Hills**

Quantified Objective	New Unit Construction (1)	New Accessory Dwelling Unit Construction (2)	Rehabilitation (3)	Conservation (4)	RHNA New Housing Construction Needs
Extremely Low Income (5)	694	52	1,794	118	694
Very Low Income	694	52	1,794	118	694
Low Income	821	35	2,122	139	821
Median Income (6)			0	25	
Moderate Income	789	159	2,040	134	789
Above Moderate Income	749	159	1,890	124	731
<b>TOTAL</b>	<b>3,747</b>	<b>457</b>	<b>9,640</b>	<b>633</b>	<b>3,729</b>

## 2021-2029 Planning Period Housing Element

**Table 6-1. Housing Element Quantified Objectives (2021-2029 Planning Period): Chino Hills**

Quantified Objective	New Unit Construction (1)	New Accessory Dwelling Unit Construction (2)	Rehabilitation (3)	Conservation (4)	RHNA New Housing Construction Needs
Notes:					
(1) Reference Tables 5-1, 5-2, and 5-3 above.					
(2) Reference Table 5-5, above. Extremely Low Income ADUs are included in Very Low Income category.					
(3) Based on 1,200 code violation corrections and 5 rehabilitations per year for eight years, consistent with Consolidated Plan. Percent allocated to income group based on income percentages established by RHNA. Percent of mobile home units allocated to income group based on income percentages established by RHNA.					
(4) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.					
(5) Median Income includes the 25 Heights Apartment units at risk of conversion during this planning period.					

# **APPENDIX A**

## **Public Participation Summary**

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Chino Hills values community input and made a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

Chino Hills Housing Element community outreach efforts included a variety of avenues to solicit input from residents and community stakeholders, summarized below:

### **A. Community Outreach**

Public participation is an important component of the Housing Element Update process. Local governments are required to make a diligent effort to include all economic segments of the community (including residents and/or their representatives) in the development and update of the Housing Element. The following outreach efforts were implemented to reach out and inform the public of the process.

- **Public Advertisements:** Quarter page ads notifying the public of the Housing Element Update and inviting the community to participate in the workshops were published in the local newspaper.
- **Flyers:** Flyers announcing the Housing Element Update workshops were emailed to approximately 100 property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, special needs and fair housing groups. (The Housing Element Workshop email distribution list is included in Attachment A-1.)
- **Press releases:** Press releases were sent to the local newspaper to notify the community of the Housing Element Update public workshops.
- **Website:** Postings in the "City News" section of the City website highlighted the Housing Element public workshops.
- **E-notifications:** All City website subscribers (2,565) were sent multiple email notifications inviting the community to participate in the Housing Element public workshops.
- **Dedicated webpage:** A dedicated City webpage was created to keep the public informed about the Housing Element Update process. The webpage included press releases, staff reports, PowerPoint presentations, and an overview of the Housing Element and RHNA process. The link to the City Housing Element website is: [www.chinohills.org/HousingElementUpdate](http://www.chinohills.org/HousingElementUpdate).

## APPENDIX A: Public Participation Summary

### B. Community Workshops

The Planning Commission held six community workshops to discuss Housing Element requirements; community housing needs; opportunities and constraints; policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community; and the timeline established by the California Department of Housing and Community Development (HCD). In addition, two City Council Workshops, with the Planning Commission attendance and participation, were held. A summary of these workshops is provided below:

#### Planning Commission Housing Element Update Workshops

- **Community Workshop #1** - February 2, 2021 discussion topics: Housing Element Overview, Housing Element Update Process; 6<sup>th</sup> Cycle Housing Element Schedule, Public Participation, Regional Housing Needs Assessment (RHNA), Default Densities, Available Site Criteria; Preliminary Review of Potential Sites
- **Community Workshop #2** - February 16, 2021 discussion topics: Penalties to Cities for Housing Element Non-compliance, Housing Element Requirements to Implement Housing Element Update, Housing Element Update Workshop Schedule, Accessory Dwelling Unit Projections, Preliminary Review of Potential Sites
- **Community Workshop # 3**- March 2, 2021 discussion topics: Summary of comments received during the first two workshops and responses to those comments; the seven-step 6<sup>th</sup> Cycle Housing Element Site Inventory process established by the HCD Site Inventory Guidebook; Continued Review of Potential High Density Housing Sites
- **Community Workshop #4** - March 16, 2021 discussion topics: Chino Hills' Socio Economic Profile, Housing Element Goals, Comments from Housing Element Workshop #3 and Responses, Potential High Density Site Selection Process
- **Community Workshop #5** - April 6, 2021 discussion topics: Chino Hills' Comparative Socio Economic Data, Comments from Housing Element Workshop #4 and Responses, Potential Medium Density Sites and Update to Potential High Density Site Selection Process
- **Community Workshop #6** – May 18, 2021 discussion topics: Lower Income High Density Housing Development Standards, Potential Lower Income High Density Housing Sites Update, Potential Moderate Income Medium Density Sites Update, Preliminary Draft of the Housing Element Community Profile, and Preliminary Draft of the Housing Element Community Goals and Policies.

#### City Council Housing Element Update Workshops

- **Public Workshop #1** – March 23, 2021 discussion topics: high densities, Regional Housing Needs Assessment (RHNA) penalties, existing multi-family units, site inventory, 30 potential high-density sites, draft allocation of high-density RHNA units, and sales tax.

## APPENDIX A: Public Participation Summary

- **Public Workshop #2** – June 8, 2021 discussion topics: Lower Income High Density Housing Development Standards, Recommended Lower Income High Density Housing Sites Update, Recommended Moderate Income Medium Density Sites Update, Draft of the Housing Element Community Profile, and Draft of the Housing Element Community Goals and Policies.

### C. Community Comments/Responses

The following summarizes comments received during the Planning Commission and City Council Housing Element Workshops. Written comments received during the Housing Element Workshops are included in Attachment A-2. Where the comments included specific questions, staff's responses to those questions are also included. Staff reports and PowerPoint Presentations presented during these workshops are available on the City website at: [www.chinohills.org/HousingElementUpdate](http://www.chinohills.org/HousingElementUpdate).

#### Concerns:

- Increased traffic
- Increased noise
- City losing its natural beauty and open spaces
- Loss of retail and services businesses
- City's retail tax base
- Cramming high density all over the City
- The rigidness of the RHNA requirements
- Potential for systemic racism in the high density site selection process
- Local wildlife habitat destruction
- Traffic and environmental impacts in Carbon Canyon
- Fire safety in Carbon Canyon

#### Suggestions:

- Senior housing
- Tres Hermanos should not be developed
- High density development should be spread throughout the City
- Height restrictions could be increased
- Supported sites for high density development: Boys Republic, the Shoppes II site, Big League Dreams, empty lot next to BAPS, The Commons, empty lot across from Chino Hills High School, corner of Chino Avenue and Chino Hills Parkway, Crossroads shopping center, Hidden Oaks, Crossroads Entertainment Center, the Shoppes, Aerojet property, Vellano Golf Course, the parking structure near City Hall, Carbon Canyon.

#### Site Oppositions:

- Tres Hermanos
- Carbon Canyon
- Crossroads Entertainment Center

## **APPENDIX A: Public Participation Summary**

- Rimrock and Rock Springs
- Chino Avenue and San Rafael Drive
- Grenier property
- Western Hills Golf Course
- Caballero property.

Attachment A-1: Housing Element Workshop Email Distribution List

Attachment A-2: Written Comments Received During the Housing Element Workshops

**APPENDIX A: Public Participation Summary –  
Attachment A-1, Email Contact List**

<b>CITY OF CHINO HILLS – 6<sup>TH</sup> CYCLE HOUSING ELEMENT COMPANY / PROPERTY OWNER / INTERESTED PARTY CONTACT LIST</b>		
A Community of Friends	Corporation for Better Housing	Housing Authority, City of San Buenaventura
Abode Communities	County of Ventura	Illumination Foundation
Adjacent Lot next to Goddard School	Crossroads Entertainment	Inland Fair Housing and Mediation Board
American Family Housing, Inc.	Cross-Roads Housing, Education, & Community	Innovative Housing Opportunities
Back Bay Development LLC	Curt Pringle and Associates	Jamboree Housing
BAPS	CVUSD	LA Family Housing
Bella Communities	David Van Arsdell	Lennar - Inland
Biz Park	Deaf Seniors of Riverside (DSR)	Lewis Management Corp
Bridge Housing	Domus Development LLC	LINC Housing
Boys Republic	EAH Housing	LOMCO
Buddhist Temple	Egan Simon Architecture	Long Beach Forward
C & C Development Co., LLC	Ethan Christopher LLC	Long Beach Residents Empowered
Casa Major, Inc.	Family Assistance Program	LTSC Community Development Corporation
CBRE Property Management	Gordon Ranch	Many Mansions
Century Housing	Habitat for Humanity, Greater LA	Market Place
Chino Valley Community Church	Hoffman Land	Mary Erickson Community Housing
Clifford Beers Housing	Hollywood Community Housing Corp.	McCormack Baron Salazar
Community Corp of Santa Monica	HOMES FOR LIFE FOUNDATION	Mercy House
Coptic Church	HOPE, Inc.	Meta Housing Corporation
Montebello Housing Development Corp.	TELACU/CO TRM	Yasmin Tong Consulting
National Community Renaissance (CORE)	The Architects Collective	Jones Lang LaSalle Brokerage, Inc.
NCAAR	The Commons at Chino Hills (YAH Investments LLC)	LNR Partners, LLC
New Economics for Women	The Mulholland Drive Company	Related California

**APPENDIX A: Public Participation Summary –  
Attachment A-1, Email Contact List**

<b>CITY OF CHINO HILLS – 6<sup>TH</sup> CYCLE HOUSING ELEMENT COMPANY / PROPERTY OWNER / INTERESTED PARTY CONTACT LIST</b>		
Partnership Housing Inc.	The Rincon	Frank Konrad
PATH Ventures	Thomas Safran & Associates	Allison Arnold
Private - A Ceja villa	Tierra Concepts, Inc.	Mitchell M. Tsai, Attorney at Law
Rancho Cielito	Torti Gallas + Partners	
READI, LLC	Townhomes on Pomona Rincon Road (Caltrans Surplus)	
Related California	Trumark Homes	
Restore Neighborhoods LA, Inc.	TRUST South LA	
Rolling Ridge Ranch/Lake Los Serranos Company	UCLA Graduate Student Researcher	
RSI Holding LLC	United States Veterans Initiative	
RSMITumohr	Venice Community Housing	
SCANPH	Ventura County Community Development	
SDG Housing	West Hollywood Community Housing Corp.	
Skid Row Housing Trust	West One Development	
Skyline Multi Housing	Woodview Plaza	
TDA Inc.	WORKS	

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

### **COMMENT #1**

I would like to submit my comment. I would like to know since housing units will be increasing will there be an update to the circulation element to analyze the effects of increased traffic in the planned areas. If not what triggers an update to that element. Also the parks, recreation and open space element is drastically outdated (2008) so if we are adding housing to chino hills we should consider also updating that element to ensure equitable distribution for all of our residents.

Regards  
Roger Pelayo  
Proud Chino Hills Resident since 2015

***Response:*** Hello Mr. Pelayo,

Thank you for contacting us. The City will be initiating a General Plan Update to accommodate the land use changes required by the Housing Element. This will include an update to the Circulation Element.

The City Parks and Recreation Commission recently approved a draft Parks Master Plan update. That update and an update to the City Parks, Recreation and Open Space Element will be included in the General Plan Update. We expect the General Plan Update, including all its elements, to be completed within a year.

Please let me know if you have other comments or questions.

### **COMMENT #2**

Because the state is mandating this, we should buy 40 acres of state property at Boys Republic. 1000 homes taken care of. The empty property by the shops. We do not need or want an extension of the shopping center. The acreage that includes big dreams park and the other part. Demolish and build homes. The empty property in front of the Hindu church. The area where toys are us is. The acreage in front of Chino Hills High School. Acreage at the corner of Chino Ave and Chino Hills Parkway.

Bill Becker

### **COMMENT #3**

**Attention: Chairman Blum, Commissioners, staff and residents.** I, Jim Gallagher, reside on Green Valley Drive. I have been a CH resident for nearly 30 years and participated in the original General Plan Advisory Committee (GPAC 1993) and Measure U initiative to place resident oversight on major General Plan amendments. I am also, as a founding member of the Save the Tres Hermanos Ranch group which aligns with the Diamond Bar Sierra Club Task Force. I am a frequent monitor of the Tres Hermanos Conservation Authority and am deeply concerned that RHNA mandates will predisposition residential development on that sensitive biodiverse property. In fact, Chino Hills that allows up to 675 housing units and DB zoning allows 630 housing units on that property even though the authority professes to keep it undeveloped open space. Our task force is lobbying for conservation planning and an ecological-overlay zoning instead of the

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

existing affordable-housing zoning. A growing group of environmental non-profits and residents are emerging to save the land entirely. Responsible Land Use, the Diamond Bar Preservation Foundation and our Facebook group called Save the Tres Hermanos Ranch, are watching over the entire process. Our wish is that CH transfers the unit designation elsewhere and encourages DB to do the same.

HERE ARE MY INITIAL ROUGH DRAFT RECOMMENDATIONS. (As we are nearing build out and land is sparse, we can and should be building to our designated height limit of 80ft. where feasible and acceptable by the community.)

**1 Crossroads Shopping Center.**- (Peyton and the 71) Well known economically struggling parcel Medium size businesses have left and small businesses enjoy moderate commercial activity. Rezone to mixed use which affords support for local businesses on property and provides for some unit transfer. My opinion is, with an 80 ft height limit, and freeway proximity, that we could build 10 story condos or apartments which still would not block the view of residents living on the hill overlooking Peyton and the Chino Valley. Fuzzy math: Two and three story row or townhouses provide about 20 du per acre. Three story **apartment** complexes achieve 25 du per acre. Multiple story buildings **can** achieve densities from 50 to more than 100 units per acre. There is about 7-10 acres of unused parking lot down the center of the property. We could build up **300-500 units there with 10 stories**. Business would do better and attract more businesses. Residents are freeway close to commute. Housing mandates are met since near a transit corridor. (Bus service might pick up.)

**2 The Commons Shopping Center** – (CH Pkwy and Ramona) Leases have not yet been realized for M1, MM4-MM6? M1 "Babies Are Us" closed down several years ago. Do we rezone to mixed use, tear down existing empty bldgs or convert and build apartments there? Possibly 100-150 units could be attained if three levels. Freeway close. Great for local businesses.

**3 Hidden Oaks** – (SR71 across from Circle K) What is the future of this site? As unpopular as developing on this parcel is, will there be a possibility of nice condos or 40-50 single family dwellings with adequate ingress and egress plus promised no harm to the Oak trees?

**4 There are currently a little over 1,000 residences planned** or in project review? Do they count for potential zoning conversion? For example, can Paradise Ranch be considered for more units than 45?

J Gallagher

### **COMMENT #4**

Chino Hills needs 55+ housing to help us downsize to a smaller footprint but remain in our beautiful city.

Mark Warner

### **COMMENT #5**

Is there a map of the proposed project locations / RHNA zoning changes available. I do not see one posted, only verbal descriptions, which is difficult for me to understand. If such a map does

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

not exist, please consider this a formal request for the city to produce a map for public understanding and review.

Also, the complete slide set produced by staff and presented during the workshop would be helpful.

Finally, was this workshop send to all subscribers of the city notification process. I don't see one listed in my emails.

Thanks in advance for your help.  
Luis Esparza

### **COMMENT #6**

Hello,  
I am a former apartment developer, including affordable/income-restricted housing. I now provide advisory and brokerage services for multi-family housing. I simply want to offer some expert points of view for consideration in the development of the new housing element and GP update.

The problem of affordable apartment housing in San Bernardino County is the low median income in the County limits the rent collections to a point where affordable housing doesn't make financial sense for any developer. The way to counter that would be to provide monetary incentives (e.g. free land or a subsidy) to the developer.

That raises the question of how. If the City doesn't have the land available to contribute to a project, they should (1) compel future developers of large projects to either donate a portion of land from their site (minimum of 3 acres needed here) if the site is large enough to do that or (2) have developers provide a Developer Fee to the City for affordable housing. That money should be used to attract and subsidize developers of income-restricted housing. Without this, attracting income-restricted housing will be difficult - again due to low rents.

Note that developers dislike mixed-income projects (e.g. 10% units income restricted, 90% market-rate units). They typically prefer to pay the City the in-lieu housing fee. In a high-rent City like Chino Hills, that still makes good financial sense for them.

Further, the City should allow as much "Very High Density" residential as possible (35/units/acre). Three-story apartments average about 27 units per acre. At a minimum "High Density" (25/units/acre) can work for 3-story garden apartments, but it's less than ideal. Anything less than that 25 units/acre for the apartment developer will limit a deal's ability to make financial sense. The City should consider densities up to 40 units per acre. Market-rate apartments in good areas like Chino Hills can feasibly be built up to 40+- units per acre. For an example of this, see Arte in Rancho Cucamonga.

These are an insider's suggestions on how to craft good policy to bring more apartments and/or affordable housing to the City. I'm always happy to provide additional advice or insight to the City any time - generally without any charge to the City.

All the best to the City of Chino Hills.  
Justin Woodworth | Bandwidth Project Management

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

### **COMMENT #7**

My question/comment is: Chino Hills should not be forced into cramming high density housing all over the city like puzzle pieces that don't fit. Laws like this are one of a hundred reasons why the governor is likely to be recalled. What if we get a Republican governor this year that overturns this ridiculous mandate. Will the city still make it happen because "we've gone this far" ?

Debbie Hall

### **COMMENT #8**

Dear City Clerk,

Please include the following questions and comments in the public record for tonights RHNA Workshop, 7pn Feb 16:

**Regarding the update proposed by staff regarding properties available in the city to meet our mandated RHNA numbers.**

**(Please note, if only a few of my questions are discussed, make sure to respond publicly to questions: #2, #3, #5, #10.)**

1. Comment: It is my belief that the Governor and State government of California have overstepped their authority by mandating an increase in the RHNA units across the state and specifically in Chino Hills. The City Council should be spending its efforts to oppose this mandate, not simply surrender or work within the confines of the state's appeal process. I would suggest we gather and form a unified front with all the cities near to us and wider, to reject the mandate. A political approach would also be needed to support current efforts to recall Governor Newsome as well as other state officials in the legislature. Until such efforts are taken, I would delay implementing any update to the general plan. We have been late with the update in the past, without serious repercussions.

***Response:*** As discussed in the February 2 Housing Element Workshop #1 and discussed during the February 16 Workshop #2, Chino Hills actively participated in that SCAG RHNA process, attending all the RHNA subcommittee meetings and providing written comments to SCAG on the RHNA process in four separate letters dated September 6, 2019, November 6, 2019, December 16, 2019, and March 4, 2020. In each of those letters, Chino Hills articulated its concerns about SCAG's RHNA methodology and allocation of units. SCAG did not respond to any of Chino Hills' four comment letters. In October 2020, SCAG issued draft RHNA allocations to each local government in the region, providing an opportunity for appeal. Chino Hills appealed its 6th Cycle RHNA. On January 6, 2021, the six member SCAG RHNA appeal board voted in support of SCAG staff's recommendation to deny Chino Hills' appeal by a vote of 4 to 1, with one abstention. SCAG is expected to adopt its Final RHNA allocation in this month.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.

2. Question: This question has been asked previously, but Ms Lombardo and legal staff gave general non-specific information in response. "Significant negative impact" is not an adequate response. So here are the questions: What SPECIFICALLY are the consequences of not meeting our RHNA numbers? Do we lose state funding? How much specifically? Do we lose Federal funding? How much specifically. Do we face a fine of some significance? How much specifically? What are other cities who are past buildout or near buildout, doing to reduce or ignore this mandate? How much will it cost us to work with other cities and sue the state in court? Dollar amount please. Please prepare and present an impact comparison showing what we anticipate if we ignore the mandate or take the issue to court.

**Response:** As stated above, Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.

See the following links:

*Workshop #2 presentation at*

<https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint>

*Workshop #3 staff report at*

<https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report>

3. Question: In my opinion the most common and significant negative impact that the mandate for +3000 RHNA units will have on our city is traffic congestion. The city seems to ALWAYS approve projects despite what the traffic studies show are impacts to affected intersections and traffic patterns. If an intersection grade drops from a B grade to C grade, the city is perfectly satisfied with the consequences, especially if it does not impact them personally. C to D grade, no problem, D to F grade - add some stripes to the road as a "mitigation" and approval is given. F grade to F grade + 10% - add longer stripes. Again, please be specific in the written response: What negative traffic impacts disqualify a project from gaining approval? Is there ever a circumstance where negative impacts cannot be mitigated? (for example widening Carbon Canyon Rd to 4 lanes all the way. Not feasible.)

**Response:** As discussed during Housing Element Update Workshop's #1 and #2, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of traffic impacts associated with the state mandated Housing Element Update.

4. Question: I hear ALL THE TIME comments from the council and staff that x or y zone changes cannot be done because it must follow the General Plan. We can't change an empty lot from small commercial to park or recreation, but if a developer comes in with lots of money and a desire to build an apartment complex, a change from small commercial to Very High Density Residential is encouraged and approved, EASILY. Why

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

does the city favor developer profit vs quality of life for the residents? By what metrics is the "quality of life" measured and how is that taken into account?

**Response:** As discussed above, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of community and environmental impacts associated with the state mandated Housing Element Update.

5. Racial Equity: Although our city has been divided into voting districts, where some attempt was made to even out racial and ethnic disparity, how are we addressing economic and racial disparity regarding unfair and disproportionate impacts to certain areas by these zone changes? The south side of Chino Hills has suffered the most negative impacts of Very High- and High-density projects, disproportionately as compared to the rest of the city. The south side of Chino Hills, specifically Los Serranos and adjacent neighborhoods, are targeted with 5 or 6 of the proposed zone changes. How is the city going to ensure that systemic racism is avoided when selecting proposed zone changes? Or is Los Serranos going to get burdened with another apartment or high-density condo project because the neighborhood is mostly Hispanic and not as affluent as other parts of the city?

**Response:** A response to the question of income and racial equality is included in the March 2 staff report for Workshop #3 and will be further discussed during staff presentation for Workshop #3.

See link to *Workshop #3 staff report* at

<https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report>

6. Resources: How are the municipal resources such as fresh water, sewer and drainage, electricity and gas, going to accommodate not only these large increases - never accounted for in the General Plan - but concentrated dense population changes to small areas around town? Which is more capable to handle the demands, an older part of town like Los Serranos, or a more updated part of town like the empty lot next to City Hall?

**Response:** The Housing Element Update is following the mandated process established by HCD. All potential sites will be evaluated and rated. This process has and will continue to be presented and discussed at the Housing Element Workshops. Also, as discussed above, the City is initiating a General Plan Update and EIR to evaluate potential impacts associated with the Housing Element Update. The General Plan and EIR will include an analysis of community and environmental impacts associated with the state mandated Housing Element Update.

7. Fire Safety: Carbon Canyon has been targeted for one of the zone changes. Residents are very concerned for traffic impact, utilities, and especially fire safety. There are limited ways of entry and exit. How is the city going to mitigate the impact a high-density construction project will have on the safety of the residents during the next fire??? (There will be a next fire, we all know this is an absolute certainty.)

**Response:** Location in the Fire Hazard Overlay and along Carbon Canyon Road are constraints that are being analyzed through the site selection process that has and will continue to be presented and discussed at the Housing Element Workshops.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

8. Height Restrictions: It has been suggested in the public comments that 10 story buildings be considered. Is this an option being considered by the city? That would be highly out of place in our rural style city. Would this type of construction go to the general population for voter approval? Right now, how many stories can be built in residential areas, and what is being considered?

**Response:** Opportunities for increased height will be considered on a site by site basis through the mandated process established by HCD. At this point, staff is not aware of any proposal above current City height limits.

9. RHNA Shuffle: Will the city assign the needed RHNA units to various undeveloped / open zones only to shuffle them about like was done between the BAPS temple and the Avalon apartment project? It seems unfair to current and future residents living near these locations where the RHNA numbers are set this cycle, then when a developer with deep pockets and a plan requiring twice as many units gets the go ahead after the city shuffles the units from "more controversial or more affluent" parts of the city. We should allocate and keep the RHNA numbers set and final so that future unfair changes cannot be made.

**Response:** As a nearly built out City, sites for housing are limited. The City is undertaking the Housing Element Update process to identify the most appropriate sites to meet the state mandated RHNA requirements. Please be reminded that the RHNA process is a state mandate, not a City option. The City is seeking to locate the required sites in a manner that lessens impacts to the community. Information regarding this process has and continues to be presented through the Housing Element Update Workshops.

10. Measure U: Why are you not considering getting the voting public to decide where these higher RHNA units get allocated? Measure U was supposed to give the citizens a say, especially when these dramatic changes would impact the community across most of the city. The city council has continued to force these undesired changes for many years now and we are sick of being left out of the process. A 3-minute speech and a written angry letter by a dozen residents is no match for the power of the public VOTE!!!! Please explain to the citizens why we again will not have an opportunity to participate via public vote and will have to surrender to dictatorial mandates imposed on us by the City Council and staff. We deserve a say!

**Response:** A response to Measure U applicability was provided during staff's presentation at Workshop #2 and is included in the March 2 staff report for Workshop #3.

See the following links:

*Workshop #2 presentation at*

<https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint>

*Workshop #3 staff report at*

<https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report>

11. Please create a city map of all the proposed locations for these changes in zones and RHNA unit allocations. I have had to create my own, showing all the plots being

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

considered because I could not find one on the city website. - Honestly, not having a direct and easy access to this information is perceived as being intentionally deceptive. A full-page printing of the map before the next workshop in the Champion Newspaper as part of the public notice is a must. You guys sit there in chamber and lie to our faces when you say you want the public to get involved, but you don't make any effort outside of the minimum required by law. A classified ad in the paper, a posted letter in some window at city hall, a few letters in the mail within a limited distance, and an email notification (which I did not get) to opt-in subscribers. Thank God, Marianne Napoles wrote an article on the subject in the Champion!!!

**Response:** As discussed in the March 2 staff report for Workshop #3, maps of all the potential sites considered through this Housing Element process are presented in the Housing Element Workshop PowerPoint presentations, available on the City's Housing Element Update webpage. Through the workshops, Staff is only presenting potential sites that could be appropriate for high density housing. As we move through the process, many sites are being eliminated due to size, topography and access. Once a preliminary recommendation of potential sites is made, a map showing locations of the recommended sites will be prepared and presented at the Housing Element Update Workshops.

Thank you for your time and consideration.  
Luis Esparza

### **COMMENT #9**

Hi Everyone,

The letter I sent for the Feb 16th workshop had a list of questions and comments. I would like to receive written responses to those questions and comments before the next workshop on March 2nd, so that I may have time and opportunity to respond. (I do not see an email response in my in-box nor a written letter via USPS as of today March 27th, 2021)

(My original letter is copied below for completeness)

Not responding to the written questions and comments, in kind, is reflective of the poor communication policy by the city and is evidence that the public's opinions and concerns are of little interest to the Planning Commission and staff. Mine was not the only letter, there were other written comments in the first and 2nd workshop that should also have written responses by staff and commission members. Those responses should also be part of the public record so that other members of the public may stay informed.

Please include this letter as part of the public comments for the Housing Element Workshop.

Thank you for your time and attention.

Luis Esparza  
Chino Hills Resident.

Dear City Clerk,

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

Please include the following questions and comments in the public record for tonight's RHNA Workshop, 7pm Feb 16:

**Regarding the update proposed by staff regarding properties available in the city to meet our mandated RHNA numbers.**

**(Please note, if only a few of my questions are discussed, make sure to respond publicly to questions: #2, #3, #5, #10.)**

1. Comment: It is my belief that the Governor and State government of California have overstepped their authority by mandating an increase in the RHNA units across the state and specifically in Chino Hills. The City Council should be spending its efforts to oppose this mandate, not simply surrender or work within the confines of the state's appeal process. I would suggest we gather and form a unified front with all the cities near to us and wider, to reject the mandate. A political approach would also be needed to support current efforts to recall Governor Newsome as well as other state officials in the legislature. Until such efforts are taken, I would delay implementing any update to the general plan. We have been late with the update in the past, without serious repercussions.
2. Question: This question has been asked previously, but Ms. Lombardo and legal staff gave general non-specific information in response. "Significant negative impact" is not an adequate response. So here are the questions: What SPECIFICALLY are the consequences of not meeting our RHNA numbers? Do we lose state funding? How much specifically? Do we lose Federal funding? How much specifically. Do we face a fine of some significance? How much specifically? What are other cities who are past buildout or near buildout, doing to reduce or ignore this mandate? How much will it cost us to work with other cities and sue the state in court? Dollar amount please. Please prepare and present an impact comparison showing what we anticipate if we ignore the mandate or take the issue to court.
3. Question: In my opinion the most common and significant negative impact that the mandate for +3000 RHNA units will have on our city is traffic congestion. The city seems to ALWAYS approve projects despite what the traffic studies show are impacts to affected intersections and traffic patterns. If an intersection grade drops from a B grade to C grade, the city is perfectly satisfied with the consequences, especially if it does not impact them personally. C to D grade, no problem, D to F grade - add some stripes to the road as a "mitigation" and approval is given. F grade to F grade + 10% - add longer stripes. Again, please be specific in the written response: What negative traffic impacts disqualify a project from gaining approval? Is there ever a circumstance where negative impacts cannot be mitigated? (for example widening Carbon Canyon Rd to 4 lanes all the way. Not feasible.)
4. Question: I hear ALL THE TIME comments from the council and staff that x or y zone changes cannot be done because it must follow the General Plan. We can't change an empty lot from small commercial to park or recreation, but if a developer comes in with lots of money and a desire to build an apartment complex, a change from small commercial to Very High Density Residential is encouraged and approved, EASILY. Why

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

does the city favor developer profit vs quality of life for the residents? By what metrics is the "quality of life" measured and how is that taken into account?

5. Racial Equity: Although our city has been divided into voting districts, where some attempt was made to even out racial and ethnic disparity, how are we addressing economic and racial disparity regarding unfair and disproportionate impacts to certain areas by these zone changes? The south side of Chino Hills has suffered the most negative impacts of Very High- and High-density projects, disproportionately as compared to the rest of the city. The south side of Chino Hills, specifically Los Serranos and adjacent neighborhoods, are targeted with 5 or 6 of the proposed zone changes. How is the city going to ensure that systemic racism is avoided when selecting proposed zone changes? Or is Los Serranos going to get burdened with another apartment or high-density condo project because the neighborhood is mostly Hispanic and not as affluent as other parts of the city?
6. Resources: How are the municipal resources such as fresh water, sewer and drainage, electricity and gas, going to accommodate not only these large increases - never accounted for in the General Plan - but concentrated dense population changes to small areas around town? Which is more capable to handle the demands, an older part of town like Los Serranos, or a more updated part of town like the empty lot next to City Hall?
7. Fire Safety: Carbon Canyon has been targeted for one of the zone changes. Residents are very concerned for traffic impact, utilities, and especially fire safety. There are limited ways of entry and exit. How is the city going to mitigate the impact a high-density construction project will have on the safety of the residents during the next fire??? (There will be a next fire, we all know this is an absolute certainty.)
8. Height Restrictions: It has been suggested in the public comments that 10 story buildings be considered. Is this an option being considered by the city? That would be highly out of place in our rural style city. Would this type of construction go to the general population for voter approval? Right now, how many stories can be built in residential areas, and what is being considered?
9. RHNA Shuffle: Will the city assign the needed RHNA units to various undeveloped / open zones only to shuffle them about like was done between the BAPS temple and the Avalon apartment project? It seems unfair to current and future residents living near these locations where the RHNA numbers are set this cycle, then when a developer with deep pockets and a plan requiring twice as many units gets the go ahead after the city shuffles the units from "more controversial or more affluent" parts of the city. We should allocate and keep the RHNA numbers set and final so that future unfair changes cannot be made.
10. Measure U: Why are you not considering getting the voting public to decide where these higher RHNA units get allocated? Measure U was supposed to give the citizens a say, especially when these dramatic changes would impact the community across most of the city. The city council has continued to force these undesired changes for many years now and we are sick of being left out of the process. A 3-minute speech and a written angry letter by a dozen residents, is no match for the power of the public VOTE!!!! Please explain to the citizens why we again will not have an opportunity to participate via public vote and will have to surrender to dictatorial mandates imposed on us by the City Council and staff. We deserve a say!

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

11. Please create a city map of all the proposed locations for these changes in zones and RHNA unit allocations. I have had to create my own, showing all the plots being considered because I could not find one on the city website. - Honestly, not having a direct and easy access to this information is perceived as being intentionally deceptive. A full-page printing of the map before the next workshop in the Champion Newspaper as part of the public notice is a must. You guys sit there in chamber and lie to our faces when you say you want the public to get involved, but you don't make any effort outside of the minimum required by law. A classified ad in the paper, a posted letter in some window at city hall, a few letters in the mail within a limited distance, and an email notification (which I did not get) to opt-in subscribers. Thank God, Marianne Napoles wrote an article on the subject in the Champion!!!

Thank you for your time and consideration.  
Luis Esparza

### **COMMENT #10**

Ms. Lombardo,

Thank you for your response.

Many of my questions asked for specific responses and details, yet some form of the phrase: "Response: As stated above, Information regarding the (insert issue or question reference here) were provided during staff's Workshop#1, #2 presentation and are included in the March 2 staff report for Workshop #3." was used to reply to several of my questions. 6 times to be specific. This is not providing the information in a format the public would find helpful. The tactic of providing an answer by handing over an entire report or stack of papers is often used by attorneys to hide or obfuscate critical information in a clearly adversarial situation. Does the city see public inquiry as an adversarial situation? At the very least, a reference to a section or page of the staff report would make sharing this information with the public helpful. A simple copy and paste from the related section of the reports, slides or notes would be infinitely more helpful, than responding with "it's in the report."

Here is the perfect example of a lack of completeness and specificity, which you responded below:

1. Question: This question has been asked previously, but Ms Lombardo and legal staff gave general non-specific information in response. "Significant negative impact" is not an adequate response. So here are the questions: What SPECIFICALLY are the consequences of not meeting our RHNA numbers? Do we lose state funding? How much specifically? Do we lose Federal funding? How much specifically. Do we face a fine of some significance? How much specifically? What are other cities who are past buildout or near buildout, doing to reduce or ignore this mandate? How much will it cost us to work with other cities and sue the state in court? Dollar amount please. Please prepare and present an impact comparison showing what we anticipate if we ignore the mandate or take the issue to court.

Response: As stated above, Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

This is not encouraging public involvement and personally very disappointing. Perhaps there is another reason for this type of response? Does the city not wish to be transparent with this situation so as to avoid confrontation or delay? Perhaps its related to me personally? Is my desire to be an active citizen not what the city wishes? Perhaps its because I brought up the issue of systemic racism or because I am a minority? Or maybe the city does not want to do the work required to answer these questions from the public thoroughly because its extra work? Regardless of the reasons, if the city fails to provide adequate information and transparency, it may result in circumstances that put the city at risk of future legal action.

**Please include this written response as part of the public record for the Housing Element Workshop.**

As can be read below, my questions requested specifics and details, yet staff report was also severely lacking in both and was far from complete.

Sincerely  
Luis Esparza, Chino Hills resident

### **COMMENT #11**

Hi.

Here is my input regarding the proposed maps and locations to meet the new RHNA allocations. I request that the comments below be read aloud, so it is entered into the public record. Thank you.

### **MY PUBLIC COMMENTS**

The updated housing allocations from the California state HCD down through SCAG RNHA allocations report occurs every 8 years. Each of the affected cities then updated their Housing Element Plan accordingly. The proposed map and locations are in response to the new RHNA allocations.

Looking at the proposed sites to meet the City of Chino Hills allocated housing numbers, there is one glaring strategic problem. The excessive concentration of these high density housing into three large areas will amplify the impacts to the surrounding communities in terms of traffic impacts, impacts to local schools, impacts to parking, etc. Excessive concentration of higher density housing creates excessive impacts on traffic, schools, and parking.

An alternative strategy is to spread out the higher density housing units throughout the city to minimize the impact of higher density housing on the surrounding neighborhoods. This will spread out and minimize the impact to traffic, schools, and parking. Examples of other open, buildable areas to consider for higher density is along Grand Ave, along Chino Ave near Chino Hills Pkwy, in Carbon Canyon, etc. Studies are available which demonstrate that higher density housing intermixed within lower density housing areas will minimize the impact of higher density housing in terms of traffic, schools and parking.

My recommendation is to break up the three very large areas proposed for higher density housing into more small discrete areas of higher density, and identify other vacant land areas within Chino

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

Hills to intermix the higher density units more uniformly through the city to minimize the less desirable impacts on traffic, schools, and parking. Some people will say that this vacant land does not exist, but it is obvious by driving around that sufficient vacant plots are visible. This approach will be easier on the city's infrastructure (traffic, parking), and minimize the impact on its residents.

Thank you,  
Mike Braun

### **COMMENT #12**

Dear Commission,

Can the public transportation lanes be looked at to see if there are any opportunities to build housing?

Can we make sure that our city's beauty is not destroyed by throwing up housing in any empty lot?

One suggestion the area adjacent Costco would be a great area for housing.

Best Regards  
Theo Hester

### **COMMENT #13**

Given my newness to the issues faced by Chino Hills to meet the State of CAs expectations for new residential projects, please bear with me as I ask some basic questions.

1. Can you substitute senior housing for affordable housing?
2. How much of a project must be affordable in terms of % of units allocated to such a distinction?
3. What is the Chino Hills height limit for apartment buildings? I believe I heard 3 stories, but I wasn't sure. Frankly, that would prove problematic for Crossroads Marketplace.
4. How does Chino Hills feel about structured parking, which is a question from the other end of the density spectrum?
5. During our call yesterday, I wrote down the following for Crossroads Marketplace:
  - a. 500 units
  - b. 45/units an acre via a mixed use zoning designation

But last night I continually heard much lower unit counts per acre mentioned by several folks that spoke. Many alleged 20/acre. Some saying 30/acre and a one that articulated 35/acre under the assumption that was max density. Could you clarify this please.

Lastly, I remain interested in continuing to explore placement of Crossroads Marketplace into your specific plan zoning process, which appears to have a 2021 timeline. That's ambitious. Given some of the comments about Carbon Canyon, diversity of locations (too many in south Chino Hills) and a few callers listing Crossroads specifically as a site they liked/favored, I heard enough positives to give Crossroads Marketplace some tailwinds vs the alternative. It would depend on

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

density of course as well as the allocations of market rate to senior and/or affordable. I'll participate at your next meeting in two weeks.

Take care,  
John Mitchell

### **COMMENT #14**

Dear Planning Commissioners of Chino Hills,

We hope this letter finds you all well and greatly appreciate your hard work for our amazing city.

My wife and I are residents of Chino Hills and feel compelled to express our deep concern regarding the proposed locations for high density housing on San Rafael Drive.

We have lived here for 16 years and indeed, moved here because of the unique natural environment of the city. The city is not only special due to its natural beauty, which we believe contributes to a safe, healthy, less toxic environment, Chino Hills is also special because it is safe, peaceful, and provides amazing resources for all residents of all ages. We first moved here as a young married couple and now have 4 young sons. We have been trying to buy our home for several years and just bought it this year in January 2021, an incredible accomplishment for us as we have made an enormous financial sacrifice (i.e., we spent almost every penny that we have) to live here on San Rafael Drive. My wife and I are so proud to own a home in Chino Hills, an American dream in an ideal American city. We are so grateful to raise our sons in an environmentally safe city where they can play outside, where it's quiet enough for them to hear the birds sing, where we can sit out in our backyard and see the breathtaking hills (and maybe catch a glimpse of a beautiful roaming coyote), or drive down Chino Avenue or Chino Hills Parkway and look out the window to see the yellow flowers on the hills in Spring.

We understand and appreciate the need for affordable housing, and we can only imagine the pressure the city is under to build this type of housing. But **PLEASE** continue to consider maintaining the open and natural environment of Chino Hills as well as the enormous financial and economic impact of your current residents. We really believe and desire for Chino Hills to remain a city where people aspire to live-a city of open spaces, of natural beauty, of peace and quiet.

Thank you so much for your time and consideration, and again, thank you for your hard work in planning such a sensitive endeavor. We are confident that you will make the best decision for our city and for those who will be able to live here through affordable housing.

Sincerely,  
Eddie and Susy Lee

### **COMMENT #15**

Dear Commission members and staff,

Unfortunately, I am unable to attend some or most of tonight's workshop. Please consider the following as my public statement on the issue.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

I previously sent a list of questions and comments regarding the proposed properties and their negative effects. Some residents are concerned that certain properties were allocated to be public parks are now being considered for low-income housing requirements. Are all open areas being considered for housing even land previously or currently zoned as park land? Please specify which properties they are for the record.

I have requested a CITY MAP showing all of the properties being considered for zone changes and overlays to meet the low income housing mandates. Ms Lombardo has referred me to the slides presented by staff which shows each property individually, but this is inadequate. A map should be created showing all the properties being considered, perhaps with a color coding for level of zone change being proposed. Having a large picture of what is happening across the entire city will give the public a better understanding of how this update may directly impact their neighborhoods and quality of life. Individual maps are akin to looking thru a microscope to identify an animal. You would see skin cells, maybe hair, and a few microscopic critters, but you would not likely realize you are staring at an elephant without seeing the entire animal.

Finally, as discussed in my previous emails and public comments, policies enacted by our city, often have unintended consequences. One of those can be Systemic Racism. The city may decide that the most logical places to increase zoning and allow construction of Very High and High density projects may also impact predominantly lower income and minority neighborhoods. Systemic Racism does not require intent, malice or hatred. Proceeding with a direction that places an abnormal concentration of these zones in just one or a few neighborhoods may inadvertently create a Systematically Racist policy, causing negative effects in minority neighborhoods or non-affluent communities. Please explain how the city is going to measure and ensure that the decisions we make will not result in unwanted, unintended systemic racism. Please be specific: What variables are you measuring? for example minority household density maps, income density maps, average or median distances from a given zone to minority households, etc. What would be considered acceptable and unacceptable levels of impact, especially if it targets minority communities?

Thank you for your time and consideration.

And don't forget, the public would benefit from a citywide map showing all proposed sites.

And don't especially forget,

Systemic Racism does not require intent, malice or hatred towards others for a policy to be discriminatory.

Luis Esparza  
Chino Hills Resident.

### **COMMENT #16**

The average cost of housing in US is 100. The average cost in Chino Hills is rated at 288.4 while the average in California is at 239.1. Clearly, cost of housing in our city is very expensive. Will your discussions provide a plan that will provide a means to provide segments in housing that will: 1) provide lesser costs for some new construction relative to affordability and 2) provide some options for seniors who want to down size but are unable to find single story residences that can accommodate them relative to their needs?

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

I appreciate the opportunity to raise these issues for consideration in your current planning.

Sincerely,  
Daniel Burke

### **COMMENT #17**

Three (3) areas of concern are:

- Chino Ave/ San Rafael Drive South (city-Owned Open Space) 8 acres PD 17-127
- Chino Ave/San Rafael Drive 4 acres PD 17-27
- Rock Springs Drive/Rimrock Ave 3.5 acres PD 17-127

The natural landscape, oak trees, hills, and creeks, along with natural habit : deer, coyotes, snakes, rabbits, hawks, black birds, etc. These areas should be kept natural and no more intrusion by humans. It is best to consider areas that have the least affect on the environment for decades and centuries to come, as this is our duty as caretakers of the land and all the life it supports.

Please consider areas as the Shops and Boys Republic land as these are central locations with flat areas with room to build. Also, it would be cost saving to build more in one area than to build here and there to achieve goals of housing. Please consider these areas of not building on and a reminder, that the reason why so many residents have moved to Chino Hills is for the natural beauty it has to offer.

Thank You,  
Karen Mailo

### **COMMENT #18**

To Whom It May Concern:

On behalf of The Commons in Chino Hills, please advise on the percentage of the site that needs to be affordable housing. If granted mixed use at the center to include residential, will the zoning change only allow for affordable housing?

Thank you.

Best Regards,  
Miriam Peltz | Assistant Property Manager

**Response:** I am responding to the question you raised at the March 2, 2021 Planning Commission. The question you raised was:

- If a commercial center is granted mixed use to include residential, would the zoning only allow for housing, and how much of that housing needs to be affordable?

The City is considering a housing overlay zone that would allocate only a designated portion of a commercial center for housing. The housing overlay would allow the existing commercial

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

center to remain commercial and would provide the opportunity for the designated housing portion to develop as housing. To meet the state requirements, the housing must be built at a density of no less than 20 units per acre. There is no requirement that the housing be sold or rented at rates affordable to “lower income” households.

Please don't hesitate to contact me with any other questions.

### **COMMENT #19**

Chair Jerry L. Blum and Commissioners:

March 2, 2021

My name is Bryan Petroff, and I am writing this letter to you because I am concerned with State Bill AB 686, which was signed into law by the governor on September 30, 2018 and mandates the City of Chino Hills to build 3,720 high density homes on undeveloped and developed land throughout the City.

Chino Hills is well known for its high quality of life and beautiful rural atmosphere, which is the reason I moved here 35 years ago in 1986. I live in District 2, Council Member Rogers District. My home is surrounded by high density housing on all sides. I live near the Crossroads Marketplace, which is in Council Member Marquez District 1.

In an article in the *Champion* newspaper dated February 20, 2021, Community Development Director Joann Lombardo stated that the City could be in good shape if the City can include developed sites such as commercial sites. The Director further stated that there is a keen interest from certain property owners to build housing “because of a change in the retail market.”

The owner's representative John Mitchell of Crossroads Marketplace stated that their retail center is encumbered by big box stores that are now vacant and could be appropriate for housing.

Really?!

As you are all aware, the past owner let the retail center go into disrepair for years thinking he would repurpose the site. In September 2016, he submitted a plan to the City to build a high-rise apartment complex, parking structure, Korean Theatre, night club and shops. His plan was shot down by the community. The retail center was subsequently sold to the current owner, who has been renovating and repairing it for the past 3 years.

This retail center now has Petsmart and Dollar Tree, which are both big box stores. The stores that relocated and are still in business are Best Buy, Bed Bath and Beyond, and BevMo, all of which moved to the City of Chino. Sport Chalet, due to competition, went out of business. Dick's Sporting Goods, which is also in Chino and one of the competitors of Sports Chalet, is also a big box store.

My point is that big box stores are here to stay. If the new owner can't lease them, then divide them into smaller units, similar to what happened to the K-Mart Center in Diamond Bar (located on Diamond Bar Blvd at the 60 Fwy), which was converted to three businesses in the former K-Mart building.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

I am totally against any more high-density housing developments in my neighborhood. We have enough already. Please find a different location. The City needs the tax revenue that these retail commercial centers provide.

One of the potential alternative locations that the City Council should consider is the Aerojet property now owned by GenCorp. There are 400 acres, plus when you add in the McDermott Ranch, there are a total of 580 acres. According to a *Champion* newspaper article published in 2004, DTSC stated in their report that the property's use is unrestricted, including for residential housing.

My concerns are:

1. Water Shortage due to drought
2. Noise
3. Impact on local Schools
4. Increased Traffic
5. Loss of Revenue from losing a retail center.

Thank you for your time and for serving our community and doing a great job representing our community.

It's very much appreciated,  
Bryan Petroff

**Response:** Dear Mr. Petroff,

Thank you for comments provided to the Planning Commission on March 2, 2021. Your comments addressed concerns regarding the state mandate to build high density homes. Your comments have been forwarded to the Commission and each of the items you raise are being considered as the City continues the difficult process of finding the necessary housing sites mandated by the State Housing Element requirements.

You also expressed concerns regarding the potential conversion of big box retail stores to high density housing and the loss of revenue associated with that conversion. Commercial centers and their retail stores are a vital part of the Chino Hills community. As online shopping continues to expand, the demand for big box and retail establishments decreases. This change has caused many shopping centers, including some in Chino Hills, to look for alternative uses and designs to maintain their viability. In assigning housing units to designated commercial centers, the City will look to locate the housing on underutilized portions of the centers, and to relocate any existing retail stores elsewhere in the center or City. Adding residential to commercial centers brings new daytime and nighttime shoppers and is a popular and successful practice used by many southern California cities to revitalize commercial centers.

Other issues you raised include considering the Aerojet property as a potential housing site, water shortage, noise, impacts on school and increased traffic.

Regarding the Aerojet property as a potential housing site, that property is subject to the state Department of Toxic Substances Control (DTSC) review for required clean up from its past munitions operation. Aerojet's DTSC review status makes the timing of its availability for development uncertain, and consequently, it does not meet the criteria outlined by the State,

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

which requires designated housing sites to be reasonably available for development. Until the Aerojet property is cleared by DTSC, it would not meet the State's requirement.

Meeting the state mandate for high density housing is a difficult task for Chino Hills. The potential impacts to the Chino Hills community, traffic, noise, and schools will be an integral part of site selection process and the subsequent General Plan update process. The state requires that designated housing sites have sufficient access and water, sewer, and dry utilities available. Specific impacts to water supply, traffic, noise, and schools will be analyzed as part of the subsequent General Plan update process.

Please do not hesitate to contact me with any additional comments or questions.

### **COMMENT #20**

I would like to help the City of Chino Hills reach their mandated RHNA allocation of affordable housing units.

I own APN 1000-161-13-0-000, in San Bernardino County, in the City of Chino Hills, consisting of 10 acres in triangular shape between Hidden Oaks Country Club and the county line, in the bottom of Soquel Canyon. I would be very pleased to have this property rezoned from Agriculture-Ranch to multifamily High or Very High Density Residential, to help the City of Chino Hills reach their mandated RHNA allocation of affordable housing. If it was rezoned, I believe it would be cost effective to develop a road through the Hidden Oaks Country Club property to my 10 acres and bring in utilities, to build multifamily units.

Please let me know your thoughts.

Clark Hatch

**Response:** Hello Mr. Hatch,

Thank you for your suggestion. Your site is approximately 5,000 feet from the Carbon Canyon Road, which is the nearest improved road, and your site has no infrastructure. The state requires that designated housing sites have sufficient access and water, sewer, and dry utilities available. Your site does not meet the state's criteria and cannot be considered as a potential site for the City's 6th Cycle Housing Element.

Best Regards.

### **COMMENT #21**

Hello I am a current resident of Chino Hills. I recently read about possible home development at the corner of Rimrock and Rock Springs. I would like more information as to when this is scheduled to take place and address the fact that this neighborhood still does not have the city park that was in the original development plans. I would like to know what the best way is to find out if the land that was going to have the park is still available and how we can as a community move forward to have this park built. Thank you for your time and I look forward to hearing from you.

Carolyn Wilcox

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

**Response:** Hello Ms. Wilcox,

Thank you for your comments regarding the Planning Commission Housing Element Update Workshop. As discussed during the Workshop on March 2, open space properties are held in trust for the public under the “public trust doctrine”, as established by state law. City-owned open space, including the open space area at Rimrock and Rock Springs and at Chino Avenue and San Rafael Drive, have been removed from consideration as potential housing sites.

Regarding your question on parks in your area, the San Marcos Park and Skyview Park serve your area. There are no plans for additional parks at this time.

Please let me know if you have other questions.

### **COMMENT #22**

Hello,

My name is Dave Porter and I am writing on behalf of myself, my wife Patrice, and son Anthony who live in the Carriage Hills development in Carbon Canyon.

We are very much opposed to high density housing being developed in these areas:

- Leonard Grenier property, horses, and stables on 16.5 acres at Carbon Canyon and Canyon Hills roads.
- Western Hills Golf Course, 10 acres on Carbon Canyon Road between Fairway Drive and Canon Lane

A primary reason for our objection is that the traffic impact to the canyon would be immense. Typically only large lots are considered for the canyon so high density housing would be wildly out of character for this area. To add high density housing would make a bad traffic area only worse and undoubtedly lead to more accidents and traffic fatalities in the canyon. It is truly unthinkable. In order to accommodate traffic for these homes, it would seem that more lanes would need to be added to the canyon and I don't believe that can be done. For those of us that faced the pre-Covid am and pm weekday traffic in the Canyon, it is really hard to believe that this would even be under consideration.

In addition, the canyon is an environmentally sensitive area and this increase in density would be unduly harmful to the ecosystem.

Has a full environmental impact on wildlife and sensitive plant species as well as a thorough traffic study been done? I'm very interested in knowing what the mitigation costs are to build high density housing in the canyon.

Please consider areas that are already well-developed with much better infrastructure, such as the Shoppes area or the area near Costco.

Thank you,  
Dave, Patrice, and Anthony Porter

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

### **COMMENT #23**

Dear Community Development Director Joann Lombardo:

Thank you for your quick response and taking the time to communicate with me.

In response to big box stores and retail establishment usage decreasing as you stated due to online shopping is just an excuse to develop high-density housing at the Crossroads Center in desperation.

Again, Costco, PetSmart and Lowe's are big box stores and are doing great, earning profits of 20% above average. There is still a large part of the community that likes to shop big box stores. Seniors, for example, are not big online shoppers. There are plenty of big box stores in the local area, including Walmart, Best Buy, Target, Sam's Club, Dick's Sporting Goods, Lowes, Home Depot, Pep Boys, Nordstrom Rack, etc.

Toys R Us is still in business with a modified business plan, using a 10,000 square foot building, interactive toy demonstrations and open play areas. Bringing Toys-R-Us back to Chino Hills would be popular with the community.

We have a General Plan that was developed with community input. If the General Plan can be revised with just the stroke of a pen, why have it? The City should stick to the plan as adopted with the community's blessing.

I am curious why mixed-use is so successful in other cities, as you stated in your letter, but to my knowledge we have only one mixed-use development in Chino Hills. Mixed-use has been around for a long time. In an article in the Chino Champion newspaper, dated March 13, 2021, the Mayor of Chino stated that the City has not had success with mixed-use. I would be interested in your theory that mixed-use is appropriate at the Crossroads Center site when your neighboring city has little success with it.

If mixed-use is so great, why wasn't it used at the Shoppes? I realize that now, in desperation, the City is planning a mixed-use development on the dirt lot adjacent to City Hall, similar to what is being touted for the Crossroads Center.

Mixed-use developments bring lots of problems, especially noise and more traffic. Peyton Drive already sounds like a freeway, which is terrible enough. Couple that with the close proximity of the 71 Freeway and the noise problem is magnified. Adding a mixed-use development to this area will make the noise problem even worse.

More traffic also results in more pollution from all the vehicles. This is an area that already has heavy traffic, especially the nightmare caused by the Costco gas station. Residents in this area are not interested in more traffic and the problems that come with it: accidents, filth, congestion. Increasing the traffic by adding a mixed-use development could cause consumers to avoid the area and affect existing small businesses. Who wants to patronize a restaurant in a place which is heavily congested, noisy and difficult to drive to? The dining experience is ruined before you even get to the restaurant. Mixed-use developments are not a sure thing by any means.

I did not see the property at the closed Vellano/Greg Norman golf course as one of the sites being considered for high-density housing, even though the owner has been quite vocal about his desire

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

to develop condos on the site. The northern area of Chino Hills has taken the brunt of the high-density housing. The City needs to take the Crossroads Center off the list and put the high-density housing someplace else. A closed golf course seems the perfect spot, especially with a willing property owner. Or is there some other issue at play here? Could it be that the high-density development will include Section 8 housing? Can you imagine Section 8 housing in the middle of the Vellano development?

It seems to me that the City Council is taking a neutral position on high-density housing. There are very few residents within the community that know what's going on with the high-density housing requirement. The Champion newspaper is no longer free as it was in the past. I now pay an annual fee to have it delivered to my home. You no longer see the newspapers on driveways. This is a huge loss of community information. I have been told by Council members that residents are not coming forward about the high-density housing issue.

I have also polled my neighbors and other residents and most of them are unaware that high-density low-income housing is coming to Chino Hills. It seems that a lot more could be done by the City to inform residents of this issue. The Planning Commissioners should not be the only residents to hear about this issue which can have such a negative impact on the quality of life in Chino Hills.

Perhaps the new Public Information Officer can develop a plan to keep residents informed as the process for this issue moves forward. Residents need multiple opportunities to hear about what's going on, to express their opinion and to have a say in what happens in their community.

Thanks again for your communication.

Best Regards,  
Bryan Petroff

### **COMMENT #24**

Mr. Mayor and Council Members,

Our home of 32 years backs up to the proposed rezoning area referenced as Caballero Ranch. From staff's discussion in the council meeting, I understood the following (presented as facts):

1. By State dictate, 2014-2021 HOUSING ELEMENT UPDATE represents the **highest land use priority in Chino Hills**
2. State requirements must be met and consequences of non-compliance would be an unacceptable burden to the city.

Considering the above and setting aside imposed deadlines as a condition (we should do this right not be forced into decisions due to State objectives - even at the cost of short-term penalties) I am not convinced the city has adequately explored all alternatives. A few examples include:

- Only 1 project currently zoned R-S (10 acres at Caballero Ranch) remains a consideration for the project. I believe the city can find other equally suitable areas to satisfy State requirements for this small land parcel.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

- I find no evidence that R-R (Rural Residential), Public open space close to or adjacent to developed land, and undeveloped areas now zoned R-S have been adequately considered.
- City Parking garage - The utilization rate of the multi-story parking garage North of city hall must be less than 5 - 10%. The repurposing of city property with extremely low utilization was not considered.
- Institutional Parcels - with land grades < 10% were not considered. Flat areas like those Southeast of Boys Republic Drive and Grand Avenue should be considered. Eminent domain as a last resort should be an option.

Lastly, as it relates to the Caballero site, I see no way the rezoning of this parcel would comply with the GOALS AND POLICIES OF THE 2014-2021 HOUSING ELEMENT UPDATE. Specifically, the rezoning of this small 10-acre parcel does not support Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods. I would agree with the council's discussion to stipulate additional and significant offsets to the South-side of the property; however, I do not believe high density on a 10-acre parcel can be achieved with the restrictions proposed. To comply with Goal H-2 and to preserve the view and value of preexisting homes in the immediate area severe building restrictions for the Caballero property must be specified, applied, and proven.

For these reasons I strongly object to the rezoning of Site No. 5 as listed on the Map of Continued Refined List of Potential High Density ("Lower Income") ... to be considered at Housing Element Workshop #4.

I thank you for your time, attention, and dedication to the city.

Sincerely,  
John Bruner

### **COMMENT #25**

My name is Jimmy L Castillo of xxxx Forest Meadow drive, Chino Hills, California.(next to the Caballero Ranch). We moved here in 1989 and we love this place. We are in our late 70 and early 80 years of age and we can't afford to move. Accidents and death occurred along Eucalyptus Ave. due to heavy traffic. What's more if 180 high density housing units and 50 multi units will be built along this avenue. Traffic will be a nightmare, noise, parking lot problems, crimes will increase and properties will decrease in value especially those houses next to the Caballero Ranch like ours.

We fought Southern California Edison for the 500KVA and now here is another situation that we are facing in the future.

Please Mr Director/ Mr Mayor you have to understand also our situation.

Thank you very much.  
JIMMY L CASTILLO

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

### **COMMENT #26**

Dear Planning Commission,

The purpose of this letter is to express my concerns with the proposed development considered along Woodview Road (Wang Property).

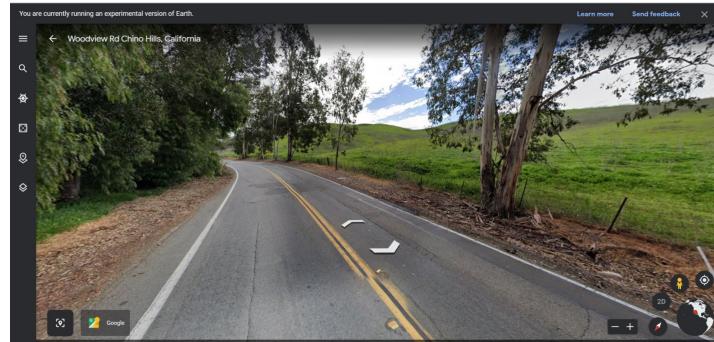
The zoning surrounding this area is primarily single/two-story detached family homes. The improvements being considered within the area consist of multi-story high density dwellings. This proposal has a profound impact to those residing adjacent to this area. It would be most beneficial from an economic perspective to solely construct high density dwellings near commercial properties. Studies have shown that establishing dense housing in locations that are within walking distance to clothing stores, grocery stores, restaurants, etc. brings value to the community. If such a development is established in an area that doesn't contain these elements it will likely have the opposite effect.<sup>1</sup> It seems most pragmatic that these items be considered prior to making any decisions in order to make sure that all interests are protected.

Secondly, locating high density housing near major arterial roads is more adequate to handle the increased traffic than constructing such infrastructure near collector roads. This approach will also render less of an impact to the environment than disturbing several acres of undeveloped land.

Furthermore, the existing single family homes located to the south and north of Wang's property are located on a parcel measuring approximately 0.10, and 0.15 acres. To put in perspective what is being considered, it is the equivalent of constructing 30 dwellings in the same area encompassed by 10 dwellings in the Mountain View neighborhood or 7 dwellings in the neighborhood along Bayberry Road.

Lastly, I want to emphasize that the City of Chino Hills' mission statement is "to continue to develop and maintain the aesthetic beauty of the City, while fostering a safe and family-oriented environment". Attached below is a photo acquired from Google Earth of the scenic view from Woodview as a reminder of what is at stake. I trust that the Planning Commission will make the right decision.

Respectfully,  
Ben Jimenez  
Resident, Mountain View  
Neighborhood



### **COMMENT #27**

Planning Commission and Joann Lombardo,

I reviewed the staff report for agenda item 6a, "6<sup>th</sup> cycle housing element update - ...." and wanted to provide some comments regarding the goals and policies.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

Regarding policy H-1.5 (ADU's), one action was to have permit ready standard plans. I wanted to point out that the state has grants to provide cities funding to have plans designed and drafted along with other items due to the passing of SB 2. On HCD's website, <https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>, it lists all the potential state grants and financial incentives for ADU's. It also lists what some cities have done with hyperlinks to the city's websites. I will tell you that the fees for architects to draft the plans vary widely. Some proposals I received were \$15,000 and \$20,000 and others are around \$5,000. I have one detached ADU being built in the city of Chino Hills with the permit already pulled and could tell you the plans were \$4,500 plus about \$150 for printing and shipping. The plan check fee to the city was \$1,915.75 and the permits were just over \$4,800. Having pre-approved plans would only be useful for someone building a detached ADU. If someone is building an attached ADU, you wouldn't be able to use "off the shelf" plans. Having pre-approved plans for detached ADU's would save people money, however, the biggest cost to building a detached ADU is the separate sewer and water laterals. I verbally shared at the last planning commission the 3 bids I have received and have included the proposals with this email. One proposal included the permit fees and soil testing cost because they recently did a project on Country Club and knew what the city required. That property on Country Club was pictured and mentioned in an article regarding ADU's in the Chino Valley Champion about a month ago. One HUGE incentive to building a detached ADU would be to waiving the separate sewer and water utility requirement. The separate electric meter and natural gas meter is not that costly compared to sewer and water. The October 6<sup>th</sup>, 2020 ADU workshop staff report included a section discussing possible incentives for development of affordable ADU's and those incentives being evaluated for inclusion as part of the Housing Element update. One incentive mentioned was waiving of the separate utility requirement.

The HCD website also has this listed ....

New ADU funding laws effective January 1, 2021

- The California Health and Safety Code (HSC), Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very-low to moderate-income households.

Policy H-1.5 in the city's goals and policies, lists the timeframe to establishing a program for incentivizing ADU production within 12 months of Housing Element adoption. With the remaining schedule for the Housing Element being January – February 2022 for the adoption of the Housing Element, barring any delays, it seems that is a long time to wait before establishing a program for incentivizing ADU's, keeping in mind that the staff report mentions using future ADU development to create a buffer for lower and moderate income categories (the other buffer being estimating site capacity at less than the maximum density).

Ken Gallagher

## APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received

### **COMMENT #28**

Dear Councilmembers,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenter**”), my Office is submitting these comments on the City of Chino Hills’ (“**City**”) City Council Special Meeting Workshop for its 6th Cycle RHNA Housing Element Update (“**Project**”).

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected City of Chino Hills – 6th Cycle Housing Element Update June 8, 2021 Page 2 of 5 to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq.*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

The City should require the use of a local skilled and trained workforce to benefit the community’s economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.<sup>1</sup>

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area’s jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.<sup>2</sup>

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”<sup>3</sup>

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . .”<sup>4</sup> In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”<sup>5</sup>

1 California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at <https://laborcenter.berkeley.edu/wpcontent/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

2 South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at <http://www.aqmd.gov/docs/defaultsource/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

3 City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, available at [https://www.hayward-ca.gov/sites/default/files/documents/General\\_Plan\\_FINAL.pdf](https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf).

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

Locating jobs closer to residential areas can have significant environmental benefits. .As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.<sup>6</sup>

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.<sup>7</sup> Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,  
Mitchell M. Tsai  
Attorneys for Southwest Regional  
Council of Carpenters

4 City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

5 City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

6 California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* <https://cprroundtable.org/static/media/uploads/publications/cpr-jobshousing.pdf>

7 Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs- Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

See the following links for letter attachments:

[EXHIBIT A:](#) March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling

[EXHIBIT B:](#) Air Quality and GHG Expert Paul Rosenfeld CV

[EXHIBIT C:](#) Air Quality and GHG Expert Matt Hagemann CV

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

### **COMMENT #29**

Dear City Council,

Thank you for this opportunity to address the city Housing Element meeting.

The 5-12-2021 Chino Hills Champion reported about housing reductions in various locations previously planned to accommodate the mandated HCD building requirements.

We read with dismay that it was decided to reduce the amount of units at The Shoppes and additional locations throughout Chino Hills, but retain the 166 HIGH DENSITY units on the Western Hills Golf Course. As residents of Carbon Canyon, living in the Western Hills Oaks community on Valley Springs, across from said golf course, we ask why?

You don't wish to impact the "vitality of the Shoppes", but this decision certainly negatively impacts the vitality and unique living environment of the canyon.

Ben Jimenez was quoted in the paper that Woodview Road development "would have a profound impact to those residing adjacent to the area", and that "high density units should be built on major arterial roads that can handle increased traffic".

Carbon Canyon Highway should not be considered one of those major arteries. It was not designed for the amount of traffic load and congestion it now struggles to support. The traffic is bumper to bumper in the mornings and evenings, and access to the highway from Sleepy Hollow, Canon, Canyon Hills, Red Apple, Valley Springs, Fairway, Ginseng, Azurite, and Feldspar is difficult to almost impossible at times, and repeatedly shown dangerous. We do not need to add to the burden.

Carbon Canyon Highway 142 used to be a Scenic California highway. Sadly, it has lost that honor. Continuing to build out the canyon not only overwhelms the route with more traffic, it increases greatly the management needed and resources required for wildfire mitigation.

Carbon Canyon/Western Hills Golf Course should not be considered a location for high density apartments, or any additional building. With all due respect to Lewis Operating Co, another location needs to be found to relocate the project. Or cooperate with other developers to work out options to blend the high density projects, where infrastructure is already more supportive and accessible for such development.

Thank you,

Scott and Sarah Elmassian

### **COMMENT #30**

Dear Planning Commissioners,

As you know, the Greening Family recognizes that the mandates of the State of California have caused the City to make changes to its planning concepts and we are committed to work with the City in meeting the demands of the RHNA program. We would like clarification on one of our properties that has been drawn into the RHNA allocation.

## **APPENDIX A: Public Participation Summary – Attachment A-2, Written Comments Received**

We would like the City to confirm that the Rancho Cielito apartment project will not be subject to a rental rate restriction or covenant.

The Rancho Cielito apartment project proposes 354 units consistent with the allowed zoning density of 12 dwelling units per acre. The units will be rented out according to general market rate conditions and not at a rental rate restriction. Housing Element page 64 and site inventory page 22 state that the City expects these units to be available to moderate income households which should be revised. We request that the sentence be removed or updated to state that the units will be available only by means of building to 12 dwelling units per acre and for rent to all persons and households without a rental rate restriction.

There is a reference on Housing Element page 65 that identifies the Project's density of 12 dwelling units per acre, but the chart also references a 20 dwelling unit per acre minimum. We request that the chart be updated to clarify the density of 12 dwelling units per acre, not a 20 dwelling unit per acre minimum, and that the Project is not subject to a re-zone, to track the current Project application that is being processed by the City.

We would also like the City to confirm that the City could approve the Rancho Cielito project at a density of 12 dwelling units per acre and without a rental rate restriction or covenant without having to rezone or identify other sites for moderate income housing. If that is required, please include other sites at this time to reflect the pending project, or instead remove the site from the Housing Element.

Thank you.

Jack Greening

# **APPENDIX B**

## **Candidate Site Analysis**

### **Planning Period 2021-2029**

#### **1. Overview**

The Candidate Site Analysis was prepared by City staff and presented in Planning Commission and City Council workshops during the Housing Element Update process. The workshops primarily focused on sites with sufficient density to qualify as lower income sites, applying the default density approach to accommodate for the City's RHNA allocation. Sites zoned for medium density residential (RM-1 allows up to 12 du/ac) that qualify as moderate-income sites were also reviewed. Medium density sites typically are developed with townhomes, condominiums, or low density apartments that rent for 80-120% of area median income. During the workshops, staff presented all available vacant sites that have opportunity to develop at high residential densities, and developed sites that are likely to redevelop at high residential densities during the planning period.

The potential site presentations included detailed information for each site regarding topography, location, size, constraints, ownership, and available infrastructure. Each site was analyzed under the Housing Element Site Inventory Guidebook for Government Code Section 65583.2. The workshops also provided opportunities for Planning Commission, City Council, and public to input on the site analyses process. As part of the process, City staff contacted various property owners with sites suitable for high density housing and encouraged them to consider opportunities to develop or redevelop with high density residential. Each property owner or developer of selected sites worked closely with City staff to prepare a realistic unit allocation to assist meeting the density qualifications lower and moderate income RHNA sites.

#### **Site Selection**

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to develop housing at the designated income levels or densities within the planning period (2021-2029), including lower (very low and low), moderate and above moderate. The City's RHNA allocation is met under the following methods:

- Current project entitlements or pending entitlements for sites currently zoned for residential development; and
- Increase density on property currently zoned for residential development; and
- Rezone underutilized non-residential properties to allow for residential or mixed-use development.

Table B-1 provides a summary of the City's required RHNA allocation by income category. This appendix demonstrates that the City will have the capacity to meet the required RHNA allocation through sites currently zoned for residential and sites that will be re-zoned to meet the appropriate densities. Each site identified in this appendix will briefly discuss the criteria

required under the Site Inventory Guidebook for the selected sites eligible for residential development.

**Table B-1. Chino Hills RHNA for the 6<sup>th</sup> Cycle Housing Element**

**TOTAL RHNA UNITS FOR CHINO HILLS\*** 3,729

Very low income (<50% of AMI**)	1,388
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (>120% of AMI)	731

\*calculation difference due to rounding; \*\*AMI = Area median income, based on the County of San Bernardino average incomes.

### **Assembly Bill 1397**

Consistent with the updated Housing Element Law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this appendix is primarily limited to sites that are between .5 acres and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower -income housing need. Two (2) sites included in the analysis are larger than 10 acres and two (2) sites are smaller than .5 acres. The larger sites were included due to availability of undeveloped or underutilized flat land. These sites include large undeveloped properties with varied topography, underutilized golf courses and commercial centers. Currently, most of the existing multi-family development within Chino Hills that has achieved a developed density of 20 du/ac for high density residential are sites over ten (10 acres). These sites have successfully built high density ranging from 20.3 – 22.9 du/ac with site acreage ranging from 13.7 – 15.1 acres. The smaller sites were included as they are sites approved for very low-income qualified families through a Veterans Build Program operated by Pomona Valley Chapter of Habitat for Humanity.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe substantial evidence that the existing use does not constitute an impediment for additional residential use on the site. Non-vacant sites make up more than half of the lower income need for the City and is further discussed in this appendix.

## **2. Constraints and Resources**

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 relatively flat City land area. Residential development is 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.

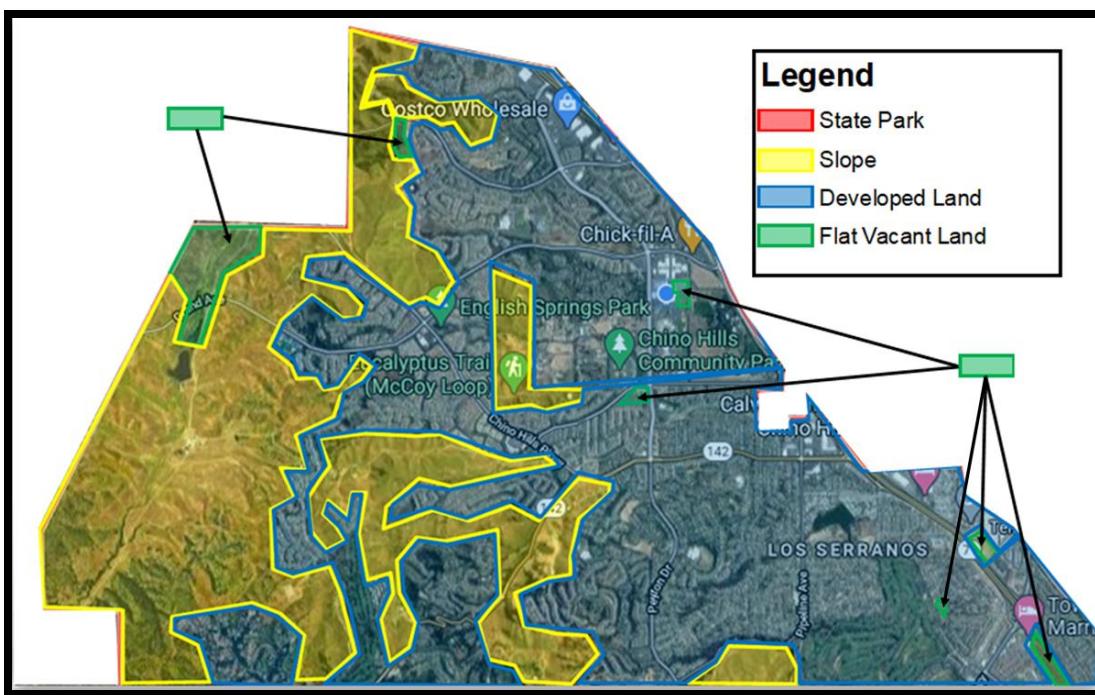
In Chino Hills, there is very little flat vacant land remaining. Currently, there are only approximately twelve (12) properties, totalling 99.8 acres, of undeveloped land remaining with a less than 10% slope. Sizes of these properties range from 0.3 acres to 29.5 acres. Of these properties, the three (3) largest properties have active entitlements: Vila Borba T16414 is 22.76 acres and has a pending residential entitlement for 220 townhomes; Rancho Cielito is 29.5 acres and has a pending residential entitlement for 354 apartments; and Chino Hills Biz Park is 20 acres and has a pending entitlement for a 187,000-square foot business park. The remaining nine (9) vacant properties without entitlements are sized as follows: 8.7 acres, 8 acres, 5.3 acres, 1.9 acres, 1.8 acres, 0.7 acres, 0.4 acres, 0.4 acres, and 0.3 acres.

Figure B-1 provides an illustration of current constraints the City faces for the north section of the City, and Figure B-2 for the south section of the City. These constraints include slopes over 10%, Chino Hills State Park and developed land. To meet the City's lower RHNA obligations, the City analyzed selected sites in consideration of these constraints.

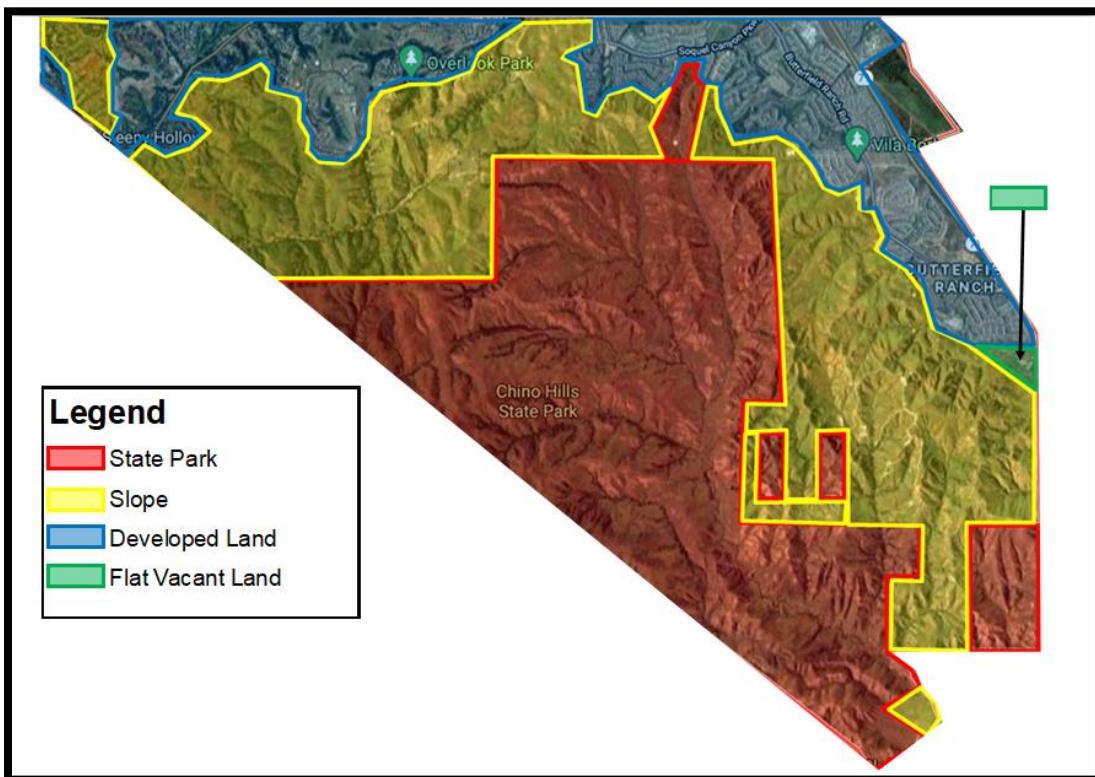
City staff commenced extensive research for potential sites that can be developed high density residential for the site inventory. These sites included open space, residentially zoned and non-residentially zoned properties that are vacant, and underutilized developed properties. As research concluded, the City considered over thirty (30) potential sites to evaluate for the 6<sup>th</sup> RHNA cycle. Staff presented all sites to the Planning Commission and begin screening potential sites based on environmental and governmental constraints, road access, utilities available, fire hazard overlays, location, and size. During the process, staff presented several updates to the potential sites inventory at Planning Commission workshops and briefed the Commission and public on potential sites that were removed due to constraints which preclude high density residential development. Based on the Site Inventory Guidebook and state law density requirements, a total of ten (10) potential sites (Table B-2) were selected to accommodate the City's lower RHNA obligation. A total of eight (8) sites will be rezoned to accommodate high density residential development. Additionally, the selected sites have property owner and developer interest, and most likely to develop during this planning period.

In addition to rezone strategies to accommodate for lower RHNA, City staff worked closely with developers and property owners to establish an allocated amount based on realistic development densities for each of the sites. The developers evaluated grading and onsite infrastructure necessity, topography constraints (if any), open space and parking. This strategy assisted City staff to achieve the City's lower RHNA obligation based on shortfall sites and set minimum densities from State law.

Each selected site discussed below provides a location and size description, environmental constraints (if any), density and unit accommodation, and aerial map.



**Figure B-1 Northern Section - Constraints**



**Figure B-2 Southern Section – Constraints**

## **Water, Sewer, and Dry Utilities**

Among the municipal services that the City of Chino Hills provides are the functions of water, wastewater, and clean water (storm water pollution prevention). These utility services are funded exclusively from fees and rates charged to the City's utility customers related to their use.

The City's water sources are comprised of surface water, supplied by the Metropolitan Water District (MWD) via the Water Facilities Authority (WFA) and the Monte Vista Water District (MVWD); and groundwater that is pumped through City-owned wells, MVWD wells, and Chino Basin Desalter Authority (CDA) wells. Recycled water is also provided by the Inland Empire Utilities Agency (IEUA). Water enters the City of Chino Hills' distribution system from the Chino Basin Desalter Authority, Water Facilities Authority, Monte Vista Water District, and from City wells via transmission lines. The water then enters a distribution network where it is pressurized and delivered to local homes and businesses.

The City of Chino Hills 2015 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan adopted in 2015. The additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and require the City to reexamine future water supply and conveyance capacity. The City is currently updating its UMWP to assess future water system requirements.

Wastewater collection and conveyance within Chino Hills is provided by the City's Sewer Division. The eastern side of the City is served by lateral and trunk sewers that are predominantly gravity-fed to the IEUA interceptor. The western, hilly side of the City, which includes Tonner and Carbon Canyons, is served by on-site septic systems. Exceptions are the Western Hills Mobile Home Trailer Park adjacent to the Western Hills Golf Course, which has its own private reclamation plant that also supplies reclaimed water to irrigate the golf course; and the recent City Carbon Canyon sewer lift station that has facilitated new residential development by allowing hook up to City sewer.

Wastewater treatment within the City is provided by the Inland Empire Utilities Agency (IEUA) through two treatment plants: Regional Plant No. 5 (RP-5) (on Kimball Avenue in Chino) and the Carbon Canyon Plant (on Chino Hills Parkway). The Conservation Element updates policies intended to maintain adequate wastewater capacity to meet current and projected City demands. The City maintains a Water, Recycled Water, and Sewer Master Plan that was prepared in 2005 to accommodate expected City buildout. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and require the City to reexamine future wastewater collection and treatment. The City has initiated an update to its Sewer Master Plan to assess future wastewater system requirements.

All sites in the site inventory are within or adjacent to developed areas which have access to full water and sewer connections, and dry utilities for electricity, gas, and telecommunications. Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas Company, and telecommunications is provided by Frontier Communications. Each vacant site is situated for direct connection to all dry utilities, and all non-vacant sites provide onsite dry utilities that will be modified to suite residential development.

## **Environmental Constraints**

The sites inventory reflects land use designations, zones, and densities established by the City's General Plan, Zoning Ordinance, and Specific Plans. Average slope percentages were calculated as part of the analysis and staff worked closely with developers to determine the minimum development density the property can yield. Sites with significant slope constraints on the entire property were excluded from the Candidate Site Analysis to meet the City's lower RHNA obligation. Further discussion of environmental constraints is discussed in each site analysis.

## **Density Used to Accommodate RHNA**

### **Lower Income**

As discussed in the Housing Element, California Government Code Section 65583.2(c)(3)(B) provides an alternative through "default density" for jurisdictions to meet lower income RHNA requirements. Default density allows jurisdictions a streamline option to meet City's Lower RHNA unit allocation required by State. The City of Chino Hills is in the County of San Bernardino, which is identified as a metropolitan area by the State. Jurisdictions within metropolitan areas are required under default density to zone appropriate sites by right to allow at least 30 du/ac, and permit development at a minimum of 20 du/ac. The density requirements under State law allow jurisdictions to zone for sites that are suitable and qualify as affordable sites for lower income. HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdictions share of regional housing need for lower income households. This appendix analyzes site capacity based on the metropolitan minimum density requirements. Additionally, staff has worked closely with property owners and developers to ensure the sites will achieve the density required. Zoning that will accommodate lower RHNA are as follows.

- RM-3 (Very High Density Residential) – Up to 35 du/ac
- MU (Mixed Use) – Up to 35 du/ac, when associated with a mixed-use project featuring a minimum of 100,000 sf. of commercial uses

### **Moderate Income**

Medium density multi-family zones are anticipated to accommodate the City's share of the moderate income RHNA. These zones have a maximum density of 12 du/ac and 25 du/ac, which can support less intense multi-family developments, such as garden apartments, townhomes, and condominiums. Zoning that will accommodate moderate RHNA are as follows.

- RM-1 (Medium Density Residential) – Up to 12 du/ac
- RM-2 (High Density Residential) – Up to 25 du/ac

### **Above Moderate Income**

Lower density, single-family zones will accommodate the City's above-moderate RHNA. Zoning that will accommodate above moderate RHNA are as follows.

- R-S (Low Density Residential) – Up to 6 du/ac
- R-R (Rural Residential) – Up to 2 du/ac

### **Achievable Yield on Each Site**

The City worked with developers for each of the identified low and moderate income sites to identify specific constraints, challenges, and opportunities. Based on this detailed site by site analysis, the City did not apply a universal or generic assumption for the site capacity. When anticipating the likely yield of each site, the City considered:

- Slopes and Topography
- Grading
- Access
- Infrastructure
- Environmental Constraints
- Market Demand
- Governmental Constraints

Staff also considered developer interest and has been in close contact with all property owners/developers for the lower and moderate-income sites. The listed capacity for each site reflects the likely yield that these property owners feel is achievable and realistic for these sites based on the considerations listed above.

### **3. Site Analysis for Lower RHNA**

Sites identified to meet the City's Lower RHNA were selected based on their ability to meet the required development density of 20 du/ac based on State law and metropolitan areas areas, and will be zoned at 30 du/ac with a minimum of 20 du/ac to meet default density requirements. Sites that have been identified will accommodate the City's Lower RHNA for planning period from 2021-2029. Given the unique nature and current conditions of the City, slopes and hillside properties comprise of 71% of all land within the City. Additionally, the City is largely built out with minimal vacant land suitable for high density. This creates a unique challenge for the City to meet its obligations for the current RHNA cycle from 2021-2029. However, the City has identified non-vacant underutilized properties to meet lower RHNA allocation and discussed further in this section.

A total of ten (10) sites were selected to accommodate for lower RHNA. Five (5) sites are vacant and accommodate 26% (554 units) of the allocated lower RHNA, and five (5) sites are non-vacant underutilized properties which includes three (3) commercial centers and two (2) golf courses, accommodating the remaining 74% (1,635 units) of the lower RHNA.

Table B-2 provides a summary of sites to accommodate lower RHNA obligations.

**Table B-2. Legend for Figure B-3. Lower Income Housing Sites by Site No., Name, Units and Acres – 6<sup>th</sup> Cycle RHNA**

Site No.	Name	Size (acres)	Unit Count	Anticipated Density (min. 20 du/ac)
1	Shoppes II	8.0	374	46.8 du/ac
2	Park Overflow	1.8	50	27.8 du/ac
3	Los Serranos Golf Course	21.3	532	24.98 du/ac
4	Western Hills Golf Course	8.3	166	20.0 du/ac
5	Wang	7.3	148	20.3 du/ac
6	Shoppes	5.7	267	46.8 du/ac
7	Commons	9.0	300	33.3 du/ac
8	Crossroads Marketplace	12.3	370	30.1 du/ac
9	Habitat for Humanity (4528 Fairway Blvd.)	.1	1	N/A
10	Habitat for Humanity (4628 Fairway Blvd.)	.1	1	N/A
<b>Total</b>			<b>2,209</b>	
<b>RHNA</b>			<b>2,209</b>	

Figure B-3 provides location of the eight (8) selected sites to be rezoned to accommodate for lower RHNA as well as the two Habitat for Humanity sites.

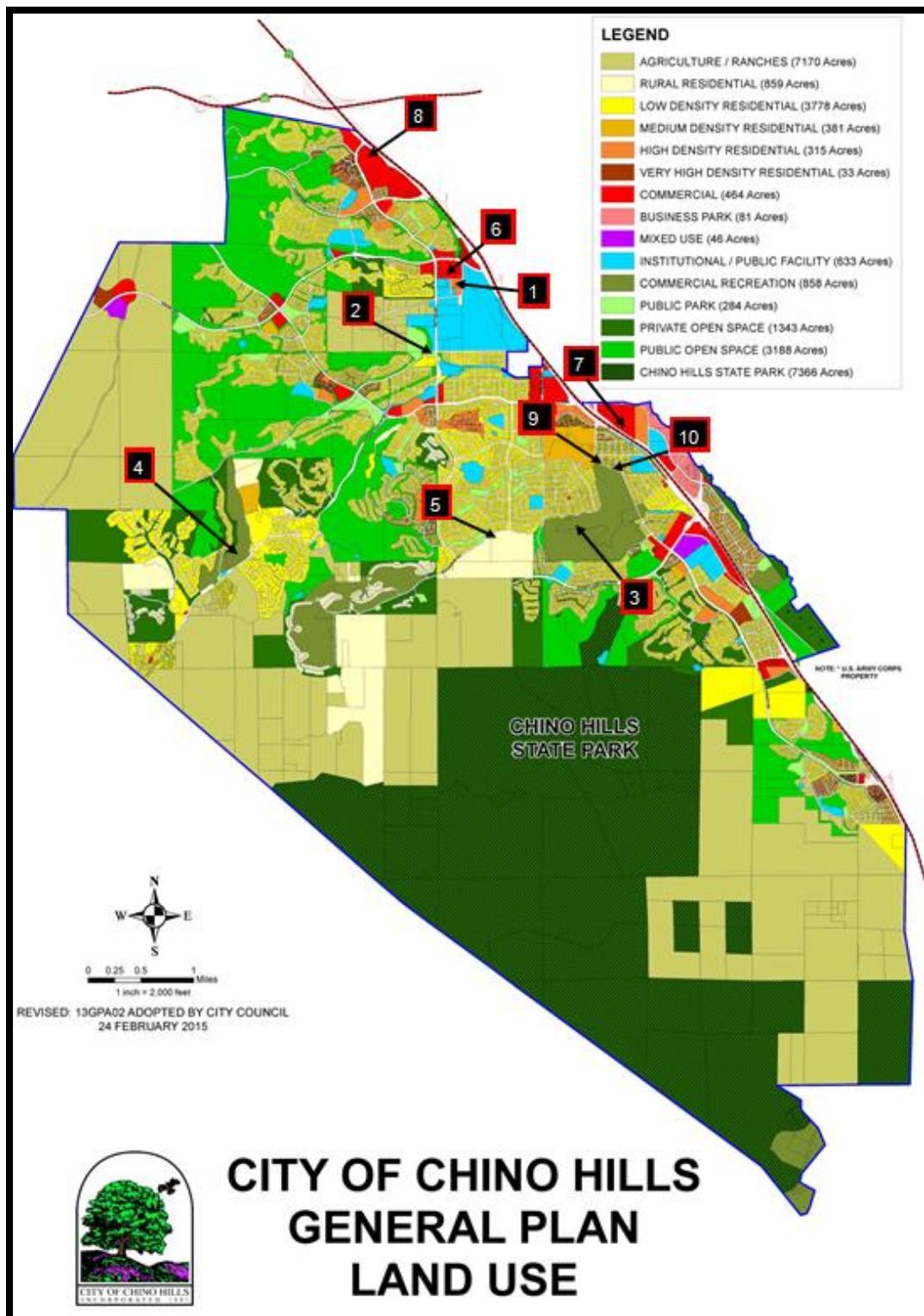


Figure B-3– Map of Selected Lower RHNA Sites

## Site Selection Analysis

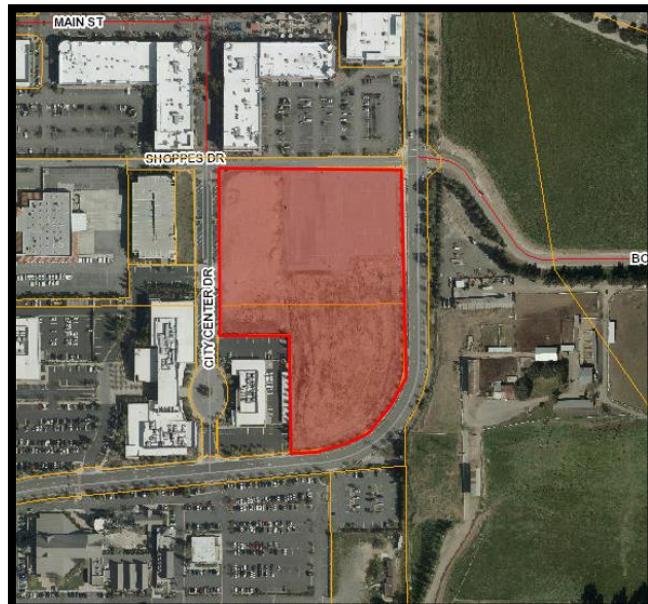
### Selected Sites

#### *Site 1 – Shoppes II*

Approved under Specific Plan 04-01, the Shoppes II is a City-owned site zoned for high density residential and has been a focus of residential development for the City for several years. Although the site is zoned for high density residential, the approved specific plan caps the site at 295 units, therefore, the site will need to be rezoned to increase unit cap amount to meet lower RHNA. The small southern portion of Shoppes II site was included in previous RHNA cycles and remained vacant. The site is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Station 62 to the south, City Hall and parking structure to the west and Boys Republic to the east. The site contains no environmental constraints and includes proper infrastructure surrounding the site ready for residential development. Figure B-4 illustrates an aerial image of the site.

#### **Shoppes II**

- Allocated Units – 374
- Density – 46.8 du/ac
- Size – 8.0 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – High Density Residential
- Use – Vacant
- Constraints – None
- Proposed Zone – Specific Plan 04-01 (high density-increased unit cap)
- Maximum Density – 47 du/ac



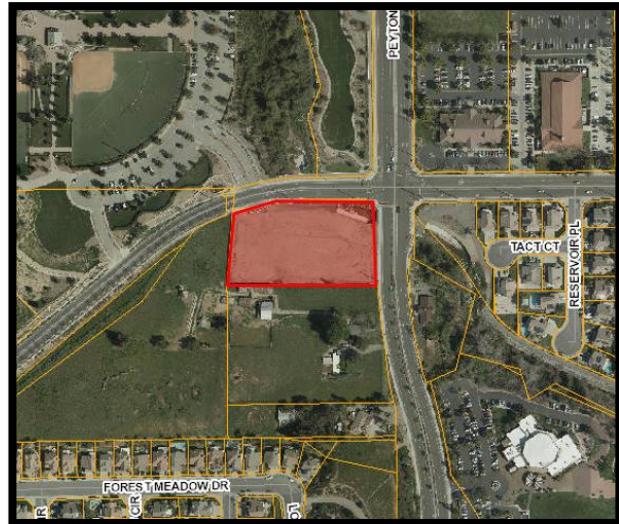
**Figure B-4 Shoppes II**

## **Site 2 – Community Park Overflow**

Approved under Specific Plan 04-01, the Community Park overflow is a City-owned site approved for the master planned Community Park and Civic Center. This site was intended to accommodate overflow parking for the Community Park; however, the site is vacant and underutilized. The City has focused this site on an affordable senior housing development for several years and committed to applying its Housing In-Lieu fee and available funds to help finance the development of this site. The site is located between Community Park to the north and west, and single-family residential development to the east and south. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-5 illustrates an aerial image of the site.

### **Community Park Overflow**

- Allocated Units – 50
- Density – 27.8 du/ac
- Size – 1.8 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – Public Park
- Use – Vacant
- Constraints – None
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac



**Figure B-5 Community Park Overflow**

### **Site 3 – Los Serranos Golf Course**

Los Serranos Golf Course was established in 1925 and remains as one of the oldest courses in California. The 36-hole golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. In recent years, the golf course has been underperforming, and the owner seeks to redevelop the southern 9-hole section of the golf course into residential development. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted an entitlement application to develop the site with high density residential. Development of this site will contribute to the Woodview Road and Pipeline Avenue intersection improvement to enhance public safety and traffic circulation. The site is flat and contains an underground blueline stream which enters a culvert located on the southwestern section of the golf course, and spans from west to east. The site has all proper infrastructure surrounding the property ready for residential development. Figure B-6 illustrates an aerial image of the site.

#### **Los Serranos Golf Course**

- Allocated Units – 532
- Density – 27.8 du/ac
- Size – 21.3 ac
- Current Zoning – Commercial Recreation (C-R)
- Current General Plan – Commercial Recreation
- Use – Golf Course
- Constraints – Blue Line Stream
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac



**Figure B-6 Los Serranos Golf Course**

#### **Site 4 – Western Hills Golf Course**

Western Hills Golf Course is an 18-hole course established in the early 1960's to serve the local and regional communities and includes a country club. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. In recent years, the golf course has underperformed, and the owner seeks to redevelop the south section of the golf course to residential development and redesign the balance of the golf course for continued golf use. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted a pre-entitlement application to develop this site with high density residential. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-7 illustrates an aerial image of the site.

#### **Western Hills Golf Course**

- Allocated Units – 166
- Density – 20.0 du/ac
- Size – 8.3 ac
- Current Zoning – Commercial Recreation (C-R)
- Current General Plan – Commercial Recreation
- Use – Golf Course
- Constraints – None
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac



**Figure B-7 Western Hills Golf Course**

### **Site 5 – Wang Property**

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-8 illustrates an aerial image of the site.

### **Wang Property**

- Allocated Units – 148
- Density – 20.3 du/ac
- Size – 7.3 ac
- Current Zoning – Rural Residential (R-R)
- Current General Plan – Rural Residential
- Use – Vacant
- Constraints – Blue Line Stream, mild topography
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac



**Figure B-8 Wang Property**

### **Site 6 – The Shoppes**

The Shoppes is an existing 391,863-square foot commercial center surrounded by the Shoppes II site and City Hall to the south, Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Currently, the center is 86% occupied which includes approximately 5% of lease square footage based on annual renewals. Additionally, the center includes an anchor building underutilized and current tenant seeks to downsize to a more efficient tenant space for the use. The property owner intends to redevelop the underutilized southeastern section of the commercial center to a mixed-use development that will retain retail space and include high density residential. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-9 illustrates an aerial image of the site.

#### **The Shoppes**

- Allocated Units – 267
- Density – 46.8 du/ac
- Size – 5.7 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – Commercial
- Use – Commercial Center
- Constraints – None
- Proposed Zoning – MU or equivalent
- Maximum Density – 47 du/ac



**Figure B-9 The Shoppes**

## **Site 7 – The Commons**

The Commons is an existing 443,272-square foot commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and commercial office zoned vacant land to the north within the City of Chino. Currently, the center is largely underutilized and experienced significant vacancies. One of the major tenant spaces (former Toys r Us), which encompasses 12% (63,339 sq. ft.) of the total square footage for the center, has remained vacant for several years. In addition, the undeveloped pad adjacent to the former Toys r Us space, is entitled for two additional buildings totaling 41,500 sq. ft., which encompasses 8 of total square feet, has failed to begin construction to lease at economical rents. The area to redevelop comprises of 20% of total building square footage for the center. The property owner intends to redevelop the underutilized portion of the commercial center by developing a mixed-use project to retain retail square footage and include high density residential. The property owner has also supplied the City with a letter (Figure B-10.1) of intent to redevelop the underutilized portion of the center to include high density residential. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-10 illustrates an aerial image of the site.

### **The Commons**

- Allocated Units – 300
- Density – 33.3 du/ac
- Size – 9.0 ac
- Current Zoning – Specific Plan 06-01
- Current General Plan – Commercial
- Use – Commercial Center
- Constraints – None
- Proposed Zoning – MU or equivalent
- Maximum Density – 35 du/ac



**Figure B-10 The Commons**

# YAH INVESTMENTS LLC

4030 Birch Street, Suite 100 | Newport  
Beach, CA 92660  
(949) 833-8813  
(949) 833-9813 Fax  
(714) 763-6405 Cell

## Letter of Intent for Proposed Development

### The Commons at Chino Hills

**Project Name:** finished pad south ex-Toys-R-Us and the land north Aryes

**Applicant/Project Owner:** Yah Investments, LLC

June 9, 2021

**Joann Lombardo**

Community Development Director  
14000 City Center Drive  
Chino Hills, CA 91709  
P (909) 364-2741  
[jlombardo@chinohills.org](mailto:jlombardo@chinohills.org)

Dear Joann

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the redevelopment of a Mixed Use (Residential over Retail- High Density), on the 9 acres property in the City of Chino Hills (Part of Parcels 5 and 3), currently owned and operated by YAH Investments, LLC.

**Project Summary.**

**Owner is YAH Investments, LLC**

**Current vacancy:**

The part of Parcel 3 is currently a vacant Land.

The part of Parcel 5 is currently:

- A vacant Ex Toys R Us Building of 64,028 Square feet
- A vacant finished pad entitled for constructing a 50,000 square feet retail box.

**Challenges facing occupancy for the underutilized portion of center to be redeveloped.**

Big Box are no longer required as most retailers are downsizing.

We failed to lease ex TRU building since TRU filed for bankruptcy in 2017 and failed to lease the building which could be constructed on the finished pad as well, at economical rents.

**Benefits to center and community for redevelopment with residential/ retail use.**

The Project will benefit the City of Chino Hills in the following ways:

- Increase annual real estate taxes generated by this property.
- Offer a new, unique housing alternative to this part of Chino Hills.
- Include high-end and desirable lifestyle and community amenities.
- Allow for a live-work relationship with the surrounding area and the district.
- Provide the community with new residents who will work and shop in the area.

The Project will invigorate the neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, create both construction and long-term employment opportunities.

YAH Investments, LLC Intend to develop with Residential use within the planning period 2021-2029

In closing, we look forward to working with the City throughout the approval process to transform this site to Mixed-Use.

Sincerely,  
Yah Investments LLC  
Emad Bolous  
E. Bolous

**Figure B-10.1 – Letter of Intent - Commons**

### **Site 8 – Crossroads Marketplace**

Crossroads Marketplace is an existing 554,286-square foot commercial center surrounded by single-family and multi-family residential to the west, single-family residential to the east within City of Chino, Kaiser research office to the north and commercial center and single-family residential to the south. Like the Commons commercial center, the center is largely underutilized and experienced significant vacancies. The center consists of two anchor buildings, seven (7) major tenant (big box) buildings and several inline multi-tenant and standalone shop buildings. The center currently has five (5) of the seven (7) major tenant big box buildings vacant, totaling 143,701 sq. ft. of retail space. The owner has faced challenges leasing the buildings for large retailers at economical rents and has resulted in a 21% vacancy rate of total leasable square footage. The property owner intends to redevelop the underutilized north section of the commercial center to mixed use high density residential. The property owner has also supplied the City with a letter (Figure B-11.1) of intent to redevelop the underutilized portion of the center to include high density residential. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-11 illustrates an aerial image of the site.

#### **Crossroads Marketplace**

- Allocated Units – 370
- Density – 30.1 du/ac
- Size – 12.3 ac
- Current Zoning – General Commercial (C-G)
- Current General Plan – Commercial
- Use – Commercial Center
- Constraints – None
- Proposed Zoning – MU or equivalent
- Maximum Density – 35 du/ac



**Figure B-11 Crossroads Marketplace**



June 14, 2021

City of Chino Hills  
14000 City Center Drive  
Chino Hills, CA 91709

Attention: Joann Lombardo – Community Development Director

RE: Crossroads Marketplace  
12945-13225 Peyton Drive  
Chino Hills, CA 91709

Dear Ms. Lombardo:

LNR Partners, LLC represents ownership, 12945-13225 Peyton Drive Holdings, LLC, a Maryland limited liability company ("SPE"), of Crossroads Marketplace in the role of Special Servicer and managing member of the SPE. The SPE (Special Purpose Entity) hired CBRE-Los Angeles as the property manager and leasing agent.

At present, the Crossroads Marketplace is a distressed retail center. The property breaks down into two distinct retail components. There is a big box component (~186,500 square feet) of the center that sits adjacent Highway-71 along the northern boundary of the site. It is performing poorly with six vacant big box suites and two occupied suites (PetSmart and DollarTree). Occupancy is 15.5% in this portion of the center. Separated by an interior access road, there are also a series of smaller outparcel retail buildings adjacent Peyton Drive with tenants including CVS, Chase Bank, Wendy's, Union Bank, 85 Degree Bakery, America's Tire and a host of other retail uses common to community retail centers. This portion of the collateral is performing well with occupancy above 98%.

The big box retail component of Crossroads Marketplace is deeply distressed due to vacancy. That vacancy is not productive for Chino Hills. Vacancy does not generate any sales tax, and it does not enhance the property value nor its taxable value. Vacancy is unproductive and serves as a blight to the surrounding residents and shoppers. The present retail landscape, both in California and nationwide, does not provide ample opportunities for big box leasing as such tenants have languished in the face of increased competition from Amazon and other last mile distribution options. The big box retail sector is facing a paradigm shift away from its shopper which has seen a significant number of national retailers file for bankruptcy protection. It is highly questionable that big box retail remains the highest and best use of Crossroads Marketplace.

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1601 Washington Avenue • Suite 700 • Miami Beach, Florida 33139 • Tel: (305) 695-5253

The two existing tenants are PetSmart and Dollar Tree. PetSmart has commenced a search of the Chino Hills trade area for a new location. They are using the help of both Erik Westedt of JLL and my CBRE-Los Angeles brokerage team to find alternative locations in the Chino Hills trade area. It is our expectation PetSmart will relocate when their current lease term expires as their option rates would need to be exercised at presently well above market rates. DollarTree will be more complicated and we suspect a buyout may be the ultimate outcome, but such a discussion cannot and should not be broached at this time. DollarTree has two other locations in Chino Hills so a relocation opportunity is not as easy to pinpoint. Their tenancy is an issue that will need to be addressed once apartment/mixed-use zoning has been put into place. For now, they will be left as is. Should they approach us as landlord seeking to terminate, they will be allowed out of their lease. We will not be amending or extending their current lease. The intent to redevelop between 2021-2029 is tied to the removal of PetSmart and DollarTree from the current rent roll. When both tenants are no longer at the property, the roughly 14 acre parcel will encumbered by a vacant 186,500sf power center/big box component and positioned to be immediately razed. As it is anticipated PetSmart will not be a tenant at the center beyond the remaining limited term of their lease, DollarTree in 10,000sf, would be the only tenant and remaining hurdle. Once resolved, the path to residential redevelopment would be clear and the project would commence. We believe this resolution could occur quickly, which is what makes Crossroads Marketplace particularly appealing as a future apartment project, likely to commence within the next two-three years, years before the sunset date of 2029.

The likely highest and best use of a portion of Crossroads Marketplace is residential apartments and/or townhomes. Apartments in this location would enjoy the benefit of having several restaurants, banks and shopping options within walking distance of their units. There is a strong symbiotic relationship between apartments and retail, particularly retail that offers food and beverage options, a pharmacy and daily shopping needs. Crossroads Marketplace is primarily made up for such tenants in the outparcels along Peyton Drive. Another benefit to Chino Hills, besides the added housing to help meet RHNA requirements, is the location of Crossroads Marketplace. The property is not near anyone's "backyard". It would sit adjacent Highway-71 and Peyton Drive. A Highway-60 exchange is less than 1 mile away from the property. Crossroads Marketplace is not near 2-lane interior thoroughfares that would be congested by an increase in apartment dwelling residents living in more remote residential neighborhoods. The apartment component of the property is separated from residential neighborhoods by Peyton Drive and the retail along Peyton. Crossroads Marketplace will better serve the residents of Chino Hills as a mixed-use site offering a combination of pad & inline small suite retail, as well as a residential component that will feed off the other. Lastly, a portion of the site will also be sold to Costco in order for Costco to raze the vacant 42,000sf former Sports Chalet to relocate their fuel station much closer to their expanding storefront, and more importantly, away from Peyton Drive.

It is accurate to say the idea to rezone Crossroads Marketplace to a mixed-use designation with the intent to add apartments came from Erik Westedt of JLL, whom was hired by the City of Chino Hills. Erik contacted my leasing agent at CBRE to suggest the site was no longer viable as a big box retail center. He foresaw the need for apartment housing in this location. After digesting this correspondence initiated by Chino Hill's agent with JLL, I then reached out to several (at least eight) local and regional apartment developers. ALL of them expressed a strong interest in pursuing apartment development on this site as each believes the site is desirable for such a use and would see significant renter demand. Those encouraging conversations with CFOs, Principals and Founders of significant development firms pushed me over the edge into pursuing Erik's Westedt's vision for Crossroads Marketplace.

Sincerely,

  
John Mitchell  
Senior Vice President and REO Asset Manager

**Figure B-11.1 – Letter of Intent – Crossroads Marketplace**

### **Site 9 and 10 – Habitat for Humanity 4528 & 4628 Fairway Blvd.**

The Habitat for Humanity sites are City-owned parcels located in the Los Serranos community and are zoned for single-family residential. The sites are surrounded by single-family residential to the north, west and east, and Los Serranos Golf Course to the south. Each site has an approved design review (1,086 sq. ft. of living area) and will be available for very low-income veterans with the help from City's housing-in-lieu fee and City owned land donation. The sites are flat, present no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Figure B-12 and B-13 illustrates an aerial image of each site.



**Figure B-12 4528 Fairway Blvd.**



**Figure B-13 4628 Fairway Blvd.**

#### **4528 Fairway Blvd.**

- Allocated Units – 1
- Density – N/A
- Size – .1 ac
- Current Zoning – Low Density Residential (R-S)
- Current General Plan – Low Density Residential
- Use – Vacant
- Constraints – None
- Very Low-Income Veterans

#### **4628 Fairway Blvd.**

- Allocated Units – 1
- Density – N/A
- Size – .1 ac
- Current Zoning – Low Density Residential (R-S)
- Current General Plan – Low Density Residential
- Use – Vacant
- Constraints – None
- Very Low-Income Veterans



Table B-3 below provides current Zoning, General Plan, and other pertinent information for each site selected.

Table B-3 - Lower Income RHNA Allocation Site Detail																			
Site N APN	Name	Lot Area		Current Zoning		Current GP		Use		Infrastructure		Unit		RHNA Income		Previous Planning		Environmental Constraints	
		(acre)	Topography	Zoning	Current GP	Use	Ownership	Availability	Count	Density	Category	Period							
1	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City	Yes	374	46.8	Low	Yes	None					
2	1032-221-05	Park Overflow	1.8	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City	Yes	50	27.8	Low	No	None					
3	1028-351-01	Los Serranos Golf Course	21.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	532	25	Low	No	None					
4	1031-011-40	Western Hills Golf Course	8.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	166	20	Low	No	None					
5	1030-041-03, 04 & 1017-251-05	Wang	7.3	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	148	20.3	Low	No	Topography					
6	1022-021-49	Shoppes	5.7	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private	Yes	267	46.8	Low	No	None					
7	1025-471-06, 07 & 1025-461-06	Commons	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private	Yes	300	33.3	Low	No	None					
8	1023-011-52	Crossroads Marketplace	12.3	Flat	C-G	Commercial	Commercial Center	Private	Yes	370	30.1	Low	No	None					
9	1028-111-13	Habitat for Humanity (4528 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	1	N/A	Low	No	None					
10	1028-113-23	Habitat for Humanity (4628 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	1	N/A	Low	No	None					
									TOTAL	2,209									
									RHNA	2,209									
									DIFFERENCE	0									

#### **4. Site Analysis for Moderate Income RHNA**

Sites identified to meet the City's Moderate Income RHNA were selected based on their ability to develop multi-family residential for medium density zones. Sites that have been identified will accommodate the City's Moderate Income RHNA which qualify under medium density for planning period from 2021-2029.

A total of three (3) sites were selected to accommodate for Moderate Income RHNA. All three (3) sites are currently vacant, with one (1) site currently zoned medium density residential and pending entitlement application for multi-family development. The other two (2) sites are large properties with portions of steep topography and portions of less than ten percent topography that can accommodate medium density residential.

Table B-4 provides a summary of sites to accommodate Moderate Income RHNA obligations.

**Table B-4. Legend for Figure B-14. Moderate Income Housing Sites by Site No., Name, Units and Acres – 6<sup>th</sup> Cycle RHNA**

Site No.	Name	Size (acres)	Unit Count	Anticipated Density
<b>Vacant Sites</b>				
11	Galstian Property (Canyon Estates)	13.3	160	12.0 du/ac
12	Wang	30.5	275	9.0 du/ac
<b>Pending Entitlement</b>				
13	Rancho Cielito	29.5	354	12.0 du/ac
<b>Total</b>			<b>789</b>	
<b>Moderate Income RHNA</b>			<b>789</b>	

Figure B-14 provides location of the three (3) selected sites to accommodate for lower RHNA.

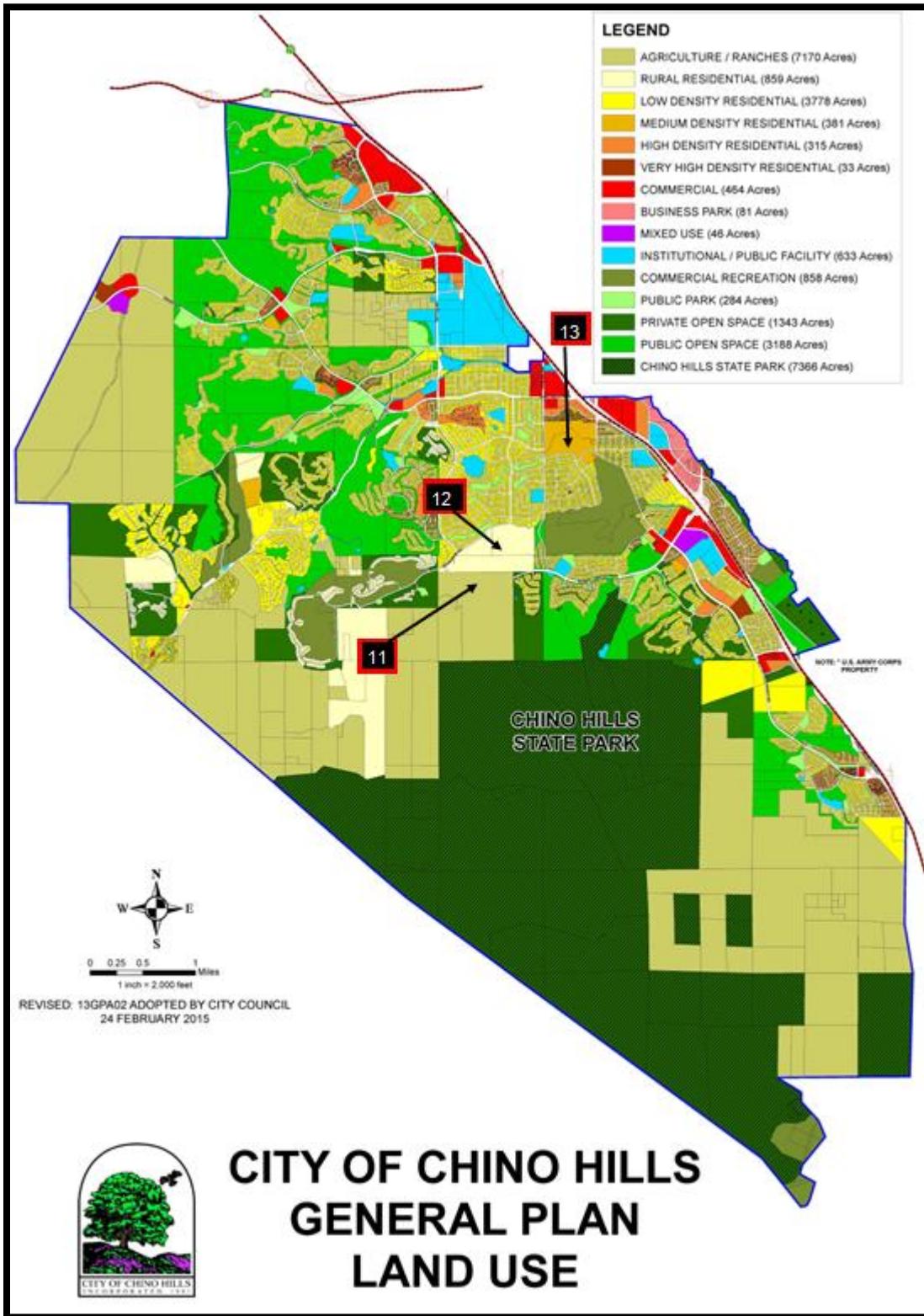


Figure B-14 Map of Selected Moderate Income RHNAs

## **Site Selection Analysis**

Currently, one (1) site is pending an entitlement application for a multi-family development that will accommodate Moderate Lower Income RHNA. The additional two (2) sites will include portions of each site with mild topography and will be rezoned to accommodate the remaining Moderate Income RHNA. Each selected site discussed below provides a location and size description, environmental constraints (if any), density and unit accommodation, and aerial map.

### **Selected Sites**

#### ***Site 11 – Galstian Property (Canyon Estates)***

The Galstian property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property will also include key infrastructure as part of the City's circulation element. Figure B-15 illustrates an aerial image of the site.

#### **Galstian Property (Canyon Estates)**

- Allocated Units – 160
- Density – 12 du/ac
- Size – 13.3 ac
- Current Zoning – Planned Development 00-01
- Current General Plan – Agriculture/Ranches
- Use – Vacant
- Constraints – Topography
- Proposed Zoning – RM-2 or equivalent



**Figure B-15 Galstian Property (Canyon Estates)**

### **Site 12 – Wang Property**

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-16 illustrates an aerial image of the site.

### **Wang Property**

- Allocated Units – 275
- Density – 9.0 du/ac
- Size – 30.5 ac
- Current Zoning – Rural Residential (R-R)
- Current General Plan – Rural Residential
- Use – Vacant
- Constraints – Blue Line Stream, mild topography
- Proposed Zoning – RM-2 or equivalent



**Figure B-16 Wang Property**

### **Site 13 – Rancho Cielito**

Rancho Cielito is in the Los Serranos community and surrounded by Los Serranos Mobile Home Park to the north, single-family residential to the east, west and south. The site consists of Lake Los Serranos on the north half, and vacant land on the south half of the property. Currently, an entitlement application is being processed for a medium density multi-family development consisting of an east and west village, totaling 354 units on 29.5 acres. Because these multifamily units will be rentals, the City expects these units to be available to moderate income households. Figure B-17 illustrates an aerial image of the site.

#### **Rancho Cielito**

- Allocated Units – 354
- Density – 12.0 du/ac
- Size – 29.5 ac
- Current Zoning – Medium Density Residential (RM-1)
- Current General Plan – Medium Density Residential
- Use – Lake (north)/Vacant (south)
- Constraints – Lake Los Serranos



**Figure B-17 Rancho Cielito**



Table B-5 below provides current Zoning, General Plan, and other pertinent information for each site selected.

**Table B-5 - Moderate RHNA Allocation Site Detail**

Site No.	APN	Name	Lot Area (acres)		Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure	Unit Count	RHNA Income	Category	Previous Planning Period		Environmental Constraints
			1017-251- 11 09, 14	Galstain (Soquel)										Topography, protected trees		
12	1030-041- 03, 04 & 1017-251-05	Wang	30.5	Slope (>10%)	R-R	Rural	Residential	Vacant	Private	Yes	275	9	Moderate	No	Topography/Blue Line Stream	
<b>Active Project (Site 13) 1025-561-04 Rancho Cielito 29.5 Flat RM-1 Residential Medium Density Body of water/vacant Private No 354 12 Moderate No Adjacent to body of water</b>																
													<b>TOTAL</b>	<b>789</b>		
													<b>RHNA</b>	<b>789</b>		
													<b>DIFFERENCE</b>	<b>0</b>		

## 5. Site Analysis for Above Moderate Income RHNA

The City will meet its Above Moderate Income RHNA obligations under pending and approved entitlements, and undeveloped single-family residential properties throughout the City. All pending and approved entitlements are currently zoned for low density development that is expected to rent or sell for above moderate-income ranges.

A total of two (2) pending entitlements, two (2) pre-entitlements applications, three (3) approved entitlements and various vacant single-family properties will accommodate the City's Above Moderate RHNA. These projects sites are currently vacant and are expected to develop in the 2021-2029 Planning Period.

Table B-6 provides a summary of projects to accommodate Above Moderate Income RHNA obligations, and Figure B-18 shows location of above moderate sites.

**Table B-6. Above-Moderate Income Units Expected (2021-2029 Planning Period) – Chino Hills**

Site No.	Project Name	Size	# of Units Proposed or Entitled	Income Category	Status
<b>Pending Entitlements</b>					
14	Shady View	130	159	Above Moderate	Entitlement process on-going
15	Los Serranos Golf Course	26.6	124	Above Moderate	Entitlement process on-going
16	Galstian Property (Canyon Estates)	88.6	166	Above Moderate	Pre-entitlement
17	Paradise Ranch	85.0	50	Above Moderate	Entitlement process on-going
<b>Entitled</b>					
18	Morningfield Estates	1.3	7	Above Moderate	Approved, no building permits pulled
19	Vila Borba Tract 16414	19.9	220	Above Moderate	Entitled, pending final map
20	Vila Borba Tract 16413	17.4	19	Above Moderate	Approved, no building permits pulled.
<b>Vacant Sites</b>					
21	Wang	14.8	69	Above Moderate	Pre-entitlement
<b>Total Units</b>			<b>814</b>		

**Table B-6. Above-Moderate Income Units Expected (2021-2029 Planning Period) – Chino Hills**

Site No.	Project Name	Size	# of Units Proposed or Entitled	Income Category	Status
RHNA Above Mod			731		
Difference			+ 83		

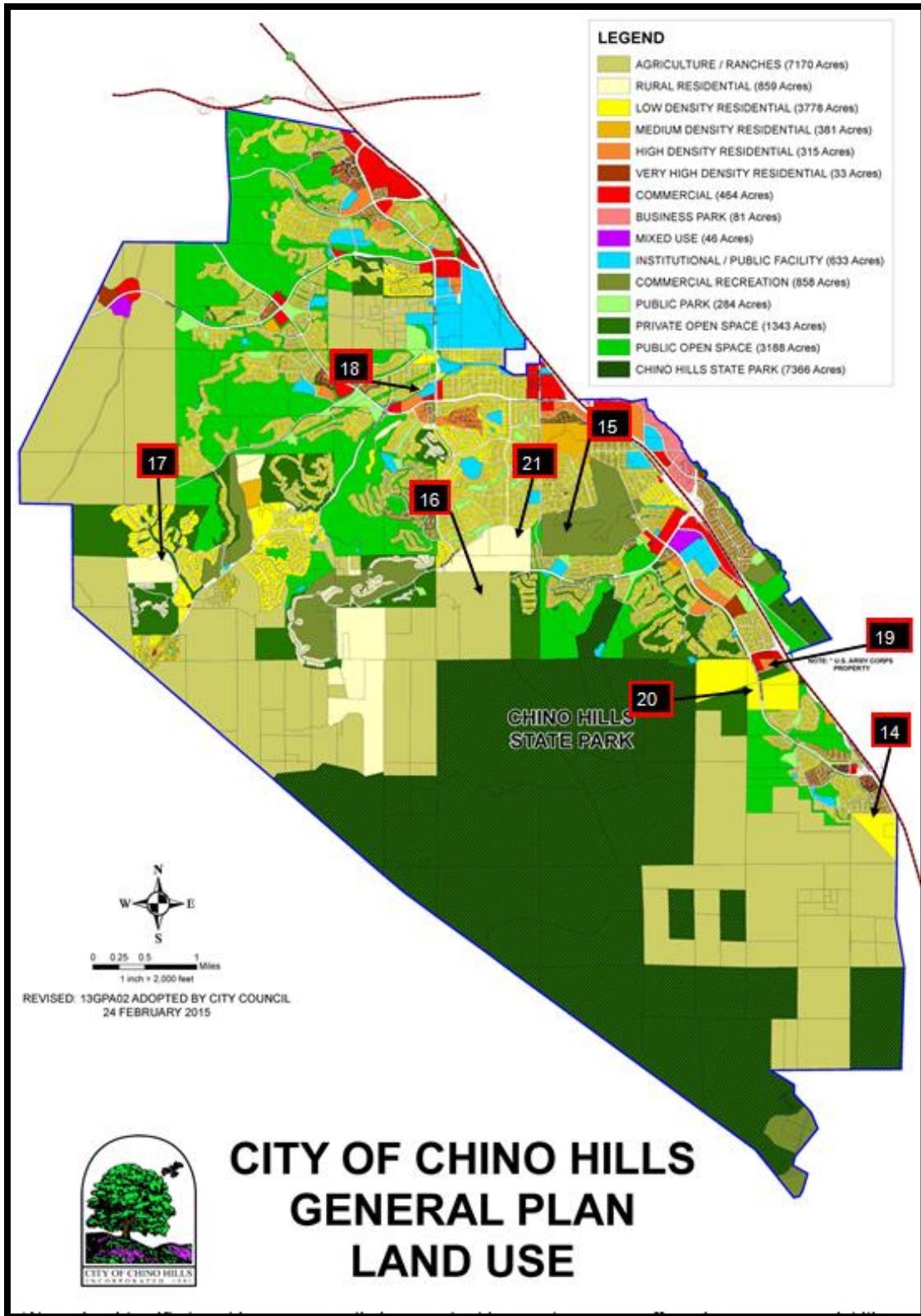


Figure B-18 Map of Selected Above Moderate Income RHNA Sites

Table B-7 below provides current Zoning, General Plan, and other pertinent information for each site selected.

Table B-7 - Above Moderate Income RHNA Allocation Site Detail												
Site N	APN	Name	Lot Area (acre)	Topography	Current		Use	Ownership	Unit Count	Category	RHNA Income	Previous Planning Period
					Zoning	Current GP						
14	1057-261-06	Shady View	130.0	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	159	Above	No	
15	1028-351-01	Los Serranos Golf Course	26.6	Flat	C-R	Commercial Recreation	Golf Course	Private	124	Above	No	
16	1017-251-14	Galstain Property	88.6	Slope (>10%)	PD 00-01	Agriculture/Ranches	Vacant	Private	166	Above	No	
17	1000-051-09	Paradise Ranch	85.0	Slope (>10%)	R-R	Rural Residential	Single-Family Home	Private	50	Above	No	
18	1032-261-29 thru 36	Morningfield Estates	1.3	Flat	R-S	Low Density Residential	Vacant	Private	7	Above	No	
19	1033-081-17	Vila Borba Tract 16414	19.9	Flat	RM-2	High Density Residential	Vacant	Private	220	Above	No	
20	1033-411-01 thru 19	Vila Borba Tract 16413	17.4	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	19	Above	No	
21	1030-041-03	Wang	14.8	Slope (>10%)	R-R	Rural Residential	Vacant	Private	69	Above	No	
							TOTAL		814			
							RHNA		731			
							DIFFERENCE		83			

## **Accessory Dwelling Units**

The City anticipates utilizing Accessory Dwelling Units (ADU) as a buffer for the 6<sup>th</sup> RHNA cycle. Chapter 16.10.140 of the City Development Code allows for ADUs consistent with state law. To assist cities with preparation of their 6<sup>th</sup> Cycle Housing Elements, SCAG prepared and received HCD's concurrence on the SCAG Regional Accessory Dwelling Unit Affordability Analysis. SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories. The analysis examined current market rents for ADUs and comparable properties for its member counties and calculated the percent of ADUs expected to be affordable to each income group: extremely low income, very low income, low income, moderate income, and above moderate income.

The SCAG analysis groups Chino Hills in the San Bernardino/Riverside Counties calculation shown in Table B-8 below:

<b>Table B-8. SCAG Affordability Assumption for Rented ADUs by Income Group - Riverside and San Bernardino Counties</b>	
Income Category	Affordability Assumption for all ADUs - 100% of Total
Extremely Low	15%
Very Low	7.7%
Low	34.8%
Moderate	34.8%
Above Moderate	7.7%

Since 2019, Chino Hills community interest in ADUs has been steadily increasing, from 2 ADU plan check submittals in 2019 to 18 in 2020. Since the start of 2021, a period of four months, the City has received 12 ADU plan check applications, and based on the number of inquiries, expects to issue up to 40 ADU building permits this year. The City continues to respond to a dozen or more inquiries in a typical week from residents, architects, and contractors about developing ADUs on existing single-family residential properties. Additionally, developers have expressed interest in incorporating ADUs into their future single-family residential projects. Considering this increasing rate of interest, the City expects the number of ADU building permits to increase by 10% per year throughout the 2021-2029 planning period. As shown in Table B-9, the number of ADUs in Chino Hills is projected to increase from 40 in 2021 to 78 in 2029, for a total of 457 ADUs during the eight-year planning cycle.

**Table B-9. Number of Projected ADU Building Permits per Year (2021-2029): Chino Hills**

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

Table B-10, below, allocates the total projected number of Chino Hills ADUs by the SCAG Affordability Assumptions (reference Table B-8). Of the 457 total projected Chino Hills ADUs, 263 (57.5%) are expected to rent at levels affordable to lower income households; 159 (34.8%) are expected to rent at levels affordable to moderate income households; and 35 (7.7%) are expected to rent at levels affordable to above moderate-income households.

**Table B-10. Affordability Assumption for Rented ADUs: Riverside and San Bernardino Counties**

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

These projected ADUs are added to the City's total RHNA allocations, as presented in Table B-11, below. Through the Housing Element planning cycle, Chino Hills commits to creating an ADU tracking program and performing a mid-cycle assessment of their ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance.

### **Summary of Sites to Accommodate the RHNA**

Table B-11 provides a summary of the City's 6<sup>th</sup> RHNA cycle to accommodate the housing needs for the City of Chino Hills by income level.

<b>Table B-11. Summary of 6<sup>th</sup> RHNA Cycle for Chino Hills</b>				
Category	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA	2,209	789	731	3,729
Entitled Units	2	0	246	248
Projects Undergoing Entitlement	532	354	499	1,385
Identified Sites	1,675	435	69	2,179
ADU's (buffer)	263	159	35	457
<b>Total Capacity</b>	<b>2,472</b>	<b>789</b>	<b>849</b>	<b>4,269</b>

## **APPENDIX C**

## **Review of Past Performance**

HCD provided two letters commenting on the adequacy of the City of Chino Hills 5<sup>th</sup> Cycle Housing Element (2014-2021). The letters, dated December 10, 2013, and April 26, 2018, found that the City's adopted 5<sup>th</sup> Cycle Housing Element complies with State Housing Element Law (Article 10.6 of the Government Code).

This Appendix to the City of Chino Hills 6<sup>th</sup> Cycle Element provides additional review of the 5<sup>th</sup> Cycle Housing Element's housing project and program performance. Specifically, this Appendix provides a review of the Housing Program Implementation measures presented in the 5<sup>th</sup> Cycle Housing Element and evaluates each measure's accomplishments, effectiveness, and appropriateness. As presented in Table C-1 below, the City of Chino Hills has accomplished the objectives of its 5<sup>th</sup> Cycle Housing Element and will carry these or similar programs forward as part of the 6<sup>th</sup> Cycle Housing Element.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
<b>STATE DIRECTIVE: PROVISION OF ADEQUATE HOUSING SITES</b>				
<b>GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER</b>				
<b>MEASURE 1.1 ADEQUATE SITES PROGRAM: COMPREHENSIVE REVIEW OF THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE 2014-2021 PLANNING PERIOD</b>	Identify appropriate sites for very high density residential development, including mixed use developments, permitting densities of at least 30-35 dwelling units per acre (du/ac).	Review Land Use Element and available vacant sites, including the Overton Moore (Avalon Bay) and Tres Hermanos "A" sites, and underutilized commercial sites, and recommend to the City Council as appropriate.	<ul style="list-style-type: none"> <li>(1) Amended General Plan Land Use and Zoning Maps to designate Avalon Bay for Very High Density Residential development (up to 35 du/ac) – February 2014. Construction of the Avalon Bay apartments consisting of 331 units was completed 2016.</li> <li>(2) Amended General Plan Land Use and Zoning Maps, including the Tres Hermanos "A" site, to Very High Density Residential and Mixed Use (up to 35 du/ac) – February 2015. Amended General Plan Land Use and Zoning Maps for 15101 Fairfield Ranch Road to Very High Density Residential (up to 35 du/ac) to allow the Crossings Apartments – March 2015. Construction of the Crossings Apartments consisting of 346 apartments was completed 2018.</li> <li>(3) Established a Mixed Use ordinance allowing up to 35 du/ac – June 2015. The Mixed Use ordinance resulted in two mixed use projects: Santa Barbara (326 apartment units) and the Bristol (110 townhomes and very small lot single family detached units), completed 2017 and 2018, respectively.</li> <li>(4) Annually reported on these actions and reported to HCD in the Annual Progress Reports, each year during this planning period.</li> </ul>	<p>The General Plan Land Use and Zoning Map amendments committed to by the 5<sup>th</sup> Cycle Housing Element were very effective, resulting in a total of 672 new high density apartment units and 110 for sale medium density units.</p> <p>This program will be carried over to the 6<sup>th</sup> Cycle Housing Element and with the focus shifted to eight (8) potential high density housing sites to satisfy the lower income unit requirement and two (2) Habitat for Humanity houses that will be affordable to very low income veteran households, discussed in the Housing Constraints, Fair Housing and Resources section of this element..</p>

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
<b><u>MEASURE 1.2</u></b> <b>DEVELOPMENT CODE AMENDMENTS</b>	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments such as offering incentives to developers including, but not limited to, density bonus incentives and concessions, flexibility in development standards, expedited processing, and support of funding applications as appropriate and necessary to encourage and facilitate the development of housing affordable to lower-income households.	Accomplishments include those listed for Measure 1.1 above. Also, the City has identified a potential site for an affordable senior housing project and is in the process of issuing a Request for Qualifications from affordable housing developers.	As described for Measure 1.1 above, Development Code amendments have been very effective.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b><u>MEASURE 1.3</u></b> <b>DENSITY BONUS</b>	Comply with Density Bonus requirements.	Update City density bonus ordinance pursuant to Government Code Section 65915.	The City follows state Density Bonus law and makes this information available to potential affordable housing developers. To date, the City has received applications for and approved two (2) density bonus housing projects, resulting in twenty-five (25) apartment units affordable to medium income households, and fourteen (14) for sale townhome units affordable to moderate income households.	On-going and effective.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b>STATE DIRECTIVE: REMOVE GOVERNMENTAL CONSTRAINTS</b>				
<b>GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS</b>				
<b><u>MEASURE 2.1</u></b> <b>EXPEDITED PROJECT REVIEW</b>	Provide fast track permit processing for projects with an affordable component.	Ensure developers and non-profit entities receive priority processing for affordable housing projects	The City provides efficient review of all housing projects. For Accessory Dwelling Units (ADUs), the City expedites reviews consistent with the intent of State law. The offer to further expedite processing of affordable housing projects has not resulted in affordable housing units.	This program has not been effective for affordable housing overall but has been for ADUs.  This program for will be carried over to the 6 <sup>th</sup> Cycle Housing Element with a focus on ADUs..
<b><u>MEASURE 2.2</u></b>	Provide rehabilitation assistance to ensure	Continue to publicize the County rehabilitation program to achieve improvement to older units	The City continues to provide this information on its website and through over digital formats. An average of five (5) home	On-going and effective.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
<b>HOUSING REHABILITATION PROGRAM</b>	maintenance of the older housing stock.	citywide and in the City's annual call for projects. Information to the public is available on the City Community Services Department website, in City utility bills, at City Hall, and in the library.	rehabilitation projects were achieved including removal of blight, roof repairs, floor repairs, etc.	This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b>MEASURE 2.3 CODE ENFORCEMENT</b>	Bring substandard units into compliance with City codes.	Continue to inform property owners of available rehabilitation assistance to correct code violations. Continue to focus efforts in Los Serranos and Sleepy Hollow.	The City continues to provide effective Code Enforcement services throughout the City. Approximately 1,200 code enforcement cases relating to substandard units resulted in unit improvements such as electrical upgrades, removal of blight, etc.	On-going and effective throughout the City.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b>MEASURE 2.4 MOBILE HOME PARK PROGRAM</b>	Preserve the City's mobile home parks.	Ensure adequate notice of pending mobile home conversions and meet with park tenants if the project becomes at-risk to conversion.	No conversions or pending conversions occurred during the 5 <sup>th</sup> Cycle planning period.	On-going and effective.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.

#### **STATE DIRECTIVE: CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING**

#### **GOAL 3: ENSURE THAT NEW HOUSING IS SENSITIVE TO THE NATURAL ENVIRONMENT**

<b>MEASURE 3.1 SUSTAINABLE DEVELOPMENT</b>	Promote sustainable residential development.	Continue to encourage clustering, infill development, maintenance of open space, transit development, residential and commercial linkages, and energy efficiency in residential design.	The City adopted a clustering ordinance in 2017. Two pending clustering developments are currently being processed by the City: Hidden Oaks consisting of 107 housing units and Paradise Ranch consisting of 50 units. Infill development during the 5 <sup>th</sup> Cycle planning period included the Santa Barbara with 324 apartments, the Bristo with 110 attached and small lot for sale houses, Lago Los Serranos with 95 condominiums, Crystal View with 29 condominiums, Avalon Bay with 331 apartments, The Crossings with 346 apartments, Jade Tree with 65 condominiums – all of which are constructed and occupied. In addition, two (2) approved and under construction projects include the Reserve with 42 infill apartments and Morningfield with 7 single family houses.	This program has resulted in 157 pending housing units. It is effective.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b>MEASURE 3.2 GREEN BUILDING</b>	Develop green building programs.	Develop and adopt appropriate programs that encourage energy efficient residential development and maintenance, including	The City has adopted the 2019 Building Code, including Green Building Code. All residential development follows the current Green Building Code.	On-going and effective.  This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
		potential energy retrofits for existing residential structures; Green Building standards for new development; and Green outreach programs to educate the community about energy conservation and energy efficient programs and products.		
<b>STATE DIRECTIVE: PROVIDE HOUSING SERVICES</b>				
<b>GOAL 4: PROVIDE SUPPORT SERVICES TO MEET THE HOUSING NEEDS OF THE CITY'S RESIDENTS, SPECIFICALLY ELDERLY HOUSEHOLDS AND OTHER SPECIAL NEEDS GROUPS</b>				
<b><u>MEASURE 4.1</u></b> <b>SB2 COMPLIANCE – EMERGENCY SHELTERS</b>	Comply with Government Code requirement for permitting emergency shelters.	The City will present to its Planning Commission and City Council an amendment to the Business Park (BP) zone to permit emergency shelters by right.	The City amended the Development Code to allow for emergency shelters in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as emergency shelter use.	Necessary and appropriate for addressing needs of the homeless in accordance with State law. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b><u>MEASURE 4.2</u></b> <b>SB2 COMPLIANCE – TRANSITIONAL AND SUPPORTIVE HOUSING</b>	Comply with Government Code requirement for permitting transitional and supportive housing.	The City will present to its Planning Commission and City Council an amendment to define transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14.  The zoning code will be amended to ensure both transitional and supportive housing uses are treated as residential uses, subject to the same processing and permitting requirement of similar uses in the same zone without undue special regulatory requirements, and will not be limited to one zone.	The City amended the Development Code to allow transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14 in 2014. Because transitional and supportive housing of 6 person or fewer are permitted by right, the City does not have a record of how many exist in the City. Recently, one transitional home reached out to the City for letters of support to assist with its application for County funding, and the City provided the requested letters.	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
<b><u>MEASURE 4.3</u></b> <b>SB2 COMPLIANCE – SRO</b>	Comply with Government Code requirement for permitting Single Residence Occupancy (SRO) housing.	The City will present to its Planning Commission and City Council an amendment to the BP zone for SRO development subject to a conditional use permit.	The City amended the Development Code to allow for SROs in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as SRO use. There are currently five (5) existing hotels built in the City, one of which is in the Business Park Zone and constructed in 2009. To date, there have been no requests to develop a SRO in the City.	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element..
<b><u>MEASURE 4.4</u></b> <b>SERVICES FOR THE ELDERLY</b>	Increase awareness of services available to households with seniors.  Partner with the nonprofit organization Community Senior Services (CSS) by administering \$5,000 in CDBG funds to assist seniors in Chino Hills.	Contact social service providers to pursue home-sharing and other programs.	The City of 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.  Family Service Association, the organization that ran the senior meal program, decided not to reapply for CDBG funds. The last year they requested funding was for the 2017-2018 program year. The organization still assists Chino Hills residents, but no longer receives CDBG funding from us.	On-going and effective. This program will be modified to focus on services available to senior households in the 6 <sup>th</sup> Cycle Housing Element.
<b><u>MEASURE 4.5</u></b> <b>SUPPORT SERVICES FOR THE HOMELESS</b>	Provide support services for the homeless.	Continue to work with existing area social service providers, such as the House of Ruth, in addressing the needs of the area homeless population.  Coordinate with the San Bernardino County Office of Homeless Services to support surveys of homeless populations and homeless services.	The City of Chino Hills cooperates with the San Bernardino 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 City distributes portions of its Community Development Block Grant (CDBG) funding to organizations that serve the homeless, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth.	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
<b>STATE DIRECTIVE: PROVIDE HOUSING SERVICES</b>				
<b>GOAL 5: PROMOTE AND ENCOURAGE HOUSING OPPORTUNITIES FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY, REGARDLESS OF AGE, SEX, ETHNIC BACKGROUND, PHYSICAL CONDITION, OR FAMILY SIZE</b>				
<b><u>MEASURE 5.1</u></b> Barrier free Housing	Promote implementation of State standards for the provision of disabled accessible units in new developments.	Provide technical assistance to prospective homeowners, contractors, and developers regarding barrier free housing for persons with disabilities including developmental disabilities.	<p>The City Development Code provides for 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. To date, two (2) reasonable accommodation requests have been approved.</p> <p>All new housing in Chino Hills complies with current State Building Code requirements for disabled access in compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs.</p>	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b><u>MEASURE 5.2</u></b> Child Care Services	Provide additional childcare services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	The City continues to promote its Mobile Rec Program. The program rotates to different parks Monday – Thursday. Los Serranos Park was added as part of the rotation when it opened in 2019.	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.
<b><u>MEASURE 5.3</u></b> Fair Housing	Further fair housing practices in the county.	Continue to make information to the public available on the City Community Services Department website, in City utility bills, at City Hall, and in the library.	<p>The City contracts with the Inland Fair Housing and Mediation Board to design and coordinate delivery of a fair housing education program in English and Spanish 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. The City continues to make this information available through its website and other public information sources.</p> <p>The City has and continues to zone for high density housing throughout the City and has successfully used the state default density to facilitate development of the Avalon Bay and the Crossings apartments. This commitment is reflected in the</p>	On-going and effective. This program will be carried over to the 6 <sup>th</sup> Cycle Housing Element.

**Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance**

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS	EFFECTIVENESS AND APPROPRIATENESS
			6 <sup>th</sup> Cycle Housing Element's Lower Income high density housing site inventory.	