

City of Chino Hills



14000 City Center Drive
Chino Hills, CA 91709
(909) 364-2600

www.chinohills.org

May 13, 2015

Ms. Lisa Bates
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Subject: City of Chino Hills Annual Progress Report on the Status of General Plan Implementation

Dear Ms. Bates:

The purpose of this letter is to provide you with a copy of the annual progress report that was presented to the Planning Commission and City Council of the City of Chino Hills. It reviews the status of the Chino Hills General Plan and the progress made in its implementation during Calendar Year 2014. The Chino Hills City Council received the report on May 12, 2015.

If you have any questions or need additional information, please contact Jerrod Walters, Senior Planner at (909) 364-2753.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT

Joann Lombardo
Community Development Director

JL:kp

cc: Jerrod Walters, Senior Planner

Attachment: City of Chino Hills General Plan Annual Report, May 12, 2015

Housing Policy Department
Received on:

MAY 18 2015

City Council: Art Bennett ▪ Ed M. Graham ▪ Ray Marquez ▪ Cynthia Moran ▪ Peter J. Rogers

COUNCIL AGENDA STAFF REPORT



Meeting Date: May 12, 2015

Public Hearing:
Discussion Item:
Consent Item:

CITY CLERK USE ONLY
RECEIVED
2015 MAY -4 PM 2:47
OFFICE OF CITY CLERK
CHINO HILLS

May 5, 2015

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: KONRADT BARTLAM, CITY MANAGER
SUBJECT: ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION FOR YEAR 2014

RECOMMENDATION:

Staff recommends that the City Council receive and file the Annual Report on the Implementation of the General Plan for Year 2014 and direct staff to file a copy of the report with the Governor's Office of Planning and Research and the Department of Housing and Community Development.

BACKGROUND/ANALYSIS:

Government Code Section 65400(a)(2) requires that an Annual Report on the General Plan be submitted to the local legislative body, including the City's progress in meeting its fair share of regional housing needs. The City Council is being requested to review and comment on the Annual Report, which covers the calendar Year 2014. Once approved by the City Council, the report will be submitted to the Governor's Office of Planning and Research, and the Department of Housing and Community Development.

PLANNING COMMISSION REVIEW

The Annual Report on the Implementation of the General Plan for Year 2014 was presented to the Planning Commission at a public meeting on April 21, 2015. The Planning Commission, as the City's planning authority, was asked to review the Annual Report and make a recommendation to the City Council regarding its approval. Staff explained that there was a good amount of activity to report this year, including the approvals of the General Plan Amendment for the Overton Moore (now Avalon Chino Hills) project, and processing and subsequent 2015 adoption of the Fairfield Ranch Commons project and Comprehensive General Plan Update. Staff also noted the City's full compliance with our Housing Element Regional Housing Needs Assessment (RHNA) requirements. Commissioners asked questions regarding code enforcement, Community Development Block Grant (CDBG) programs and senior housing opportunities. Staff noted that the CDBG program activities are summarized in the Annual Report, and that staff is in the process of drafting program recommendations, including possible senior oriented housing programs, that could be funded through the City's housing-in-lieu fee fund. Regarding code enforcement, staff stated that they

AID

would check in with City code enforcement staff to see if follow-up information or a presentation could be arranged. The Planning Commission recommended that the City Council approve the Annual Report on General Plan Implementation for Year 2014, by unanimous vote, 5-0.

ADMINISTRATION OF THE GENERAL PLAN:

General Plan Status:

State law requires that each city and county adopt a general plan that addresses seven mandated elements. Additional topics may be adopted, which are called optional elements. Once optional elements are adopted, they carry the same legal weight as any of the seven mandatory elements and must be consistent with all other elements. State law also requires that the General Plan be kept current either through comprehensive updates or amendments. Updates for an element are usually undertaken at least five years apart, and look at underlying conditions and preferences. Amendments are typically smaller in scope, and involve changing the text of the General Plan or changing the land use element map. Amendments are typically triggered by a private (developer) application or by direction from the City Council. Changes to the General Plan require a public hearing before the Planning Commission and the City Council.

Table 1 shows the status of the City's General Plan elements during the 2014 calendar year, both mandated and optional elements.

Element	Required or Optional	Date of Adoption or Amendments	Comment
Land Use	Required	Adopted in 1994. Latest amendment adopted February 2014.	Two Amendments to the General Plan Land Use Plan were approved in 2014, which were associated with the Overton Moore project (now known as Avalon Chino Hills), a 331 unit apartment project and associated public park. For the residential component, the Land Use Plan amendment was a change from Institutional to Very High Density Residential. For the park component, the Land Use Plan amendment was a change from Institutional to Public Open Space. Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Land Use Element, with final City Council approval in February 2015.

Housing	Required	5 th Cycle Housing Element Adopted in October 2013.	The 5 th Cycle Element (for years 2014-2021) was adopted by City Council (October 2013) and certified by the State (December 2013).
Circulation	Required	Adopted in 1994. Latest amendment in 2015.	Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Circulation Element, with final City Council approval in February 2015.
Conservation	Required	Adopted in 1994. Latest amendment in 2015.	Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Conservation Element, with final City Council approval in February 2015.
Safety	Required	Adopted in 1994. Latest amendment in 2015.	Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Safety Element, with final City Council approval in February 2015.
Parks, Recreation, and Open Space	Required	Comprehensive update in 2008.	After a two year public participation process, the Parks, Recreation, and Open Space Element was comprehensively updated to reflect current community needs in 2008.
Noise	Required	Adopted in 1994. Latest amendment in 2015.	Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Noise Element, with final City Council approval in February 2015.
Economic Development	Optional	Adopted in 1994. Latest amendment in 2015.	Continuation of the overall comprehensive General Plan Update was processed in 2014, which included the Economic Development Element, with final City Council approval in February 2015.

AMENDMENTS TO THE GENERAL PLAN

During 2014, two Amendments to the General Plan Land Use Plan were approved for the Overton Moore Project (now known as Avalon Chino Hills), a 331 unit apartment project and associated Public Park. For the residential component, the Land Use Plan amendment changed the designation from Institutional to Very High Density Residential. For the park component, the Land Use Plan amendment changed the designation from Institutional to Public Open Space. A Notice of Intent to Adopt a Mitigated Negative Declaration for the project was filed with the State Clearinghouse on April 12, 2013. The project and two associated General Plan Land Use Plan amendments were subsequently

approved by the City Council on February 25, 2014.

During 2014, the continuation of the City's comprehensive General Plan Update was processed, with final City Council approval on February 24, 2015. The General Plan Update included a comprehensive update to the Land Use, Circulation, Conservation, Safety, Noise and Economic Development Elements. The Housing Element was updated in November 2013 in compliance with state and regional mandates and the Parks, Recreation and Open Space Element was amended in June 2008; no updates to these two elements were made through the comprehensive update.

STATUS OF HOUSING ELEMENT IMPLEMENTATION

Government Code Section 65588 requires that each local government review its Housing Element as frequently as appropriate to evaluate all of the following:

- 1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- 3) The progress of the city, county, or city and county in implementation of the housing element.

With adoption of SB 375, the housing element planning period has been synchronized to match the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). The Housing Element shall be revised as appropriate, but not less than every eight years, to reflect the results of this periodic review.

The City's current Housing Element was adopted by City Council on October 25, 2013. The State reviewed the Housing Element and found it to be in full compliance with state housing element law in a comment letter dated December 10, 2013.

Regional Housing Needs Assessment

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Chino Hills. RHNA determinations for Chino Hills during the 5th cycle planning period (Year 2014-2021) is 862 units, which is divided into the various income groups as follows:

- Extremely low – 108 units
- Very low – 109 units
- Low – 148 units
- Moderate – 164 units
- Above Moderate – 333 units

The State also requires each jurisdiction to complete an Annual Element Progress Report for its Housing Element Implementation (See Attachment 1) along with the

Annual Report on the General Plan. The Annual Element Progress Report focuses on the City's progress in meeting the City's RHNA dwelling unit allocations for each planning period over the previous calendar year (January 1, 2014 to December 31, 2014) as well as a progress report on the implementation of each Housing Element program.

Community Development Block Grant

The Community Development Block Grant (CDBG) is a program provided through the U.S. Department of Housing and Urban Development (HUD). The CDBG program is a flexible program that HUD provides on a formula basis to both "non-entitlement" and "entitlement" communities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. For entitlement communities, HUD determines the amount of each CDBG by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

Fiscal Year 2013-2014 marks the City's eleventh year as an "entitlement City" for receipt of the CDBG Program funds directly from HUD. Prior to becoming an "entitlement City" in 2003, the City was receiving CDBG funds only as a "participating community" or "subrecipient" of the San Bernardino County CDBG Program. The City's 2014-2015 allocation was \$311,730 plus \$7,100 from unexpended prior year funds.

In FY 2013-2014, the CDBG allocation was \$307,984 plus an additional \$33,400 was available from unexpended prior year funds. The funds were allocated for use in the following manner:

1. Program Administration \$57,396 (Including \$16,000 Inland Fair Housing Mediation Board); the amount expended was \$45,752, the remaining funds will be reallocated.
2. Home Improvement Grant program \$50,000 from unexpended prior year funds; 6 households were assisted, \$28,778, plus \$3,669 from prior year funds was expended.
3. Public Service Programs \$43,000, which was allocated to the following agencies/organizations:
 - a. Library Literacy Program \$10,000;
 - b. House of Ruth \$5,000; a national service that works with local shelters to provide housing and support services to homeless women and children;
 - c. YMCA \$10,000: a childcare subsidy program that will provide financial subsidy to poverty, low and moderate income families to attend YMCA licensed childcare; the remaining funds will be reallocated.
 - d. Legal Aid \$10,000: provides free legal services for low-income residents; and
 - e. Family Service Association \$8,000: provides meals and a home maintenance program for seniors.

4. Los Serranos Infrastructure Improvements \$157,588 plus \$33,400 from unexpended in prior year funds; the amount expended was \$20,159 plus \$180,568 from prior year funds, the remaining funds will be carried over to the next year to complete the project.

Through these efforts, Chino Hills complies with State Housing Element requirements and provides adequate sites to meet the City's current RHNA obligations.

2014 POPULATION, HOUSING, AND PROJECT UPDATES

The City is through the life of the original General Plan that was adopted in 1994, which guided development until the Year 2014 (a 20-year time frame, which is a typical time frame for most cities' General Plans). As previously mentioned, the City commenced an in-house comprehensive update of the entire general plan to ensure internal consistency and compliance with state law, which was adopted by City Council on February 24, 2015. Table 2 summarizes the population, housing units, and vacancy rate trends from the 2000 and 2010 Census as well as the 2014 Department of Finance.

Table 2: Population and Housing¹

	Population	# of Total Housing Units	# of Total Households	Vacant Units	Vacancy Rate	Persons Per Household
2000 Census	66,787	20,414	20,039	375	1.84%	3.33
2010 Census	74,796	23,615	22,940	675	2.86%	3.25
2014 Dept. of Finance	76,131	23,696	23,017	679	2.87%	3.30

Population

Chino Hills has experienced phenomenal growth since its incorporation in December 1991. The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. Since that 1993 count, Chino Hill's population had increased another 39 percent to 66,787 persons, according to the 2000 Census and another 12 percent to 74,796 persons according to the 2010 Census. Recent counts by the California Department of Finance (DOF) estimate that as of January 2014, Chino Hills' population reached 76,131, a 2 percent increase over the 2010 Census count. Today, as the City approaches build-out, the City's population ranks 9th out of the 24 jurisdictions in San Bernardino County.

¹ State of California, Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013.

Housing Units

Per the above table, the U.S. Census Bureau indicated that there were a total of 20,414 housing units in 2000 and a total of 23,615 housing units in 2010. The DOF estimates that as of January 1, 2014, the City had 23,696 housing units, which is an increase of .03 percent (or 81 units) from the 2010 Census. Using the DOF estimates for January 1, 2014, the City's current housing stock is comprised of 86% single-family, and 11% multi-family and 3% mobile homes.

Persons per Household

In regards to persons per household, the 2014 DOF estimate is 3.30, compared to the 2010 Census estimate of 3.25, and 2000 Census estimate of 3.33.²

Building Permits Issued

The total number of residential units for which permits were issued during 2014 was 327. Of the 327 units, 16 units were custom single-family homes and 311 units were multi-family apartments and townhomes. Custom single-family home construction is continuing in Tract 10556 (Oak Tree Downs), Tract 15164 (Vellano), Tract 13627-1 (Western Hills Estate), Tract 11560 (Payne Ranch Estates) and various tracts within the Los Serranos and the Carbon Canyon neighborhoods. Multi-family construction consisted of the Capriana at Chino Hills Apartments (Tract 18556) and the Crystal View Townhomes (Tract 18015).

Respectfully submitted,



Konradt Bartlam
City Manager

Recommended by:



Joann Lombardo
Community Development Director

KB/JL/JW

Attachments:

1. Annual Element Progress Report

² U.S. Census Bureau - DP-1. Profile of General Demographic Characteristics: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data Geographic Area: 91709 5-Digit ZCTA

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202.)

Jurisdiction	City of Chino Hills
Reporting Period	01-Jan-14 - 31-Dec-14

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHEA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity			6		6	City Home Improvement Program provides grants for home improvements. This program address Housing Element Program: Housing Rehabilitation Program, which provides rehabilitation assistance to ensure maintenance for the older housing stock.
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units					0	
(5) Total Units by income	0	0	6		6	

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate			286			286	
No. of Units Permitted for Above Moderate	16	25				41	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Chino Hills
Reporting Period: 01-Jan-14 - 31-Dec-14

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2014 - 2022										Total Units to Date (all years)	Total Remaining RHNA by Income Level		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
Very Low*	217														217
Low	148														148
Moderate	164														-122
Above Moderate	333														292
Total RHNA by COG. Enter allocation number.		285												289	
Total Units		41												41	535
Remaining Need for RHNA Period		327												327	

* Extremely Low income allocation contains 108 units of the City's Very Low income allocation of 217 units.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Chino Hills
Reporting Period 01-Jan-14 - 31-Dec-14

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Program		Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Implemented Fall, the City used reallocated funds from previous years, with individual grant awards of \$5,000 per homeowner.	The City awarded six (6) grants in 2014.
Code Enforcement		Bring substandard units into compliance with City codes.	On-going.	Code Enforcement Officers make code violators aware of the City's Housing Rehabilitation Program if they are unable to financially bring their homes up to compliance. During calendar year 2014, Code Enforcement had a total of 1,077 code enforcement complaints (Residential = 972 and Commercial = 105). A total of 248 "open cases" carried over from 2013 and a total of 932 new enforcement complaints turned into "open cases" during 2014. A total of 879 open cases were corrected (closed).
Mobilhome Park Program		Preserve the City's mobilhome parks.	On-going.	To date, all 633 of the City's mobilhome park units have been maintained. On June 24, 2008, Code compliance and inspections were turned over from the City to the State of California.
Section 8 Rental Assistance Program/Housing Vouchers		Extend rental subsidies to lower income families and elderly.	Program On-going.	In 2014, the San Bernardino County Housing Authority managed eight Section 8 units in the City of Chino Hills.
Conservation of Existing and Future Affordable Units		Provide for continued affordability of the City's lower income housing stock.	On-going.	On-going.
Comprehensive review of the Land Use Element of the General Plan		Identify appropriate sites for very high density residential development, including mixed use developments, permitting densities of at least 30 dwelling units per acre.	1-Jan-14	Developer initiated rezoning of the Overton Moore site to Very High Density, approved by the City of Chino Hills City Council February 2014. City initiated rezoning of Tres Hermanos "A" site to allow Very High Density and Mixed Use, approved by the City of Chino Hills City Council February 2016.
Municipal Code		SB2 Compliance - Comply with Government Code requirement for permitting SROs.	March 2013.	Completed March 2013.

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction		City of Chino Hills	
Reporting Period	01-Jan-14	31-Dec-14	
Municipal Code	SB2 Compliance – Comply with Government Code requirement for permitting emergency shelters.	March 2013.	Completed March 2013.
Municipal Code	SB2 Compliance – Comply with Government Code requirement for transitional and supportive housing	March 2014.	Completed June 2014.
Facilitate Affordable Housing Projects	Assist developers and non-profit entities receive priority processing for affordable housing projects.	On-going.	The City continues to inform multifamily housing developers of available state and federal programs that facilitate affordable housing development, including expedited review. No developers have expressed interest.
Reasonable Accommodation Procedures	Promote implementation of State standards for the provision of disabled accessible units in all developments.	On-going.	The Development Code was amended to add Chapter 16.47 Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals by City Council on September 23, 2008. The procedures have been implemented as disabled residents can now apply for JL.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Chino Hills	01-Jan-14	31-Dec-14
Services for the Elderly	Partner with the nonprofit organizations to assist senior-aged residents.	On-going.	The City continues to promote existing services that are available to senior households such as: -Family Service Association providing meals to approximately 114 seniors, using \$8,000 in CDBG funds. -Chino Hills 55+ Club providing a variety of information programs to seniors including: the SAVVY program which offers classes in financial planning, legal rights, avoiding scams, healthcare. Approximately 200 seniors are assisted with these services, using \$8,000 in CDBG funds.	
Support Services for the Homeless	Provide support services for the homeless.	On-going.	In FY 2013-2014, \$5,000 of the CDBG funds were allocated for use at the House of Ruth, which is a national service that works with local shelters to provide housing and support services to homeless women and children.	
Barrier-free Housing	Provide technical assistance to prospective homeowners, contractors and developers regarding barrier free housing for persons with disabilities including developmental disabilities.	On-going.	On-going.	
Child Care Services	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities. Provide \$10,000 in CDBG funds to assist the YMCA childcare programs.	On-going.	On-going.	
Fair Housing	Further fair housing practices in the community.	On-going.	On-going. The Inland Fair Housing and Mediation Board received federal grant money to institute and operate debt and foreclosure counseling, which is now advertised on the City's website (http://www.chinohills.org/index.asp?nid=809). The Inland Fair Housing and Mediation Board provides education, outreach, enforcement, information, counseling, mediation, and investigation and referral services.	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Chino Hills
Reporting Period	01-Jan-14 - 31-Dec-14

General Comments: