

MAY 09 2011

DENNIS R. YATES
Mayor

TOM HAUGHEY
Mayor Pro Tem



GLENN DUNCAN
EARL C. ELROD
EUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

CITY of CHINO

May 5, 2011

HCD
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: 2010 General Plan and Housing Element Annual Progress Report

Please find enclosed a copy of the City of Chino's Annual Progress Report (APR) for 2010. The APR was reviewed by the Chino City Council on May 3rd, 2011 in accordance with Government Code Section 65400.

Should you have any questions, please feel free to contact me at (909) 591-9801.

Sincerely,

Patrick J. Griffin
Assistant City Manager
Community Development/Redevelopment

Attachment: 2010 General Plan and Housing Element Annual Progress Report



envision Chino



CITY OF CHINO

GENERAL PLAN ANNUAL PROGRESS REPORT 2010

prepared by
COMMUNITY DEVELOPMENT/REDEVELOPMENT DEPARTMENT
PLANNING DIVISION
APRIL 1, 2011

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

TABLE OF CONTENTS

1. INTRODUCTION	2
2. 2010 COMPREHENSIVE GENERAL PLAN UPDATE.....	3
3. GENERAL PLAN IMPLEMENTATION PROGRAM	5
4. DOCUMENTS ADOPTED IN 2010	6
5. OTHER CITY ACCOMPLISHMENTS	7
6. LOOKING FORWARD TO 2011.....	10

APPENDIX A - 2010 GENERAL PLAN IMPLEMENTATION PROGRAM

APPENDIX B - 2010 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE CITY OF CHINO 2008-14 HOUSING ELEMENT

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

INTRODUCTION

Purpose of a General Plan

A General Plan is intended to provide a future vision for, and to guide the growth and development of a city. A General Plan is a comprehensive document that provides goals, policies, objectives and actions for developing and preserving our community. General Plans typically contain goals, objectives, policies and programs all intended to support the City's desire to develop in a particular manner and to attain the vision of the plan. A General Plan is intended to be a statement of how citizens view their community, how they want it to be in the future, and how they intend to deal with the planning and development issues facing the community.

The General Plan identifies policies and programs that address the development and redevelopment of the City, preservation of parks and open space, provision of housing to meet future needs, and improvement of the circulation system. The programs and policies are aimed towards addressing the changing needs of the city and to serve as a map for the future that will guide the development and growth in the City.

State Law

Section 65300 et seq. of the California Government Code requires that each planning jurisdiction (i.e. city or county) shall prepare, and the legislative body shall adopt, a comprehensive, long-term, general plan for the physical development of the city. Section 65302 requires that each general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals.

Legal Framework and Content

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

The Annual Progress Report (APR) provides local legislative bodies with information regarding the implementation of the General Plan during the 12-month calendar year. The APR explains how land use decisions relate to adopted goals, policies and implementation measures of the General Plan. The General Plan Implementation Program is attached as Exhibit A, and the Housing Element Annual Report is attached as Appendix B.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

2010 COMPREHENSIVE GENERAL PLAN UPDATE

The Envision Chino 2025 General Plan Update began in the early part of 2006. The project has progressed through many phases throughout the process, including:

- Existing Conditions/Background Report;
- Public outreach and education workshops;
- Development of the Vision Statement;
- Development of the Land Use Plan;
- Selection and examination of the Special Study Areas;
- Development of the General Plan goals, policies, objectives, and actions; and
- Circulation and review of the Environmental Impact Report; and
- Certification and adoption of the Housing Element

The General Plan Update was adopted by the Chino City Council on July 6, 2010. The General Plan was shaped by input from the public and multiple workshops and hearings held by both the Planning Commission and City Council at each step along the way. Over 500 Chino residents responded to visioning surveys, attended educational sessions, and provided direct input at workshops. In addition, a Steering Committee was formed that held meetings to discuss and recommend policies for the Plan.

The General Plan is based upon the vision created by the community. The vision for Chino was developed through the General Plan process, and the Vision Statement - *"The City of Chino will continue to be a vibrant, safe city, with a small-town feel, emphasizing healthy, active lifestyles"* is an integral part of each of the General Plan Elements. The General Plan Elements include six elements required by State Law - Land Use, Housing, Transportation, Open Space and Conservation, Safety, and Noise; and six optional elements – A Healthy City, Community Character, Economic Development, Parks and Recreation, Public Facilities and Services, and Air Quality.

With the adoption of Envision Chino 2025 General Plan, the City was able to establish goals and policies that meet State mandates while retaining the City's "small town feel". The General Plan's ability to work within the confines of Housing Element and Climate Change laws, but also preserve Chino's sense of place, will serve current and future residents of the City well. Our participation with the Southern California Association of Governments Compass Blueprint program, San Bernardino Associated Governments Regional Greenhouse Gas Inventory and Reduction Plan, as well as the timely certification of our Housing Element by the State Department of Housing and Community Development, are examples of Chino working within a regional context while continuing to improve the quality of life for our citizens. The Envision Chino 2025 General Plan provides a roadmap that will allow the City to continue to make strides in all of these areas, now and into the future.

A few of the highlights of the General Plan that are unique to Chino are summarized below:

Healthy City Element: Planning for public health is the key theme of the Chino General Plan and is of particular significance since Chino is one of the first cities in the State to incorporate policies regarding public health into the General Plan. The element is a summary of the public health related goals, objectives, policies, and actions that are

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

spread throughout the various elements of the Plan. In this way, the City will be able to improve public health in several different areas, such as recreation; air quality; transportation; development; and community design.

Community Character Element: The goals and policies of the Community Character Element are intended to protect the physical and visual resources within the City. This element includes policy statements that will help the City continue to maintain its small town character, improve community design, and achieve improved public health. Some of the goals outlined in the Community Character Element seek to achieve the City's vision by establishing high standards of community design in Chino; preserving and enhancing areas that create community identity and support Chino's small-town character; creating livable neighborhoods providing focal points to foster interaction among residents; and designing new and existing neighborhoods to be pedestrian-friendly.

Future Growth Vision in the Land Use Element: The Future Growth Vision indicates places in Chino where a more intense type of land use could be developed consistent with the City's overall vision. There are three general locations in the City that have been identified as focused growth areas, where an alternative land use designation could be implemented to provide for a more intense type of development that would support smart growth in the future principles – a range of housing opportunities, a mix of land uses, a variety of transportation options, a compact building design, preservation of open space, and attractive neighborhoods designed with a strong sense of place.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

GENERAL PLAN IMPLEMENTATION PROGRAM

As stated previously, the first six months of 2010 involved the public review and adoption process for the General Plan Update. The primary focus over the last six months of 2010 was to establish the Implementation Program, and to begin meeting with the various City staff to discuss the Program. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions. It is used as a monitoring tool to assess annual performance in achieving the targeted goals and actions. The General Plan Implementation Program Table for 2010 is attached as Appendix A to this report. It consists of the General Plan goals and actions that have been completed or were in the process of being completed during the year 2010.

The comprehensive list of adopted goals and polices of the General Plan are reviewed each year to determine the priorities of the action items in conjunction with the City's annual budget process and the development of departmental work programs. In addition, consideration is also given as to whether the goals or actions are related to state or federally-mandated provisions or are priorities of the City Council. The Implementation Program was created as a free-standing document that is directly linked and cross-referenced to the General Plan, and because it is separate from the General Plan, the City maintains flexibility to regularly update it without the necessity of amending the General Plan. This flexibility is important to the City as a means to address the changes that occur over time and that may affect the City's vision, the availability of funding and staffing for new programs, and the use of future tools and technology that may become available to implement the General Plan.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

DOCUMENTS ADOPTED IN 2010

In conjunction with the adoption of the General Plan Update, the following documents were also adopted.

Subdivision and Zoning Ordinances Comprehensive Amendments

As part of the scope of work for the Envision Chino 2025 Comprehensive General Plan Update project, staff developed comprehensive updates to the City's Subdivision and Zoning Ordinances (Titles 19 and 20 of the Municipal Code), as well as the City's Zoning Map, in order to ensure that these ordinances are consistent with the General Plan, as required by state law.

The Planning Commission adopted Resolution Nos. 2010-05, 2010-06, and 2010-07 at their May 3, 2010 meeting, recommending the City Council adopt the Zoning and Subdivision Ordinances and certify the Zoning Map. The Planning Commission adopted Resolution No. 2010-09 at its June 7, 2010 meeting, recommending the City Council certify the Zoning Map with some revisions. The EIR for the Envision Chino 2025 General Plan Update fulfills the requirements for environmental review for these Ordinances.

These updates make the ordinances consistent with the new General Plan, as well as State law. They provide the benefit of creating a better organized and user-friendly set of regulations that will aid in administering the Municipal Code on a daily basis. They also set the foundation for the continued orderly growth and development of the City in the future.

Design Guidelines for Residential, Commercial and Industrial Development

Design Guidelines are an advisory tool commonly utilized to complement a city's Zoning Ordinance to foster quality development and to achieve a desirable end product for development within a city. The City of Chino's Design Guidelines have been included within the City's Zoning Ordinance for many years. As part of the comprehensive update to the City's Zoning Ordinance, the design guideline sections from the residential, commercial and industrial chapters (20.08, 20.09 and 20.10) were removed from the Zoning Ordinance so that the Design Guidelines stand as a separate document.

As the Design Guidelines are advisory in nature, and not mandatory like development standards, their inclusion as part of the Zoning Ordinance is not necessary. One of the benefits of having the Design Guidelines as a separate document is that the authority of the Design Guidelines will not diminish, but the Planning Commission will have the ability to evaluate and modify the Design Guidelines from time to time, in order to remain up to date with current development trends.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

OTHER CITY ACCOMPLISHMENTS

Centennial Celebration

2010 marked the City's 100th anniversary since incorporation in 1910. The City embarked on a year-long Centennial Celebration commemorating the City's rich history. The City kicked-off the year-long celebration with the Happy Birthday Chino—100 Years of Progress event. Hundreds of residents, members of business community, elected representatives, and friends from neighboring communities turned out to wish the City a happy birthday.

In May, the City partnered with the Chino Community Center Corporation and held Chino's May Day Celebration, where we unveiled 15 new dates on the Aguiar Square Timeline and celebrated the arts and our youth in Chino. The Festival of Arts celebration lasted throughout the afternoon and provided a venue for our talented residents to demonstrate their creative talents. These are just two of the four signature events we have planned for the year-long celebration.

The City continues to partner with Chino Girls Fastpitch on the annual Chino Freedom Festival in July. However, this year, we expanded the event to an all-day festival, which included live entertainment, games, free carnival rides, kids zone, a food court, and concluded with an even more spectacular fireworks show than those in past years. The City's year-long celebration wound down in December with the Centennial Youth Christmas Parade and Fair.

In addition to these special events, the City found a variety of ways to celebrate, educate, and commemorate this major community milestone. We engaged some of our youngest residents, our school children, through a mural contest partnership with the Chino Valley Unified School District. Students from eight after school programs painted murals to commemorate the City's history; the murals were judged on creativity, historical perspective, involvement of participants, and the WOW factor.

The Soroptimist International of the Chino Valley club joined in on the celebration by throwing a gala fundraiser in which guests dressed up in period attire and dined on food reminiscent of the era. Proceeds from the event are put back into the community throughout the year in the form of scholarships and support to various community causes.

The Boy Scouts of America are also celebrating their centennial this year and have proven to be an invaluable community partner. The Boy Scouts assisted with the design and creation of the Centennial time capsule, which was ceremoniously planted at the conclusion of our year-long celebration.

Chino Experience Teen Center

The Chino Experience Teen Center offers a variety of afterschool programs that include enrichment classes, activities, trips, and homework assistance for students in the 7th and 9th grades. The center received \$150,000 in grant funding to sustain and bolster existing programs, provide additional assistance to teens who are at risk of dropping out of school, and replace aging equipment.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

The Preserve Community Center

The Preserve Community Center is offering expanded programming to include before and after school care, as well as enrichment, dance, and fitness classes. The Preserve Community Center became even more popular last year with the opening of the Cal Aero Preserve Academy Branch Library, completing this joint use facility which the City shares with the Chino Valley Unified School District and San Bernardino County Library.

Stanford Square

The Stratham Homes Stanford Square development located in the College Park master planned area is a community of 106 single-family homes that incorporates advanced construction methods, eco-friendly landscaping and energy-saving appliances. The developers used a variety of sustainable, energy efficient, durable, water saving, and recycled products in their building process.

Street Rehabilitation Program

The City completed the annual street rehabilitation program, ensuring that city streets and roadways remain safe for the Chino motoring public. Each year, the City reviews major streets and select those areas which are in need of the most work. The City overlaid over one million square feet of asphalt and slurry sealed over 500,000 additional square feet of roadway. The City also overlaid nearly five miles and slurry sealed close to an additional nine miles of residential streets.

Downtown Street Improvement Project

The City underwent the downtown street improvement project in the historic downtown area near City Hall. Adding a historical flair, decorative crosswalks were added, street lights replaced with period lighting, new landscaped areas added, as well as potted plants, window awnings, and bench seating, all of which enhances the appearance of the area.

As part of the downtown street improvement project, the City placed a historic replica of the Women's Christian Temperance Union fountain near the corner of 6th and D Streets, which is near the location of the original fountain. The Women's Christian Temperance Union (WCTU), advocated abstinence from alcohol and erected fountains throughout the United States encouraging people to drink water instead of alcohol.

Chaffey College

In a collaborative effort, the City worked with Chaffey College to open the highly anticipated Chaffey College Chino Community Center last year, which brought an event center into the community, which is available to rent for corporate events, weddings, and special occasions. Offering a variety of classes, certificate programs, and now an event facility, Chaffey College is a great community partner.

The first class of Chino University Hall masters students graduated from Cal State Northridge this year, without ever leaving Chino. Offering both undergraduate and graduate degree pro-

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

grams from colleges that include University of California, Riverside; University of LaVerne; and California State University Northridge; Chino University Hall brings higher education into your community, making it easier to complete your educational goals.

Fire Stations

The City broke ground on two new fire stations and a training center last year, and construction is continuing, with both of the stations on track to be completed by the end of the year. Using an innovative funding approach, the City was able to use just under \$14 million dollars in Re-development Agency funding to build these needed facilities.

Water Conservation

In response to statewide water shortages in the early 1990's the City of Chino adopted an ordinance to prevent water waste and to encourage conservation. In early 2009, the Governor proclaimed a "State of Emergency" on water shortage, due to a statewide drought. The City quickly revised the Municipal Code strengthening it with both permanent and staged restrictions, embracing contemporary thinking in regards to this important resource.

In addition, the City Council amended the City's ordinance pertaining to landscaping, creating a more balanced use of plant materials to include and promote the use of drought tolerant landscaping. This ordinance helps residents and business owners to balance water conservation and appearance when creating landscaping within the city.

Twenty high-usage water consumers were connected to recycled water. The majority of these consumers are in the agricultural industry and by making the switch to recycled water, they are saving approximately 800 acre feet of potable water a year.

To enhance its groundwater supply, the City built a new well on the eastside of the City, near Euclid Avenue. The well pumps more ground water and makes the City less reliant on imported water sources.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

LOOKING FORWARD TO 2011

There are a number of large residential and industrial projects that are currently in the development review process, and which should be receiving entitlements this year and under the initial phases of the construction process. These projects include:

- **Homecoming Community**

This project is for the development of a 792-multi family housing community located on 49.5 acres. The Homecoming Apartment Community is a proposed master-planned life-style community featuring villas, townhomes, and apartments for rent in The Preserve at Chino. It includes one, two and three bedroom apartments, townhomes and villas. The development will be a gated residential rental community with private streets, private open space/recreational facilities, trails and clubhouse recreation center. Construction of the first phase is anticipated to begin Spring 2012.

- **Ivy at College Park**

This project is for the development of 135 family affordable apartment units on 6.46 acres of land at a density of 20.9 dwelling units per acre in the Mixed Use (MU) land use designation within the College Park Specific Plan. The project consists of 10 three-story apartment buildings; a clubhouse, leasing office, and laundry building.

- **Watson Industrial Park**

This project is for the development of 4 industrial buildings totaling approximately 1.6 million square feet of industrial space on 82 acres located in the Preserve Specific Plan area. Construction is anticipated to begin early next year.

In addition to these development projects, the City will be closely coordinating with the Southern California Association of Governments (SCAG) on their Sustainable Communities Strategy (SCS) and with San Bernardino Associated Governments (SanBag) Regional Greenhouse Gas Inventory and Reduction Plan, as further discussed below:

- **Regional Transportation Plan (RTP)**

Federal and state regulations require the Southern California Association of Governments (SCAG), as the Regional Transportation Planning Agency (RTPA) and Metropolitan Planning Organization (MPO), to develop a Regional Transportation Plan (RTP) every four years in order for our region's transportation projects to qualify for federal and state funding. The RTP is updated to reflect changes in trends, progress made on projects, and to adjust the growth forecast for population changes. The last RTP was adopted by SCAG's Regional Council in 2008, and work is now underway for the 2012 RTP. The City of Chino takes an active role in projecting growth and analyzing transportation impacts to assist SCAG in developing this plan.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

- **Sustainable Communities Strategy (SCS)**

Senate Bill 375 (SB 375) was enacted to reduce greenhouse gas emissions from automobiles and light trucks through integrated transportation, land use, housing and environmental planning. Under the law, SCAG is tasked with developing a Sustainable Communities Strategy (SCS), a newly required element of the 2012 RTP that provides a plan for meeting emissions reduction targets set forth by the California Air Resources Board (ARB).

- **Climate Action Plan (GHG Inventory and Reduction Plan)**

Development and adoption of a plan and EIR for the regional and local reduction of GHG's that provides a foundation to tier and streamline legally defensible CEQA analysis of climate change impacts of development projects, and provide a proactive approach to the mandate of SB 375. This effort is being managed by the San Bernardino Associated Governments (SANBAG) at the County level.

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

APPENDIX A—2010 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

APPENDIX B—2010 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE CITY OF CHINO 2008-14 HOUSING ELEMENT

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
Healthy Chino Element		
Goal HC-1 Foster Chino resident's health.		
HC-1.1 A1	Develop programs to foster collaboration between local health officials and City staff and elected officials.	One program that is currently in place is the Healthy Chino Coalition, which was established by the City in 2004 in response to the dramatic increase in obesity rates among children and adults in Chino. The Coalition is made up of leaders, schools, businesses, medical professionals, churches, service organizations, and residents. Its mission is to "increase healthy lifestyle options and the quality of life for our community." Healthy Chino Coalition continues to meet four times a year, and opportunities to further collaborate with other local health officials, City staff, and elected officials are evaluated on an on-going basis.
HC-1.1 A2	Develop a list of best practices related to promoting healthy communities.	Two programs that are currently in place that promote healthy practices are The Chino Walks ~ One Step at a Time Program which was initiated by the City in 2006. To date, more than 250 residents participate in the staff-led fitness walks throughout City parks and trails. Another program - Healthy Chino Walks KIDS was initiated by the City in 2009. It creates walking clubs for KIDS throughout the community by partnering with our after-school programs. To date, more than 550 elementary age school children participate in this program. Future opportunities to establish other programs promoting healthy practices are evaluated on an on-going basis.
HC-1.2 A1	Develop a program to disseminate information about healthful eating habits.	The Healthy Chino Program is currently in place and one of the existing activities that is offered is a website that provides up-to-date information and activities about health, nutrition, and physical fitness. Another component of the Healthy Chino Program is special events that are held such as Family Fitness Day to promote health, nutrition, and physical fitness to Chino residents. Also, staff conducts school and community presentations, and articles are provided by City staff on healthy living that are published in local newspapers and magazines.
HC-1.2 A2	Model best practices related to promoting healthy eating habits at government offices and government-organized events by serving only healthy snacks and refreshments.	The City conducts the Employee Wellness Program which encourages employees to provide healthy options for snacks and refreshments at all meetings, events, and programs. All after-school programs offer healthy snacks to their participants, and vending machines at City facilities have healthy options available.
HC-1.2 A3	Promote government and school purchase of locally-produced and/or organic food.	The City currently offers an 8-week Farmer's Market Program during the summer months, which offers organic foods. Future opportunities to provide locally-produced foods are evaluated on an on-going basis.
HC-1.2 A4	Work with vendors at the farmer's market to develop programs under which vendors can accept food stamps and other public benefits.	Currently, the City-sponsored Farmer's Market that is held during the summer months includes vendors that accept the Supplemental Nutrition Program for Women and Infant Children (WIC) Vouchers and Senior Farmer's Market Nutrition Vouchers. Additional opportunities to expand these and other types of vendor programs will be considered in the departmental work programs prepared each year.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
Goal LU-3 Revitalize older commercial and industrial areas in the center of Chino.		
LU-3.1 A1	Study the use of graduated-density zoning, which encourages parcel assembly by allowing higher densities for larger sites, or other policy-based mechanisms to encourage the development of projects on more than one parcel that are consistent with the Focused Growth Plan.	The concept of graduated-density zoning was studied during the General Plan Update. At that time, it was determined that it would not be incorporated into specific General Plan policies or Zoning Ordinance provisions, and would be evaluated again in future updates.
LU-3.1 A2	Work with the Southern California Association of Governments (SCAG) when it prepares its Sustainable Communities Strategy (SCS) to ensure that sites from the Focused Growth Plan are included in the SCS.	The City is currently working with SCAG on the preparation of the SCS. Sites from the Focused Growth Plan are being discussed with SCAG for inclusion of these sites into the SCS.
LU-3.1 A3	Consider revising the Focused Growth Plan if SCAG's ultimate SCS map is not consistent with it.	The City is currently working with SCAG on preparation of the SCS. The Focused Growth Plan land uses will be suggested. This action will be revisited upon completion of the SCS.
LU-3.2 A1	Provide expedited review of projects on the four corners of Walnut and Central Avenues that meet both the land use regulations and the design guidance provided for these properties and for mixed-use properties in general.	Expedited review will be considered for any projects that are proposed in this area. There has not been any development activity at this intersection during this reporting period.
LU-3.3 A1	Work with landowners along Riverside Drive to consolidate parcels so they can create large enough spaces for new development of either mixed-use or multi-family residential buildings. On some portions of Riverside Drive where the parcels are very shallow due to dedications for the street right-of-way, this will need to include consolidation with parcels that do not currently front upon Riverside Drive. In this case, the landowners will need to enter into an agreement to share profits according to the <i>original</i> size of each parcel before right-of-way has been dedicated.	There has not been any development activity in this area during this reporting period. In the future, if interest in development of properties in this area is received, the City will explore opportunities to coordinate with other landowners along Riverside Drive to encourage consolidation of parcels.
LU-3.4 A1	Existing uses south of the Civic Center are permitted to continue, but are encouraged to upgrade their facilities to provide better pedestrian amenities on sidewalks and open areas.	The City will work with land owners to ensure pedestrian facilities are upgraded with any future development in this area. However, there has not been any development activity in this area during this reporting period.
LU-3.4 A2	Work with residential, commercial, and industrial landowners to consolidate parcels so they can create large enough spaces for development of live-work lofts on the block bounded by Central Avenue, F, 5th, and G streets.	In the future, if interest in development in this area is received, the City will explore opportunities to coordinate with other landowners to encourage consolidation of parcels.
Goal LU-4 Provide a clear transition for properties within the Sphere of Influence (SOI).		
LU-4.1 A1	Work with San Bernardino County to revise the County's General Plan to reflect the land use designations shown in the City's Land Use Map.	Upon adoption of the City's new General Plan, City staff transmitted updated land use information to the County. The County has indicated that they will be updating their General Plan to reflect the land use designations shown in the City's Land Use Map.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
Goal LU-5	Reduce Chino's greenhouse gas emissions.	
LU-5.2 A1	Develop a program to provide incentives for projects that support smart growth goals and reduce greenhouse gases, such as mixed-use, infill, and transit-oriented development projects.	Over this reporting period, the City has been actively participating with SanBag and other agencies to develop the Climate Action Plan. During the next reporting period, the Draft Climate Action Plan will be in the process of review by the City, and opportunities to incorporate incentives into the City's Plan will be evaluated.
Goal LU-8	Ensure convenient access to healthy foods for all residents.	
LU-8.1 A2	Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	There are existing programs in place that serve low-income neighborhoods in the City. These include the Food Commodities Program in Monte Vista Park held four times per year which distributes food to low-income residents and the Summer Lunch Program held in Monte Vista Park and the Community Building Park offered in July and August for children and youth 18 years or younger.
LU-8.1 A4	Identify appropriate locations for farmers markets and community-supported agriculture drop-off sites and prioritize such uses in these areas.	There is an existing Farmer's market conducted each summer on the City Hall grounds. No work has begun on identifying and prioritizing additional sites for a farmers market or agriculture drop-off sites.
Community Character Element		
Goal CC-2	Preserve and enhance areas that create community identity and support Chino's small town character.	
CC-2.3 A1	Develop a list of key entryways to Chino and establish a program to provide entry features for each of them. Entryways shall incorporate landscaping, trees, and/or architectural elements to enhance a sense of arrival to the City.	There are currently enhanced entry way landscape and signage treatments along Central Avenue at the Pomona 60 Freeway and in the southerly part of the City. The identification of additional key locations for enhanced entryways will be considered for possible implementation in the departmental work programs prepared each year.
Housing Element - Refer to Housing Element Annual Report		
Transportation Element		
Goal TRA-1	A roadway system that meets the needs of Chino's residents and visitors, provides safe, convenient, and efficient travel in, around, and through the City, and	
TRA-1.2 A1	Conduct a signal timing study for all intersections with Level of Service (LOS) E and F. Coordinate and implement study recommendations with adjacent jurisdictions as well as California Department of Transportation (Caltrans), if applicable.	A comprehensive signal timing study has not been done; however, signal timing studies are done on an on-going basis for intersections that are congested, and modifications are made by the City as deemed appropriate and feasible. Coordination is done with adjacent jurisdictions and Caltrans if needed.
TRA-1.3 A1	Establish criteria for which developments will be allowed to construct private streets.	The Specific Plans for College Park and The Preserve master-planned communities identify where private streets can be utilized, and include design standards for private streets. As new development proposals are reviewed in these Specific Plan areas, the benefits and/or impacts of designating proposed streets as private are evaluated. When development proposals are reviewed for areas outside of these Specific Plans areas where infill development might occur, the street types will be reviewed on a case-by-case basis to determine the benefits and/or impacts of designating them as private.
TRA-1.3 A4	Identify possible funding sources for traffic calming treatments, including grants to investigate the feasibility of establishing a residential assessment district to allow residents to participate in funding construction of traffic calming treatments in their neighborhood.	Opportunities to apply for grant funding for traffic calming improvements or grants for the establishment of a residential assessment district are regularly monitored, and where appropriate, grant applications are applied for.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
Goal TRA-3	Freight transportation that provides efficient service to businesses and industry while limiting impacts to residents and visitors.	
TRA-3.1 A1	Develop a truck loading policy for new development that ensures new truck-dependent businesses limit their impact on neighborhoods and business districts.	The Chino Zoning Ordinance contains existing provisions for industrial businesses that are located adjacent to non-industrial uses to require appropriate buffering techniques, such as increased setbacks, screening and dense landscaping to be provided to mitigate any negative effects of industrial operations such as truck loading. In addition, as industrial development applications are reviewed, the locations of loading areas are evaluated to mitigate any potential impacts to adjacent uses.
Goal TRA-6	Improve the convenience, intuitiveness, and safety of Chino's street network.	
TRA-6.2 A2	Study individual accident locations, especially "hot spots" with multiple accidents, and identify necessary upgrades to reduce the incidence of accidents.	Accident reports are regularly reviewed on an ongoing basis to develop a priority list of intersections that need improvements.
TRA-6.3 A1	Develop an Americans with Disabilities Act (ADA) Transition Plan which identifies locations and funding commitments to provide access to public rights-of-way, including curb cuts and other improvements targeted toward persons with disabilities.	The City does not have an existing ADA Transition Plan; however, on an annual basis, the City applies for Community Development Block Grant (CDBG) funding and Transportation Development Act (TDA) funding for sidewalk and ADA ramp improvements for locations throughout the City in need of sidewalk and ADA improvements.
Goal TRA-10	Foster bicycling as a convenient, healthy and environmentally-friendly travel choice in Chino.	
TRA-10.2 A1	Prepare a Bicycle Master Plan for the City of Chino that establishes where and how the City's bicycle network will be expanded, including standards to guide review of roadway enhancements or other changes to the roadway system. This plan should be consistent with requirements for allocation of state Bicycle Transportation Account funds and federal funding for bicycle improvements that cannot be allocated without an approved Bicycle Master Plan. The plan should also include criteria for funding prioritization of improvements.	The City submitted a grant application on March 30, 2011 for a Cal-Trans Transportation Grant for the preparation of a Bicycle and Pedestrian Trails Master Plan.
TRA-10.2 A2	Develop maps or signage indicating local and regional bicycle routes, including distances to key destinations, such as parks and schools.	The City has existing maps of bicycle routes throughout the City, but they do not include distances to key destinations. This action item will be included in the Bicycle and Pedestrian Trails Master Plan referenced above, and will be considered for implementation in conjunction with the approval of the Bicycle and Pedestrian Trails Master Plan.
Goal TRA-11	Enhance the convenience, intuitiveness, and safety of Chino's pedestrian network.	
TRA-11.1 A1	Develop a Pedestrian Master Plan that evaluates the pedestrian transportation system for discontinuities and prioritizes streetscape improvements such as street trees, sidewalks, benches, planter boxes, ADA access, trails, and other amenities in existing neighborhoods. Key pedestrian corridors and potential funding sources to complete the Plan should be identified as part of the Plan.	The City submitted a grant application on March 30, 2011 for a Cal-Trans Transportation Grant for the preparation of a Bicycle and Pedestrian Trails Master Plan.
TRA-11.1 A2	Develop a set of criteria for funding prioritization of planned pedestrian improvements, based on need/deficiency, anticipated demand, anticipated cost/benefit ratio, geographic equity, and funding opportunity.	Criteria for funding prioritization of pedestrian improvements will be one of the components of the Pedestrian Master Plan referenced above that the City has submitted a grant application for.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
TRA-11.1 A4	Develop an ADA Transition Plan specifying a timeline and funding commitments to provide access to public rights-of-way, including curb cuts and other improvements targeted toward persons with disabilities.	The City does not have an existing ADA Transition Plan; however, on an annual basis, the City applies for Community Development Block Grant (CDBG) funding and Transportation Development Act (TDA) funding for sidewalk and ADA ramp improvements for locations throughout the City in need of sidewalk and ADA improvements.
Economic Development Element		
Goal ED-1 Strengthen Chino's economy in order to provide jobs and maintain a fiscally-positive General Fund.		
ED-1.2 A1	Maintain ongoing communication with manufacturing firms to make sure their operating needs are being met.	Through the City's Business Visitation Program, an internal survey worksheet is utilized to record discussion with businesses to determine if additional assistance is required to address any operating needs they may have.
ED-1.2 A5	Identify vacant sites appropriate for industrial uses, provide a list of those sites to potential businesses seeking to locate in Chino, and consider advertising those sites to potential tenants.	The City maintains a current vacant industrial building list which is updated quarterly. The City provides the list to potential tenants and/or real estate brokers through various means, such as: 1) on the City's website for interested tenants and/or brokers; 2) via email, fax or hard copy for walk-in, phone or email requests; and 3) at local industrial sector trade events focused on the industrial market. Additional opportunities to advertise vacant sites to potential tenants will be considered for possible implementation in the departmental work programs prepared each year.
ED-1.4 A1	Focus retail recruitment and business attraction efforts around existing concentrations like the North Central Avenue Area, the Spectrum, City Hall and The Preserve.	The City focuses its retail recruitment and marketing in these primary retail market areas. Outreach efforts include, but are not limited to: 1) maintaining an up-to-date database of available retail vacancies contained within the Shopping Center Guide & Vacancy Survey booklet; 2) maintaining current retail market area demographic information which is available to real estate professionals and retailers' tenant representatives; and 3) attendance at several retail-focused trade events held throughout the year.
ED-1.4 A3	To attract retail that is currently lacking, such as grocery stores, work with brokers and existing stores to identify sites that could be appropriate for a specific store, and actions or investments that could be taken to attract them.	The City maintains a current Retail Gap Analysis Report that identifies retailers not within a market area in the City. This report, along with a current vacant retail space report, allows City staff to target marketing efforts to specific retailers identified within the report. The City coordinates with real estate professionals and specific retailers' tenant representatives at several retail-focused trade events throughout the year to focus on attracting specific retail uses to the City.
ED-1.4 A4	Monitor vacancy rates and sales tax performance for retail areas in the City in comparison to regional and statewide averages. If vacancy rates and sales tax performance fall below average, work with property and business owners to either improve performance or determine an alternative use for the site.	The City maintains a database of available retail vacancies and rate information and quarterly retail sales tax data for the City, County and State is provided to the City. This data along with other important retail and demographic data provides staff with pertinent information to provide to retail center owners, managers and other businesses representatives to help identify methods to improve their performance or determine an alternative use for their space or site.
ED-1.4 A5	Actively recruit retail stores by marketing available sites and devoting staff time to working with potential tenants.	The recruitment of retailers is an ongoing action through various outreach efforts, such as attending International Council of Shopping Centers trade events (4 per year), making current demographic and available retail property information available on the City's website, updating retail marketing brochures each year, and continually meeting with retail brokers, local retail tenant reps. and local shopping center management staff.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
ED-1.4 A7	Maintain ongoing communication with the property owner of the Spectrum Marketplace and Spectrum Town Center developments to foster the potential for a public-private response to various changes in the market and to the specific challenges that these changes might create for the Spectrum.	The City maintains active and on-going communication with the ownership/management of the Spectrum Shopping Centers to discuss any issues affecting the two centers.
Goal ED-2 Maintain a good jobs-housing balance and jobs-skills match.		
ED-2.1 A2	Periodically study the skills and education levels of Chino residents and use the information as a guide for recruiting new firms to the City.	Demographic information including education levels is provided to the City and updated annually through Nielsen Inc. a private demographic service. The information is used and provided on the City's website and handouts distributed to commercial brokers, tenant representatives and others associated with the commercial property sectors who may be looking to expand or relocate a business to Chino.
ED-2.1 A3	Encourage local businesses to hire local residents. Strategies to do this could include developing a local job board to advertise vacancies to local residents and working with local educational institutions to provide job fairs.	Chino Valley Jobs, which is a program for local businesses to provide their job openings, is provided on the City's website, as well as within City Hall. The creation of a comprehensive program that can provide additional opportunities to encourage local businesses to hire local residents will be considered for possible implementation in the departmental work programs prepared each year.
ED-2.1 A4	Study whether the City should give preference to local suppliers and firms when issuing requests for goods or services.	The City currently has a Local Business Preference ordinance. This ordinance affords a qualified business located within the City, a five-percent reduction of an original submitted bid when comparing to next lowest bidder, thus allowing the local business to be considered as submitting the preferred, lowest bid.
Open Space and Conservation Element		
Goal OSC-5 Reduce greenhouse gas emissions by 15 percent below 2005 levels by 2030.		
OSC-5.1 A1	Adopt a Climate Action Plan within 18 months of adoption of this General Plan that demonstrates how the City will achieve the needed reductions of greenhouse gas emissions. The Climate Action Plan shall be developed in coordination with SANBAG and SCACMD.	Preparation of a Climate Action Plan is currently underway by SanBag in coordination with Chino and other member agencies. The plan is scheduled to be completed in early 2012.
Goal OSC-6 Prepare Chino for the expected impacts of global climate change.		
OSC-6.1 A1	Develop a program to prepare for extreme heat events, including outreach and notification focused on sensitive populations and the establishment of new and maintenance of existing cooling centers.	There is no formal program to prepare for extreme heat events. However, currently, the Senior Center, Neighborhood Activity Center, and Monte Vista Park Center are all utilized as cooling centers. Information regarding cooling centers is published on the City's website during the summer months.
Parks and Recreation Element		
Goal PR-1 Maintain existing park and recreational areas and create new ones in and around the City.		
PR-1.2 A1	Enter into joint-use agreements by which Chino schools, particularly those in neighborhoods with a disproportionate lack of recreational facilities, help to provide civic functions such as parks and community meeting spaces.	A joint-use agreement was executed for the Preserve Community Center located in the Preserve Specific Plan, which is a joint-use facility between the City and Chino Valley School District and provides a gymnasium, fitness room and multi-purpose room. Other opportunities to implement this action will be evaluated on an on-going basis and will be considered for possible implementation in the departmental work programs prepared each year.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
Public Facilities and Services Element		
Goal PFS-2	Maintain a safe environment in Chino through law enforcement and crime prevention.	
PFS-2.3 A1	Monitor Chino's crime rates and categories to determine the most appropriate methods to target and reduce crime in the City.	The City utilizes Crystal Reports software, which is an automated software system that is directly connected with records management data so that queries/reports can be produced automatically based on various criteria. This allows for continuous monitoring of criminal activity and helps to identify issues and trends in a timely fashion so that crime reduction efforts can be employed. Additional opportunities to monitor crime rates will be considered for possible implementation in the departmental work programs prepared each year.
PFS-2.3 A2	Maintain volunteer opportunities for residents in order to provide additional opportunities for community engagement with the Police Department.	There are many volunteer programs currently offered through the Chino Police Department. Some of these include: 1) A Citizen Police Academy and Youth Citizen Police Academy for teens once a year, which provides an opportunity to see the various functions of the police department through presentations, demonstrations, and hands-on activities. After completion of the Citizen Police Academy, they may apply to become a volunteer of the Community Support Team; 2) The Police Explorer program is provided for teens that are interested in a career in law enforcement and/or getting involved in their community through volunteer service; 3) The Mounted Posse is a volunteer program that allows citizens to volunteer for various community events/activities in a horse mounted capacity. Participation requires training and completion of a background check; 4) The Police Chaplains are volunteers who are appointed by the Chief of Police to be an aid to the Chino police officers and the Chino community, to provide spiritual guidance, counseling, and comfort in times of crisis.
PFS-2.3 A3	Seek grant funding for community policing, commercial vehicle enforcement, and other programs that will improve service levels within the City.	Opportunities for grant-funding for various programs are pursued on an on-going basis. Currently, the Chino Police Department utilizes grant funds to assist with graffiti reduction/enforcement (Community Policing grant), alcohol prevention/education/enforcement (Alcohol and Beverage Control grant), Alcohol/DUI education for high school teens (Every 15 Minutes program – California Highway Patrol and Office of Traffic Safety grant), National Night Out / Neighborhood Watch grant from Target, multiple state-funded DUI education/enforcement grants, and the Click it or Ticket (Seatbelt enforcement grant).
Goal PFS-7	Ensure an adequate supply of water for all types of users.	
PFS-7.1 A1	Consider participation and/or support of proposed conjunctive use programs and Chino Basin storage and recovery programs that allow the distribution of water between jurisdictions during periods of excess supply. These programs would be administered through participation in the Chino Basin Watermaster and Water Facilities Authority.	Chino currently participates in the existing conjunctive use program established for the Chino Groundwater Basin. Fiscal year 10/11 is the 3rd consecutive year that Chino certified groundwater production from the Metropolitan Water District's (MWD) groundwater storage account in lieu of taking like amount deliveries of imported surface water.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
PFS-7.1 A2	Evaluate the feasibility of establishing interconnections or water conveyance plans between the Chino water system and the water systems of the following neighboring water agencies: <ul style="list-style-type: none"> • Monte Vista Water District • City of Ontario (a connection currently exists at Benson Avenue) • City of Chino Hills • Jurupa Community Services District • San Antonio Water Company • City of Upland • City of Pomona • The Inland Empire Utilities Agency 	Discussions between the City and various local water agencies regarding water system interconnections are ongoing. A dedicated interconnection exists between Chino and Ontario. Chino currently has the ability to receive water from Water Facilities Authority (WFA) member agencies (i.e. Monte Vista Water District, Upland, Ontario, and Chino Hills) through the WFA surface water treatment plant. Similarly, Chino has an ability to receive desalted groundwater not used by Chino Basin Desalter Authority member retail agencies, Jurupa Community Services District, Santa Ana River Water Company, Norco, Ontario, and Chino Hills.
PFS-7.5 A1	Work with the Inland Empire Utilities Agency to provide recycled water systems, including pipelines, pump stations, and storage facilities to serve primarily public facilities, schools, and parks as funding becomes available.	The Inland Empire Utilities Agency (IEUA) currently supplies recycled water to the City at several locations. The City meets with IEUA representatives on a regular basis to discuss recycled water plans and activities.
PFS-7.5 A2	Develop a plan to irrigate agricultural lands with recycled water, both inside and outside of the City's service area, where feasible.	Recycled water is currently used to irrigate agricultural lands in the City. The preparation of a plan to provide additional irrigation connections for recycled water will be considered for possible implementation in the departmental work programs prepared each year.
Air Quality Element		
Goal AQ-1 Preserve and improve air quality in Chino and the region.		
AQ-1.1 A1	Implement traffic features such as roundabouts or the use of integrated signalization to improve traffic flow and reduce emissions from vehicle idling and stop and start.	Roundabouts and integrated signalization have been implemented in the City on a limited basis. Additional implementation of these features will be evaluated as opportunities arise, and considered in future development proposals.
AQ-1.1 A2	Install LED traffic signals throughout Chino to reduce the City's electricity consumption.	Approximately 95% of the traffic signals in the City are LED, and 100% of the signals to be changed to LED is estimated within two years. There is currently a program in place whereby the lights are replaced every 5 years, and each year, the replacement is scheduled and budgeted for rotating sectors of the City.
Safety Element		
Goal SAF-2 Reduce hazards related to flooding and inundation.		
SAF-2.1A 1	Annually review any new information available from the Federal Emergency Management Agency and the state Department of Water Resources to determine if updated flood zone information is available.	The City receives updates to flood zone maps from FEMA every year, and this information is reviewed to determine if there are any updates to the maps.
Goal SAF-6 Reduce the risk to the community from natural and man-made disasters and terrorism events.		
SAF-6.1 A1	Regularly update and implement the Emergency Operations Plan (EOP) and the Local Hazard Mitigation Plan (HMP).	The EOP is due to be updated in 2011 and the City is currently evaluating whether to stay on the 3-year update cycle or change to a 5-year update schedule. The HMP was submitted to the state and FEMA for review in Feb. 2011.

CITY OF CHINO

Annual Progress Report on the Implementation of the City of Chino 2008-14 Housing Element

Calendar Year 2010



Fifth Street Infill Housing projects

**Prepared By:
*Christopher J. Corbin, Housing Program Manager***

COVER SHEET

City Name: City of Chino

Mailing Address: 13220 Central Avenue
Chino, CA 91710

Contact Person: Christopher Corbin

Title: Housing Program Manager

Phone: 909-464-8311

Fax: 909-590-5535

E-Mail: ccorbin@cityofchino.org

Reporting Period: January 1, 2010 to December 31, 2010

COVER: Two new affordable single-family homes developed under the City's Infill Housing Development Program. Completed in late 2009 and located at 13232 and 13240 Fifth Street in downtown Chino, these homes were sold to moderate income buyers at affordable prices.

TABLE OF CONTENTS

INTRODUCTION..... 1

HIGHLIGHTS OF THE CITY OF CHINO HOUSING PROGRAM (2010) 2

PROGRESS IN MEETING REGIONAL HOUSING NEEDS 4

LOOKING FORWARD TO 2011 7

HOUSING ELEMENT TABLES

TABLE A: Annual Building Activity Report for New Construction of Very Low-, Low-Income Units and Mixed-Income Multi-family Projects 10

TABLE A2: Annual Building Activity Report for Units Rehabilitated, Preserved and Acquired 11

TABLE A3: Annual Building Activity Report for Moderate and Above-Moderate Income Units 11

TABLE B: Regional Housing Needs Allocation Progress 12

TABLE C: Program Implementation Status 13

INTRODUCTION

This report summarizes the progress made during calendar year 2010 towards meeting the goals and objectives of the City of Chino 2008-14 Housing Element (effective July 1, 2008). Government Code Section 65400 requires the preparation and submission of an annual report of this type to the California Department of Housing and Community Development (HCD). The City of Chino 2008-14 Housing Element was adopted on December 2, 2008, and certified by HCD on February 27, 2009 as being in full compliance with State housing element law (Article 10.6 of the Government Code).

The City of Chino 2008-14 Housing Element contains eighteen implementing actions designed to provide and maintain housing that is affordable to all economic segments of the community and meets the needs of individuals and families with special needs. A description of the progress made towards implementing each of the programs contained in the 2008-14 Housing Element can be found in Table C.

HIGHLIGHTS OF THE CITY OF CHINO HOUSING PROGRAM (2010)

The past calendar year saw progress on many of the affordable housing projects and programs sponsored by the City. These projects and programs serve the broad spectrum of needs in our community – from preventing homelessness to assisting first time homebuyers.

General Plan and Housing Element Updates

In 2010, the City of Chino completed a comprehensive update of its General Plan. This followed certification of the City's 2008-14 Housing Element in early 2009. The newly updated General Plan increased permitted residential densities in several areas of the City to 30 dwelling units per acre as needed to accommodate the City's Regional Housing Needs Allocation. The abovementioned increases in allowable densities provide for an additional 1,092 housing units as compared with the City's previous General Plan.

College Park Affordable Housing Program

In 2003, the State of California designated 710 acres of vacant land adjacent to the California Institution for Men as surplus property. In response, the City of Chino prepared and adopted the College Park Specific Plan to guide the future development of the property. The adopted College Park Specific Plan, along with a development agreement between the City and the project's developer (LS College Park LLC), provides for 2,200 housing units, a 140-acre regional park, a 100-acre community college campus and a 7.5 acre mixed-use site that will provide for a mixture of commercial, office, civic, and residential uses.

In regards to affordable housing, the College Park Development Agreement requires that 15% of the units developed within the plan area must be sold/rented at affordable prices/rents. This requirement will provide for the development of 330 affordable units within the College Park community, 132 of which will be affordable to very low-income households and 198 of which will be affordable to moderate-income households. Development of the very low-income units is required no later than July 1, 2016, while development of the moderate-income units is required no later than July 1, 2018.

In late 2010, Bridge Housing submitted plans to the City's Planning, Building and Engineering divisions for the development of a 135-unit apartment community in College Park. The proposed apartment community, named Ivy at College Park, is slated to provide affordable housing to very low-income families. Review of the plans is currently on-going, and the City expects to complete the entitlement process for this project during the spring of 2011.

Infill Affordable Housing Development Program

In 2001, the City of Chino began implementing the Infill Affordable Housing Development Program within its downtown neighborhood. The primary goal of the program is to facilitate the development of affordable single-family homes on undeveloped and substandard/underdeveloped lots located in downtown Chino. Prior to 2010, twenty (20) such properties were developed/redeveloped under this program. Additionally, development agreements providing for the development of an additional four (4) homes were executed.

In 2010, no new homes were developed under the Infill Affordable Housing Development Program. However, staff continued to complete pre-development work in furtherance of all existing development agreements, and anticipates completion of the four homes currently under contract during 2012.

Multi-Family Acquisition/Rehabilitation Program

In 2007, the City of Chino began the process of developing and implementing a multi-family acquisition and rehabilitation program. The program envisions working with developers and existing owners to improve the quality of Chino multi-family housing stock while creating affordable housing opportunities for current and future tenants. The goal of the program is to revitalize existing multi-family neighborhoods throughout the City to provide safe, desirable and affordable rental housing opportunities to Chino residents.

Thirty-two existing multi-family communities throughout the City were evaluated and ranked using crime statistics and property condition surveys. Following the ranking of these neighborhoods, the City Council's Housing Subcommittee directed City staff to pursue redevelopment (acquisition/rehabilitation) opportunities within the top quartile of neighborhoods (eight neighborhoods).

One of the stated goals of the City's adopted 2008-14 Housing Element is to convert and rehabilitate 100 units of market rate multi-family housing into affordable housing. Over the past three years, the City has on two occasions entered into negotiations to purchase apartment communities in furtherance of achieving this goal. However, in neither case did these negotiating efforts result in deal terms that the City considered fair and reasonable. Staff continues to seek development opportunities in furtherance of this goal.

PROGRESS IN MEETING REGIONAL HOUSING NEEDS

California law requires that local jurisdictions, through their Housing Element, must make “adequate provision for the existing and projected housing needs of all economic segments of the community.” On an intermittent basis, HCD determines the projected regional housing need for each regional Council of Governments, which in the Inland Empire is the Southern California Association of Governments (SCAG). This regional housing need projection is known as the Regional Housing Needs Allocation (RHNA). SCAG then allocates to each jurisdiction its “fair share” of the RHNA for the upcoming housing element cycle. The timeline covered by the City of Chino’s current Housing Element covers the period from July 1, 2008 to June 30, 2014.

The “fair share” allocation assigned to each local jurisdiction is broken out into four income categories: extremely low/very low-income, low-income, moderate income, and above moderate income. It is this regional housing needs allocation that communities must use when making adequate provision for their housing needs in their housing elements.

Table A (page 10), **Table A2** (page 11) and **Table A3** (page 11), the “Annual Building Activity Report Summary”, quantify, by income category, all building permits issued during calendar year 2010. **Table B** (page 12) summarizes the City’s progress towards meeting its Regional Housing Needs Allocation for the 2008-14 Housing Element cycle. Finally, **Table C** (pages 13-26) highlights the progress made towards the goals and objectives contained within the City’s 2008-14 housing element.

Status and Effectiveness of Housing Element Programs (2008-14 Housing Element)

In December 2008, the City of Chino adopted its 2008-14 Housing Element and submitted it to HCD for final certification. On February 27, 2009, the City of Chino received notice from HCD that its 2008-14 Housing Element had been certified as being in full compliance with State housing element law (Article 10.6 of the Government Code).

Table C (pages 13-26) summarizes each program contained within the City’s 2008-14 Housing Element, along with its adopted schedule, its status as of December 31, 2010, and the progress made towards its implementation during the reporting period.

Progress Made Towards Mitigating Governmental Constraints

A number of factors may constrain the development of housing, particularly housing affordable to lower-income households. These factors can generally be divided into “governmental constraints” - those that are controlled by federal, state, or local governments - and “nongovernmental constraints,” factors that are not generally created or cannot be affected by government controls.

Governmental regulations and exactions are designed to achieve desirable land use patterns, coordinate development with infrastructure expansion, finance capital improvements, equitably distribute the cost of public services, maintain the ambiance of existing neighborhoods, improve the urban environment, and preserve open space and unique ecosystems. However, under State law, the Chino Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The City of Chino 2008-14 Housing Element identified the following governmental constraint on the availability or affordability of housing being built and made recommendations as to how these constraints could be removed:

1. Housing for Persons with Special Needs

The City recognizes the need for a range of housing options to meet the varied needs of all segments of the community, including seniors, persons with disabilities, large households, farmworkers, students, and the homeless. To encourage and facilitate the development of housing for persons with special needs, the City will amend the Zoning Ordinance to address the following:

- **Transitional Housing:** Differentiate transitional housing in the form of group quarters versus multi-family rental housing developments, and expand the scope of transitional housing to include all users. For transitional housing facilities that operate as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted. For transitional housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities.
- **Supportive Housing:** Specify the provisions for supportive housing and differentiate between supportive housing in the form of multi-family rental apartments versus group quarters. The former will be permitted by right where multi-family is permitted. The latter will be permitted as residential care facilities.

- **Emergency Shelters:** Identify emergency shelters as a permitted use in the Service Commercial (SC) zone (see detailed discussion in Needs Assessment on page 55). Objective and specific management standards, similar to those for other lodging uses, will be established for emergency shelters to provide clear understanding of requirements and therefore facilitate the development of or conversion to emergency shelters.
- **Single Room Occupancy (SRO):** Specify SRO as a conditionally permitted use in the General Commercial (CG) zone. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.
- **Residential Care Homes:** Expand the definition of residential care homes to include facilities that do not require licensing by the State, such as homes for battered women and children, and pregnant teens.
- **Reasonable Accommodation:** Continue to implement the City's reasonable accommodation ordinance through approving requests at an administrative (staff) level.

Recommendation

1. Amend the Zoning Ordinance within twelve months of adopting the Housing Element to address special needs housing.

In 2010, the City of Chino completed a comprehensive update of its General Plan and Zoning Ordinance. The newly updated General Plan and Zoning Ordinance added and/or amended various provisions to support special needs housing. These changes 1) differentiate transitional housing in its various forms; 2) permit transitional housing that operates as multi-family developments by right; 3) permit emergency shelters in the Service Commercial (SC) Zone; and 4) continue the City's practice of providing reasonable accommodation for special needs housing projects.

LOOKING FORWARD TO 2011

Oldtimers Senior Housing Expansion

The Oldtimers Foundation operates an 84-room affordable housing development for elderly and disabled elderly persons located at the northeast corner of Riverside Drive and Oaks Avenue. In 2002, the City of Chino purchased the approximately 2-acre parcel located immediately east of the Oldtimers property with the intent of using the parcel to develop a new fire station. As plans for the fire station were developed, it became apparent that the new fire station would require little more than one acre, leaving an approximately 0.9 acre site for other uses.

After considering various development options for the vacant parcel, City staff approached the Oldtimers Foundation to evaluate the potential of an expansion of the existing Oldtimers Foundation project onto the vacant City-owned parcel. City staff and representatives from Oldtimers Foundation are currently working to finalize a development agreement to provide for such an expansion. As it is envisioned today, the proposed expansion would entail a mixed-use concept with an adult day care facility and 29 new affordable units for very low and low-income elderly and disabled elderly persons. Execution of the abovementioned development agreement is anticipated in the summer of 2011.

***Note:** Significant financing for this project is scheduled to be provided by the Redevelopment Agency of the City of Chino (Chino RDA). Should the proposed 2011-12 State of California budget be approved in its current form, the Chino RDA will be dissolved, likely leading to the cancellation of this project.*

Seasons Senior Villas Expansion

In 1997, the City of Chino, in partnership with the Redevelopment Agency of the City of Chino, developed the Seasons Senior Villas, a 104-unit affordable senior housing complex. The Seasons Senior Villas development is located at the northwest corner of 6th and "D" Streets in downtown Chino. Immediately adjacent to the Seasons Senior Villas is a 0.34 acre parcel owned by the Chino Redevelopment Agency that is currently being used as a community garden.

Recently, City staff retained the services of a design consultant to prepare conceptual plans for the proposed expansion. This process is now complete, and the City has selected a plan that provides for the development of nine (9) one-bedroom units on the remnant parcel. With the conceptual planning process now complete, staff has solicited proposals for several design/engineering consultants for the preparation of complete plans and specifications as

needed to secure entitlements for the project and seek bids for contractors. Staff expects to award the contract for design/engineering services in April 2011, and for the entitlement/permitting process to be completed by January 2012.

Concurrent with the design and entitlement efforts outlined above, staff is working with the investors and managers of the existing Seasons Senior Villas project to determine the best manner in which to incorporate management and administration of the new units into the existing project. It is anticipated that the ground lease governing the existing project will be amended to provide for management and administration of the new units. Staff anticipates completion of the necessary ground lease amendment sometime in 2012, and commencement of construction soon thereafter. It is the City's goal to complete this development by the end of 2014.

Note: Significant financing for this project is scheduled to be provided by the Redevelopment Agency of the City of Chino (Chino RDA). Should the proposed 2011-12 State of California budget be approved in its current form, the Chino RDA will be dissolved, likely leading to the cancellation of this project.

Multi-Family Acquisition/Rehabilitation Program

In 2007, the City of Chino completed the groundwork necessary to begin implementing a multi-family acquisition/rehabilitation program. This effort involved the evaluation and ranking of 32 existing multi-family neighborhoods in the City using crime statistics and property condition surveys. Following the completion of this evaluation, staff presented the City Council Housing Committee with the data, and received approval from the subcommittee to begin targeting the eight highest ranked neighborhoods for acquisition and/or rehabilitation projects. While previous efforts to acquire multi-family assets have failed to produce fair and reasonable deal terms, staff will continue to seek development opportunities in furtherance of this goal in 2011.

Note: Significant financing for this project is scheduled to be provided by the Redevelopment Agency of the City of Chino (Chino RDA). Should the proposed 2011-12 State of California budget be approved in its current form, the Chino RDA will be dissolved, and funding for this program will no longer be unavailable.

Infill Housing Development Program

As detailed earlier in this report, the City of Chino has had great success in implementing its Infill Housing Development Program. During 2011, the City will continue to promote the program in an effort to redevelop the remaining vacant and substandard properties located within downtown Chino. Finally, City staff is currently negotiating with several property owners in regards to future development opportunities, and anticipates executing development agreements for 2-4 new affordable homes during 2011.

***Note:** Significant financing for this project is scheduled to be provided by the Redevelopment Agency of the City of Chino (Chino RDA). Should the proposed 2011-12 State of California budget be approved in its current form, the Chino RDA will be dissolved, and funding for this program will no longer be unavailable.*

The Preserve Affordable Housing Program

With the completion of the 250-unit affordable family housing project in 2008, the sole remaining component of the Preserve affordable housing plan consists of 250 units affordable to moderate income senior citizen households. Under the Preserve Development Agreement, Lewis Operating Companies has until 2014 to complete the development of this project. As such, staff does not anticipate any activity under the program during 2011.

College Park Affordable Housing Program

With plans for the development of College Park's first affordable housing community (Ivy at College Park) now formally submitted into the City's entitlement process and undergoing review, staff anticipates project approval during the spring of 2011. While entitlement of the project is likely in the coming months, the task of securing the financing necessary to construct the project still lies ahead.

Recently, the State of California temporarily suspended several important state affordable housing financing programs, including the Multi-Housing Program (MHP) which is expected to provide critical financing for the completion of the Ivy at College Park project. Given the importance of MHP financing to the development of the Ivy at College Park project, it is unlikely that the project will move forward until such time that the State re-starts its major affordable housing programs and the developer is provided the opportunity to apply for such funding.

Error! Not a valid link.

Error! Not a valid link.Error! Not a valid link.

TABLE C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
<p>Ownership Rehabilitation Programs (Action 1)</p>	<p><input checked="" type="checkbox"/> Assist 50 households annually.</p> <p><input checked="" type="checkbox"/> Annually evaluate the need to apply for Proposition 46 and Proposition 1C funds to support/expand home improvement efforts.</p>	<p>On-going</p> <p>On-going</p>	<p>Effectiveness: Between July 1, 2008 and December 31, 2010, the City provided rehabilitation assistance to 121 households using Redevelopment Low and Moderate Income Housing funds, CalHome Program funds and CDBG funds.</p> <p>Continued Appropriateness: The City recognizes the need to preserve and enhance the quality of its housing stock and will continue to provide rehabilitation assistance to income qualified residents.</p>
<p>Dangerous Properties Abatement Program (Action 2)</p>	<p><input checked="" type="checkbox"/> On an as-needed basis, work with Code Compliance to identify abandoned and/or substandard buildings that present threats to public health and safety.</p>	<p>On-going</p>	<p>Effectiveness: Under its partnership with the Code Compliance division, the Housing Division has been able to redevelop several abandoned and/or substandard properties that presented a threat to public health and safety.</p> <p>Continued Appropriateness: This program has proven very successful, and as such, the City will continue to utilize its code compliance program to maintain housing quality throughout the City.</p>

<p align="center">Housing Programs Progress Report - Government Code Section 65583</p> <p align="center">Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>			
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
<p>Acquisition/Conversion (Action 3)</p>	<p><input checked="" type="checkbox"/> Convert 100 market rate units into affordable housing for extremely low (at least 10 units), very low, low and moderate income households.</p> <p><input checked="" type="checkbox"/> Enter into development agreements with for-profit or non-profit housing developers within 2 years of adopting the Housing Element to commit funding for the conversion of rental housing.</p> <p><input checked="" type="checkbox"/> Complete conversion of all units no later than two years after funding commitment.</p>	<p>2012</p> <p>2010</p> <p>2012</p>	<p>Effectiveness: Despite entering into negotiations on two separate occasions for the purchase of multi-family apartment communities, the City of Chino has been unable to secure deal terms that it considered fair and reasonable, and as such, did not acquire either of the properties.</p> <p>Continued Appropriateness: Staff continues to pursue Acquisition/Conversion opportunities.</p>

<p style="text-align: center;">Housing Programs Progress Report - Government Code Section 65583</p> <p style="text-align: center;">Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>		
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>
<p>Code Compliance (Action 4)</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Coordinate with Housing Division staff to identify opportunities for acquisition/rehabilitation. <input checked="" type="checkbox"/> Ensure that Code Compliance staff provides information on home improvement programs to eligible households. <input checked="" type="checkbox"/> Conduct an analysis of the merit and feasibility of establishing a rental housing inspection program in 2009. <input checked="" type="checkbox"/> Develop and implement a nuisance and hazard abatement program for multi-family properties in 2010. 	<p>On-going</p> <p>On-going</p> <p>2009</p> <p>2010</p>
		<p>Effectiveness: The City places a high priority on its code compliance program, and in doing so, is successful at addressing code violations and controlling the physical deterioration of its housing stock. In light of the current poor economic conditions and the costs associated with establishing a rental housing inspection program and implementing a nuisance hazard abatement program for multi-family properties, the City has not yet begun its evaluation of these programs and will wait until an improvement in local economic conditions to do so. That being said, code enforcement regularly visits the multi-family communities located in the City, and believes that it is able to successfully address most nuisances and hazards without the aid of a formal program.</p> <p>Continued Appropriateness: The City recognizes the need to ensure that its neighborhoods remain safe and desirable places to live and work and as such will continue to provide code compliance services.</p>

<p>Program Description (by HE Program Names)</p> <p>Housing Programs Progress Report - Government Code Section 65583</p> <p>Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>			
<p><u>Name of Program</u></p>	<p><u>Objective</u></p>	<p><u>Timeframe in H.E.</u></p>	<p><u>Status of Program Implementation</u></p>
<p>Affordable Housing Development (Action 5)</p>	<p><input checked="" type="checkbox"/> Develop and maintain an inventory of available sites appropriate for affordable housing by the end of 2009, upon adoption of the General Plan.</p> <p><input checked="" type="checkbox"/> Identify, by the end of 2009, areas where consolidation is appropriate and encouraged and provide property information to interested developers.</p> <p><input checked="" type="checkbox"/> Establish, as part of the Zoning Ordinance update in 2010, a threshold for granting priority processing status based on percentage of affordable and/or special needs units in a development. No special application for priority processing will be required.</p> <p><input checked="" type="checkbox"/> As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</p> <p><input checked="" type="checkbox"/> Monitor HCD website quarterly for funding availability under Prop. 46/Prop. 1C programs. Evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility.</p> <p><input checked="" type="checkbox"/> Explore the development of an inclusionary housing ordinance in 2009.</p> <p><input checked="" type="checkbox"/> Through development agreements, acquisition/conversion (Action 3), and City assistance, ensure that 10 percent of all lower income affordable units created be affordable to extremely low income households.</p>	<p>2009</p> <p>2009</p> <p>2010</p> <p>On-going</p> <p>On-going</p> <p>2009</p> <p>On-going</p>	<p>Effectiveness:</p> <p>1. Available site inventory – Under its recently completed General Plan Update, the City created a database of all undeveloped lots in the City. Staff is currently working to refine that list to identify those parcels most appropriate for affordable housing development.</p> <p>2. Priority processing of affordable and/or special needs projects - The City continues to grant priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.</p> <p>3. Land banking – The City and RDA regularly seek to acquire vacant parcels suitable for development under the Infill Housing Development Program. The last acquisition occurred in 2009.</p> <p>4. Monitoring of Prop. 46/Prop. 1C program – each month, City staff checks HCD’s website for new Notices of Funding Availability.</p> <p>5. Inclusionary Housing Ordinance – the City has opted to delay consideration of an inclusionary housing ordinance at this time as it deems the adoption of any new requirements on residential developers under current market conditions to be an impediment to new development.</p> <p>6. Acquisition/Conversion – See “Acquisition/Conversion (Action 3)” – page 14.</p> <p>Continued Appropriateness: The City will continue to expand affordable housing opportunities through its already established programs, and will evaluate new programs as needed to take advantage of new opportunities.</p>

Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Infill Housing Development (Action 6)	<p><input checked="" type="checkbox"/> Promote the Infill Housing Development Program to developers and landowners in targeted neighborhoods by publicizing information on City website and at public counters.</p> <p><input checked="" type="checkbox"/> Through the Dangerous Properties Abatement and Code Enforcement programs, identify opportunities for infill development in single-family neighborhoods. Distribute program information to property owners and provide potential sites information to interested developers.</p> <p><input checked="" type="checkbox"/> As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</p> <p><input checked="" type="checkbox"/> Achieve two infill units annually.</p> <p><input checked="" type="checkbox"/> Promote infill development "gap financing" to landowners.</p> <p><input checked="" type="checkbox"/> Work with Habitat for Humanity and other qualified non-profit and for-profit housing developers to identify and pursue infill opportunities.</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>Effectiveness:</p> <p>1. Infill Housing Development Program - From 2001 to 2010, twenty new affordable single-family homes were constructed under the City's Infill Housing Development Program. While no new homes were completed during 2010, staff continued work on several existing development agreements that will provide for four new affordable homes. Completion of those homes is anticipated in 2012.</p> <p>2. Dangerous Properties Abatement and Code Enforcement Program - The City's Code Compliance officers regularly refer property owners to the City's Housing Division when an opportunity exists for the owner's participation in either the City's Home Improvement Program or the Infill Housing Development Program.</p> <p>3. Land Banking - See "Action 5" - page 16.</p> <p>4. Identify Infill Housing Opportunities - The City of Chino, under its Infill Housing Development Program, continues to promote "gap financing" availability to landowners, and partners with non-profits, including Habitat for Humanity, on all of its Infill Housing Program projects where the Agency is the landowner.</p> <p>Continued Appropriateness: This program provides affordable housing opportunities for lower and moderate income households and helps abate blighted conditions in the downtown area.</p>

Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Homebuyer Assistance Program (Action 7)	<input checked="" type="checkbox"/> Provide homebuyer assistance to 9 homebuyers. <input checked="" type="checkbox"/> As home prices decline in the City, evaluate the feasibility of using CalHome Program funds to support a city-wide homebuyer assistance program in 2008.	On-going 2008	Effectiveness: 1. Homebuyer Assistance Program - During 2010, no homebuyers participated in the City's Homebuyer Assistance Program. However, in 2009, six homebuyers purchased home under the program. 2. CalHome Program funding of Homebuyer Assistance Program - While home values have declined significantly in the City over the past four years, the affordability gap for low-income homebuyers is significantly greater than the maximum loan amount available to homebuyers under the CalHome Program. As such, the City has not pursued using its CalHome funds for homebuyer assistance, and has opted to continue using its CalHome funds under its Home Improvement Program. Continued Appropriateness: The City recognizes the importance of providing affordable homeownership to first-time buyers, and will, primarily through its Infill Affordable Housing Development Program, continue to offer assistance to low- and moderate-income homebuyers in the form of silent second mortgages.

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Name of Program	Objective	Status of Program Implementation
Section 8 Housing Choice Vouchers (Action 8)		<p><input checked="" type="checkbox"/> Promote the use of Section 8 by publicizing the program on the City website and make information available at public counters and community locations. Encourage non-profit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance.</p> <p><input checked="" type="checkbox"/> Coordinate with the Housing Authority for the prioritizing of vouchers to be set aside for extremely low income households.</p> <p><input checked="" type="checkbox"/> Provide Section 8 information to owners of small rental properties to encourage acceptance of Section 8 vouchers.</p>	<p>Effectiveness: The City continued to participate in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of September 30, 2009, 89 very-low income households in Chino were receiving Section 8 assistance. The number of Chino households participating in the Section 8 program continues to fall annually due to reductions in HUD's annual Section 8 Program budgets. The City continues to market the Section 8 Housing Choice Voucher program via its website.</p> <p>Appropriateness: Section 8 is one of the most significant housing programs available for very low and extremely low income households. The City will continue to participate in this program.</p>
			<p>On-going</p> <p>On-going</p> <p>On-going</p>

<p>Housing Programs Progress Report - Government Code Section 65583</p> <p>Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>			
<p><u>Name of Program</u></p>	<p><u>Objective</u></p>	<p><u>Timeframe in H.E.</u></p>	<p><u>Status of Program Implementation</u></p>
<p>Preservation of At-Risk Housing (Action 9)</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Preserve all 124 very low income units (84 units for seniors and 40 units for families). <input checked="" type="checkbox"/> Notify property owners of the availability of Prop. 46/1C funds and HUD funds to extend rent subsidies and/or restructure project financing. <input checked="" type="checkbox"/> Contact non-profit housing developers in 2008 for interest and capacity in purchasing and/or managing at-risk projects. <input checked="" type="checkbox"/> Work with tenants of at-risk units and inform them of their rights and conversion procedures. <input checked="" type="checkbox"/> Ensure tenants are notified at least 12 months prior to potential conversion to market-rate housing or expiration of subsidies and adequate relocation assistance is provided. 	<p>On-going</p> <p>On-going</p> <p>2008</p> <p>On-going</p> <p>On-going</p>	<p>Effectiveness: Both Steelworkers Oldtimers (84 units) and Vista Park Chino (40 units) have extended their Section 8 contracts with HUD and therefore continue to be operated as affordable housing. As a result of these extensions, neither property is at eminent risk of conversion in the near-term.</p> <p>Continued Appropriateness: The City recognizes the importance of preserving the existing affordable housing stock. In the event that either the Steelworkers or Vista Park projects appear at risk of conversion, the City will proactively work with project ownership to preserve on-going affordability, and will assist at-risk tenants of their rights should conversion occur.</p>
<p>Condominium Conversion (Action 10)</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ensure compliance with the City's Condominium Conversion ordinance. <input checked="" type="checkbox"/> Monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market. 	<p>On-going</p> <p>On-going</p>	<p>Effectiveness: The City continued to enforce the Condominium Conversion Ordinance to preserve the rental housing stock, ensure quality conversion, and provide tenant protection.</p> <p>Continued Appropriateness: The City will continue to implement its condominium conversion ordinance to ensure that a balance is struck between the need for high quality rental housing and affordable homeownership opportunities.</p>

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>The Preserve Specific Plan Amendment (Action 11)</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Complete specific plan amendment by December 31, 2008. <input checked="" type="checkbox"/> Ensure additional capacity accommodates the City's remaining Regional Housing Needs Allocation of 993 units (539 very low and 457 low income units). 	<p>2008</p> <p>On-going</p>	<p>Effectiveness: This program was completed in December 2008.</p> <p>Continued Appropriateness: N/A</p>
<p>Land Use Element and Zoning Ordinance (Action 12)</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adopt General Plan 2025 by November 2009 to create new residential/mixed use designations and provide for additional growth potential at targeted locations. <input checked="" type="checkbox"/> Update the Zoning Ordinance within twelve months of adopting the Housing Element to implement the new RD30, Mixed Use Medium Density, and Mixed Use High Density designations. Appropriate development standards will be established to facilitate and encourage a variety of housing types and densities in these zones. Specifically, parking requirements and height limitations will be reviewed to ensure that densities permitted in RD30, Mixed Use Medium Density, and Mixed Use High Density can be achieved. <input checked="" type="checkbox"/> Update the Zoning Ordinance within twelve months of adopting the Housing Element to revise the current development standards for multi-family housing in the RD 8, RD 12 and RD 20 zones, specifically through: reducing minimum public and private open space requirements; revising standards for 	<p>2009</p> <p>2009</p> <p>2009</p>	<p>Effectiveness:</p> <ol style="list-style-type: none"> 1. General Plan Update - The City completed the update of its General Plan ("Envision Chino: General Plan 2025") in 2010. The update included creation of the new residential/mixed-use designations included in the City's 2008-14 Housing Element. 2. Zoning Ordinance Update - The City completed a comprehensive update of its Ordinance in August 2010. The update a) implemented standards for the new RD 30, Mixed Use Medium Density, and Mixed Use High Density land use designations; b) revised on-site parking standards; c) left unchanged minimum public and private open space requirements and recreational amenity requirements as the City determined that variances from the adopted standards should be considered on a project by project basis; and d) permitted and established procedures and development standards for Emergency Shelters with the Service Commercial (SC) zone. 3. Support affordable housing development with available funds - The City continues to support affordable housing development with available funding. This is best exemplified by the RDA's \$10 million commitment to help construct 330 units of affordable housing in College Park,

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Name of Program</p> <p>Specific Plan/Planned Development (Action 13)</p>	<p><input checked="" type="checkbox"/> Continue to provide for flexible development standards in the Planned Development Overlay district and through the use of specific plans.</p>	<p>On-going</p>	<p>Effectiveness: During the previous housing element cycle, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted – College Park and The Preserve – which provide for the development of over 11,900 new units in a variety of densities and types.</p> <p>Continued Appropriateness: Specific plans offer flexibility in development standards and facilitate the development of a variety of housing types and price ranges. As such, the City will, where appropriate, continue to utilize specific plans in support of future development.</p>
<p>Housing for Persons with Special Needs (Action 14)</p>	<p><input checked="" type="checkbox"/> Amend the zoning ordinance within twelve months of adopting the Housing Element to address special needs housing.</p>	<p>2009</p>	<p>Effectiveness: An updated Zoning Ordinance was adopted in July 2010, and went into effect in August 2010. The newly updated Zoning Ordinance added various provisions to support special needs housing, including a) differentiates transitional housing in its various forms; b) permits transitional housing that operates as multi-family developments by right; c) permits emergency shelters in the Service Commercial (SC) Zone; and d) continues the City's practice of providing reasonable accommodation for special needs housing projects.</p> <p>Continued Appropriateness: N/A – Project is complete.</p>

Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Permit Processing (Action 15)	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Continue to evaluate and improve the one-stop processing system to facilitate residential development. <input checked="" type="checkbox"/> Establish a threshold as part of the Zoning update in 2010 based on percentage of affordable and/or special needs units in a development project to qualify for priority processing. No special application for priority processing status will be required. 	On-going 2010	Effectiveness: 1. One-stop processing system - The City has and continues to evaluate its one-stop processing system in an effort to provide quick project entitlement processing. 2. Priority Processing Threshold - The City did not, as part of its 2010 Zoning Ordinance update, establish a threshold based on percentage of affordable and/or special needs units in a development project, for priority processing. That being said, the City has always granted priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project. Establishing a formal threshold within the Zoning Ordinance will be considered during the City's next annual Zoning Ordinance update. Continued Appropriateness: As providing priority processing to developers of affordable and special needs housing will further the development of such housing, the City will continue to offer priority processing of affordable and special needs housing applications.

<p style="text-align: center;">Housing Programs Progress Report - Government Code Section 65583</p> <p style="text-align: center;">Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</p>		<p style="text-align: center;">Status of Program Implementation</p>	
<p>Program Description (by HE Program Names)</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Effectiveness:</p>
<p>Development Fees (Action 16)</p>	<p><input checked="" type="checkbox"/> Continue to use Housing Set-Aside and CDBG funds to help offset fees for affordable and special needs housing.</p> <p><input checked="" type="checkbox"/> Explore the feasibility of deferring payment of fees upon issuance of building permits or waiving fees for affordable and special needs housing in 2009.</p> <p><input checked="" type="checkbox"/> Pursue Prop. 46/1C funds for infrastructure improvements needed to support affordable and special needs housing.</p>	<p>On-going</p> <p>2009</p> <p>On-going</p>	<p>1. Offset fees for affordable and special needs housing - The City continues to support affordable housing development with available funding. This is best exemplified by the RDA's \$10 million commitment to help construct 330 units of affordable housing in College Park, and the on-going implementation of the City's Infill Housing Development Program.</p> <p>2. Fee deferral - During the reporting period, the City evaluated the potential deferral/waiver of fees for affordable and/or special needs projects. Following said consideration, the City/Redevelopment Agency opted to use Redevelopment funding for the payment of fees as opposed to waiving or deferring the fees.</p> <p>3. Pursue Prop. 46/1C funds for infrastructure improvements - City staff regularly check for and review Notices of Funding Availability for affordable housing and/or special needs projects. Each of the affordable projects financed during 2010 utilized Redevelopment fund to help offset fees and infrastructure improvements.</p> <p>Continued Appropriateness: Based on its past successes with this program, the City will continue to use Housing Set-Aside and CDBG funds to offset fees for affordable and special needs housing. The City will also consider fee deferrals for affordable and special needs housing if requested by the project owner/developer.</p>

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Fair Housing Program (Action 17)	<input checked="" type="checkbox"/> Continue to provide fair housing and tenant/landlord counseling services. <input checked="" type="checkbox"/> Provide fair housing resources on City website and make fair housing brochures available at public counters and community locations. <input checked="" type="checkbox"/> Update the 2001 Analysis of Impediments to Fair Housing Choice by June 2008 to ensure that the fair housing program addresses the changing needs of residents.	On-going On-going 2008	<p>Effectiveness: The City updated the Analysis of Impediments (AI) to Fair Housing Choice in 2008. Recommendations in the AI were used to craft the scope of work for the fair housing program. The City continued to contract with the Inland Fair Housing and Mediation Board to mediate tenant/landlord disputes and promote fair housing practices.</p> <p>Continued Appropriateness: Affirmatively furthering fair housing choice is a requirement under both State and Federal law. As such, the City will continue to implement this program.</p>
Affirmative Marketing Plan (Action 18)	<input checked="" type="checkbox"/> Continue to require an affirmative marketing plan as a condition of approval for all subdivisions. <input checked="" type="checkbox"/> Require an affirmative marketing plan and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business license.	On-going On-going	<p>Effectiveness: The City continued the practice of requiring an affirmative marketing plan for all subdivisions. Issuance of business permit for rental properties also requires proof of completing training on fair housing and landlord/tenant laws.</p> <p>Continued Appropriateness: Affirmatively furthering fair housing choice is a requirement under both State and Federal law. As such, the City will continue to implement this program.</p>