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CITY of CHINO

April 3, 2013

Housing Policy Department
Received on:

APR 08 2013

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

RE: 2012 General Plan and Housing Element Annual Progress Report

Please find enclosed a copy of the City of Chino's Annual Progress Report (APR) for 2012. The APR was reviewed by the Chino City Council on April 2, 2013 in accordance with Government Code Section 65400.

Should you have any questions, please feel free to contact me at (909) 334-3330.

Sincerely,

Kim Le
Assistant Planner

Attachment: 2012 General Plan and Housing Element Annual Progress Report



envision Chino



CITY OF CHINO

GENERAL PLAN ANNUAL PROGRESS REPORT 2012

prepared by
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APRIL 1, 2013

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

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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.

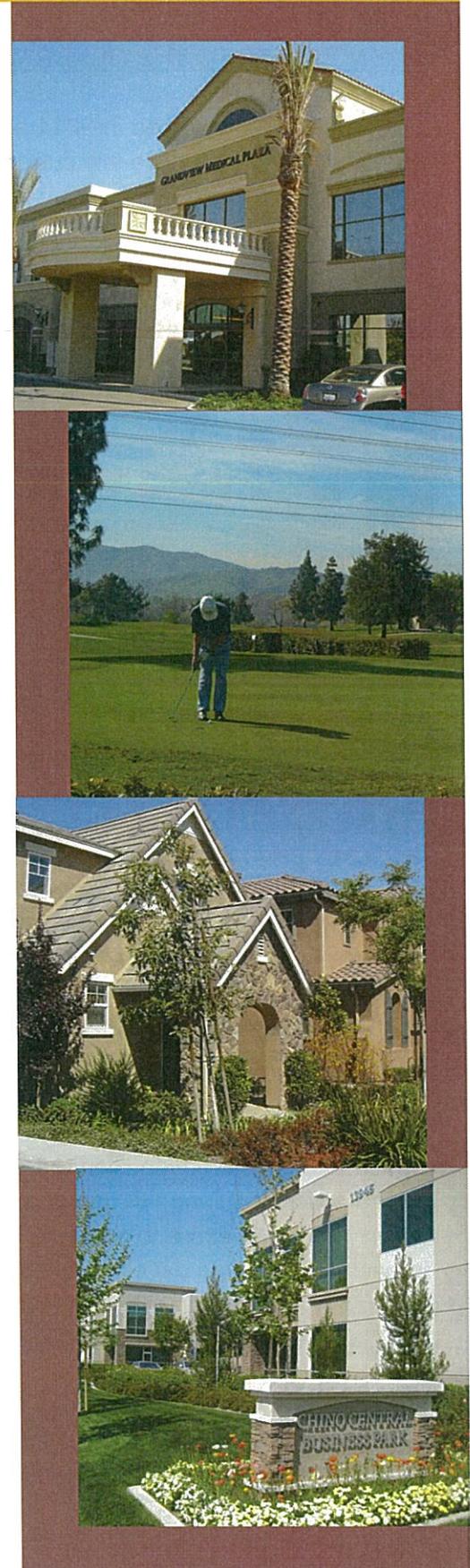
State Law

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).

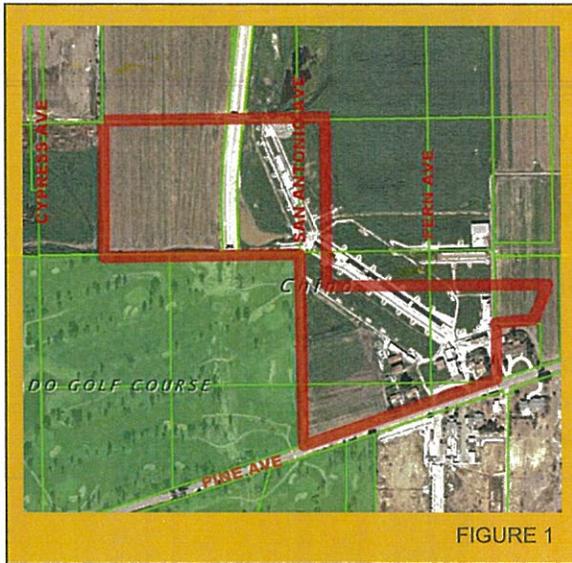
The Annual Progress Report (APR) provides local legislative bodies with information regarding the implementation of the General Plan during the 12-month calendar year. The APR explains how land use decisions relate to adopted goals, policies and implementation measures of the General Plan. The General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



CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

AMENDMENTS TO THE GENERAL PLAN IN 2012

One application was filed in 2011 and six were filed in 2012 to amend the General Plan. Five were approved by the City Council, and two are currently in process and are anticipated to be approved in 2013. These are further described below:



File No. PL11-0172 – A General Plan Amendment to change the land use designation for 30.72 acres of land from AG (Agricultural) to M2 (General Industrial), located at the northwest corner of Pine and Euclid Avenues. The application was submitted on March 17, 2011 and approved by the City Council on August 7, 2012 (Figure 1).

File No. PL12-0033—A General Plan Amendment to the Air Quality Element of the City’s General Plan adding policies regarding distance requirements for certain land uses from sensitive receptors; and an amendment to the Open Space and Conservation Element of the City’s General Plan amending actions regarding the development of a greenhouse gas emissions inventory, Climate Action Plan Advisory Committee. The application was submitted on January 12, 2012 and approved by the City Council on March 20, 2012.

File No. PL12-0354—A General Plan Amendment to change the land use designation for 2.61 acres from GI (General Industrial) to OC (Office Commercial) and for 0.49 acres from RD 4.5 (Residential, 4.5 dwelling units/acre) to OC (Office Commercial), located along the east side of Central Avenue, north of Anderson Street, and approximately 280 feet south of Schaefer Avenue. The application was submitted on June 4, 2012 and approved by the City Council on February 6, 2013 (Figure 2).

File No. PL12-0361—A General Plan Amendment to the Open Space and Conservation Element of the City’s General Plan adding an action requiring the use of a Climate Impact Study Process as an interim measure to evaluate the greenhouse gas emissions impacts of specified development projects prior to the adoption of a Climate Action Plan. The application was submitted on June 4, 2012 and approved by the City Council on July 3, 2012.

File No. PL12-0467—A General Plan & Specific Plan Amendments to the Preserve Specific Plan modifying the previous Edge-water Development and includes residential, commercial and park



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sites. The application was submitted on July 3, 2012 and is anticipated to be acted on by the City Council in Fall 2013 (Figure 3).

File No. PL12-0648—A General Plan Amendment to the Open Space and Conservation Element of the City's General Plan adding policies and actions regarding various provisions for the City's Green Building Program including promoting the conservation and efficient use of energy resources, reducing energy use associated with municipal buildings, and incorporating green building practices. The application was submitted on September 26, 2012 and approved by the City Council on November 20, 2012.



FIGURE 3

File No. PL12-0778—A General Plan Amendment to change the land use designation for 155 acres of land from Urban Reserve to GI (General Industrial) and GC (General Commercial), located at the northwest corner of Euclid and Kimball Avenues. The application was submitted in November 2012 and is anticipated to be acted on by the City Council in Summer 2013 (Figure 4).



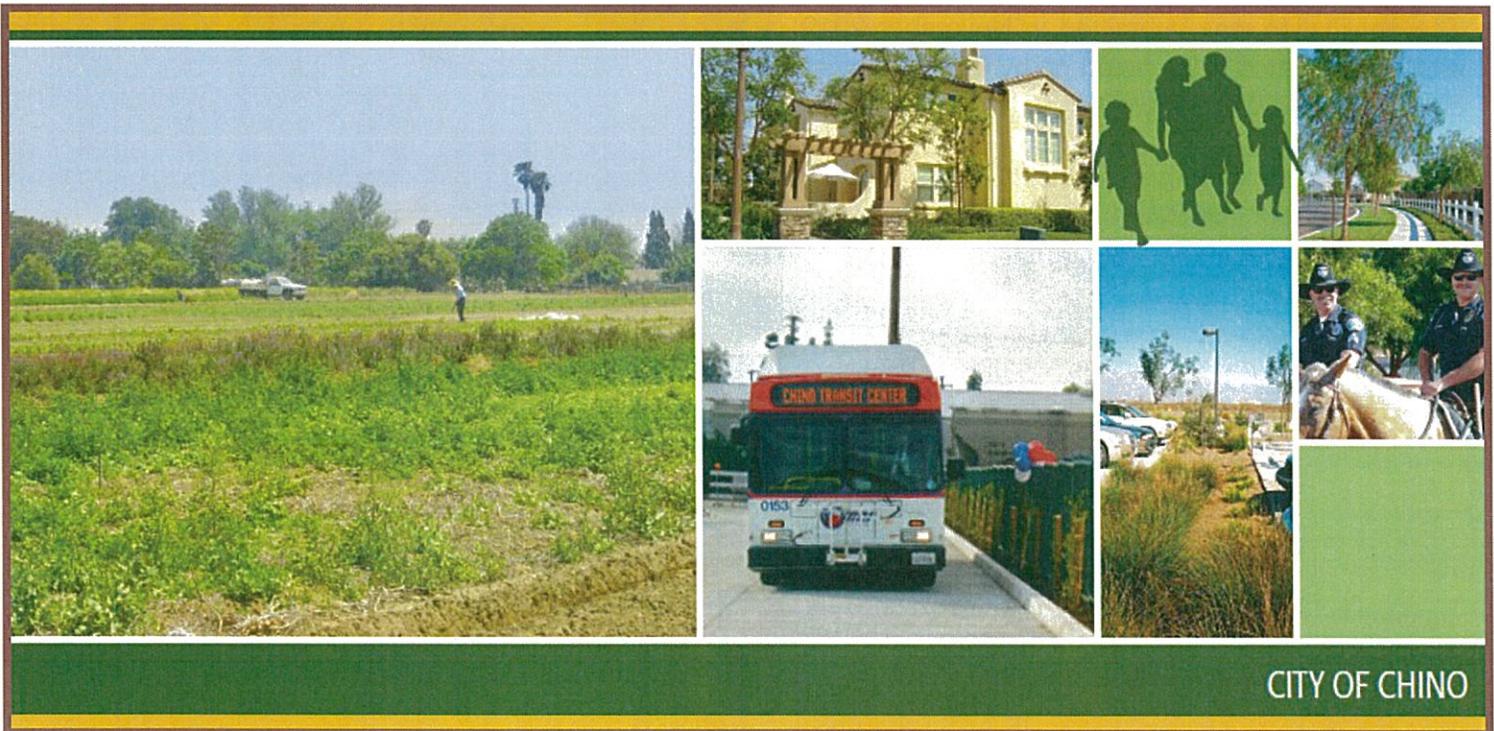
FIGURE 4

CITY OF CHINO GENERAL PLAN ANNUAL PROGRESS REPORT

2010 COMPREHENSIVE GENERAL PLAN UPDATE

The Envision Chino General Plan Update was adopted by the Chino City Council on July 6, 2010. 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.

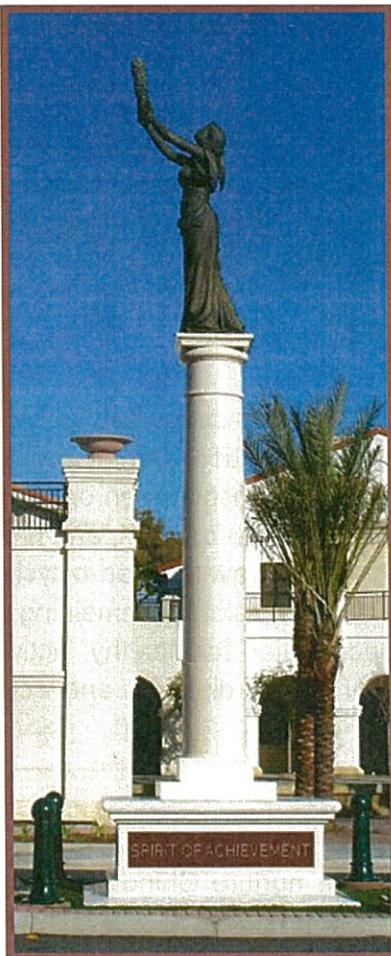
With the adoption of Envision Chino 2025 General Plan, the City was able to establish goals and policies that meet State mandates while retaining the City’s “small town feel”. The General Plan’s ability to work within the confines of Housing Element and Climate Change laws, but also preserve Chino’s 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.



GENERAL PLAN IMPLEMENTATION PROGRAM

In 2010, following the adoption of the General Plan Update, an Implementation Program was established 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. Over the past year, further progress has been made on the action items, which work toward achieving the various general plan goals. This progress is noted in the General Plan Implementation Program Table for 2012 which is attached as Exhibit A to this report.

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 freestanding 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.



The specific goals and action items contained in the General Plan Implementation Program Table were derived based on the underlying purpose of each of the elements, as stated in the adopted General Plan:

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 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.

Land Use Element:

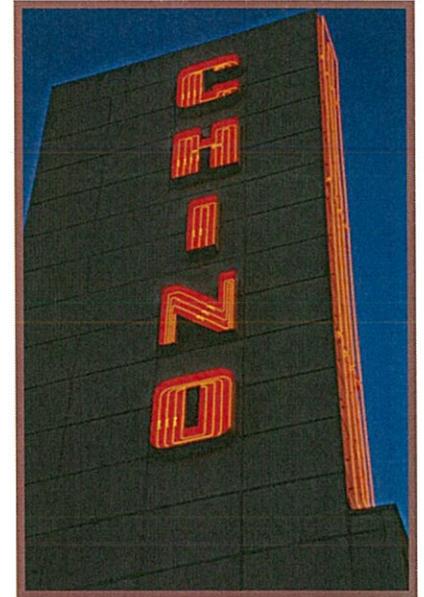
The purpose of the Land Use Element is to shape the future physical development of the City of Chino and to preserve, protect, and enhance Chino's current quality of life. The General Plan goals focus on the development, preservation, and rehabilitation of residential neighborhoods and commercial and industrial areas throughout the City. One unique component of the Land Use Element is the Future Growth Vision. 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

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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.

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. Chino began as an agricultural community, and today Chino maintains a strong sense of its agrarian roots even though it displays a diverse economy. Chino residents take pride in their involvement in youth sports, religious groups, schools, and other community organizations, and value the City's small town character, even while its population has grown and experienced economic expansion. These key elements of Chino's community character have built a strong foundation as the City has worked toward creating a healthy city. This Element specifies how new development should look, feel, and function, and provides guidance for on-going improvements of established areas of the City.



Housing Element

The Chino 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 detailed description of the Housing policies and programs are included in Exhibit "B" – The Annual Progress Report on the implementation of the City of Chino 2008-14 Housing Element.



Transportation Element

The purpose of the Transportation Element is to demonstrate how people and goods will move through the City. The transportation system should support travel within Chino and connect to regional transportation options, reduce the impacts of transportation on the region's environment, and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. They support Chino's vision of remaining a safe, attractive community that provides opportunities for healthy, active lifestyles, with walkable neighborhoods, vibrant retail districts, and economically strong employment areas.

Economic Development

The Economic Development Element reflects the community's desire to maintain and nurture Chino's diverse economy through the next 20 years. The element seeks to set a policy framework to ensure that Chino stays

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competitive in the evolving Inland Empire economy, attracts successful and local-serving businesses, provides stable employment opportunities, and contributes to the fiscal vitality of the City. This element contains goals, objectives, policies, and actions to encourage the development of the kinds of business and commercial activities suitable for Chino's quality of life and economic viability, while preserving Chino's small-town character.

Air Quality Element

Air quality has important impacts on public health and quality of life throughout the Southern California region. Air quality conditions in a city or region are shaped by a number of land use and transportation patterns. The Land Use and Transportation Elements include a variety of policies that complement those found in this Element seeking to reduce single-passenger vehicle trips, increase neighborhood services so residents can access services without driving, and increase the safety and convenience of walking, bicycling, and transit use. In turn, these efforts reflect the overall theme of this General Plan, to move Chino toward becoming a Healthy City. the future envisioned by the residents of Chino.

Open Space and Conservation Element

The purpose of the Open Space and Conservation Element is to plan for comprehensive and long-range preservation of open space and agriculture, and conservation of natural resources. The element seeks to maintain Chino's small town character by preserving agricultural and open space lands in the periphery of the City and maintaining Chino's connection to its agricultural past. The element also furthers the purpose of creating a healthy City by providing open space for recreational opportunities, encouraging the use of healthy building materials, and preserving agricultural land that will provide fresh local produce to the community.



A series of policies and actions were added to the Open Space and Conservation Element in 2012 to promote energy efficiency measures for new and existing development, including low-income households, large energy users, businesses, and City buildings, and equipment. Additional policies and actions will be added in conjunction with the adoption of the cities' Climate Action Plan to be adopted in late 2013.

Safety Element

The Safety Element addresses the protection of the community from unreasonable risks from natural and human-made hazards. This Element provides information about these risks in Chino and establishes goals, objectives, policies, and actions to prepare and protect the community as much as possible from the effects of geologic hazards (includes earthquakes, ground failure, subsidence and slope instability), flooding and dam failure, wildland fires, hazardous materials and waste, airport operations, and disaster and terrorism preparedness.

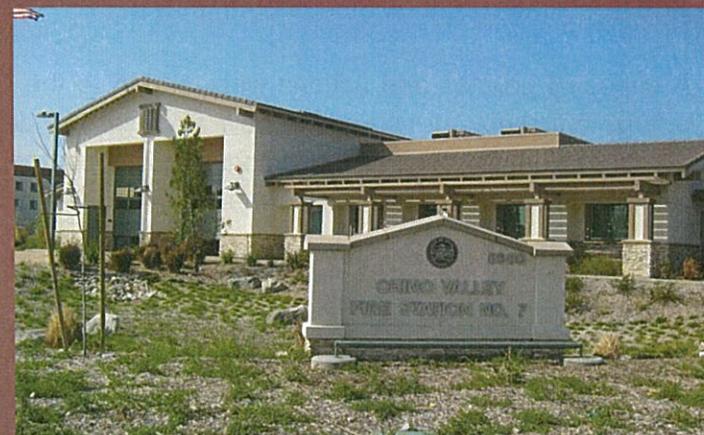
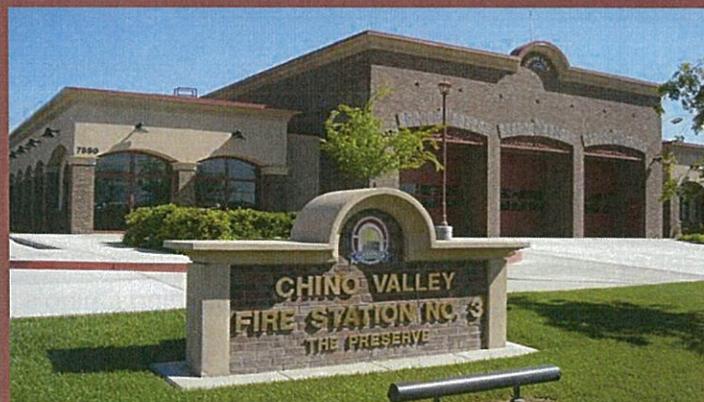
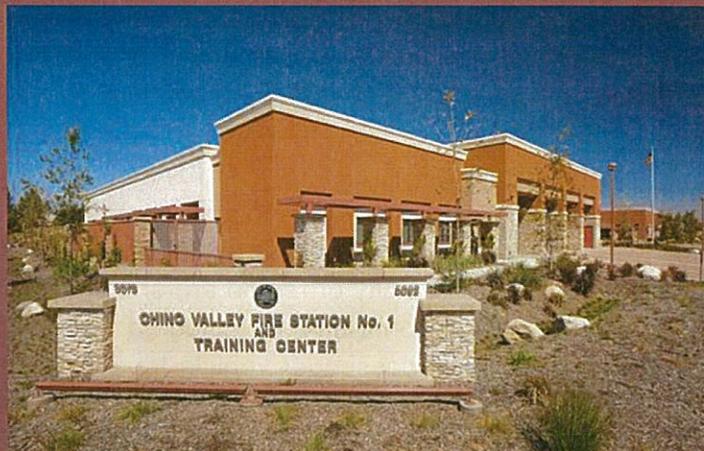
Noise Element

The purpose of the Noise Element is to identify and evaluate noise generation in the City of Chino in order to minimize problems from intrusive sound and to ensure that development does not expose people to unacceptable noise levels. This Noise Element provides baseline information on the existing noise environment, including noise measurements taken throughout the City; identifies noise-sensitive uses in Chino; provides goals, objectives, policies, and actions for controlling noise in existing and future development; and provides an indicator for monitoring Chino's noise-control efforts.

Public Facilities and Services Element

The Public Facilities and Services Element provide information and policy guidance to ensure public facilities and services to support existing and new development in the City of Chino. This Element addresses the changing public services and infrastructure needs of Chino and provides for the logical and timely extension of these services to keep pace with growth. Policies supporting quality schools and libraries, excellent police and fire services and well-maintained infrastructure are essential to achieve the City's development objectives and to support the future envisioned by the residents of Chino.

Since 2004, the City has constructed three state-of-the-art fire stations, two of which were completed within the past 2 years and a fire training center. These facilities were built in conjunction with the Chino Valley Fire District's long-term Master Plan for Facilities Development, and are designed to meet the Fire District's facility needs through build-out of the City.



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The City's new Police headquarters opened in October 2012 on a 10-acre site that consolidates all department staff and equipment into one building. The features of the new facility include a fully dedicated Emergency Operations Center (EOC), 911 Dispatch Center, indoor firing range, and staff offices. The building is designed to meet the Green Building standards for LEED (Leadership in Energy and Environmental Design) Silver Certification.



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CITY ACCOMPLISHMENTS FOR 2012

Each year during the formulation of the City's budget, each department identifies a variety of goals that can be accomplished during the following year. These goals relate both directly and indirectly to the General Plan objectives. There were a number of accomplishments the City achieved this past year that address the goals adopted with the 2012/13 City budget. One significant factor that impacted the City's ability to implement some of the planned programs and achieve some of the identified goals was the dissolution of the Chino Redevelopment Agency. This loss of Redevelopment will be a significant challenge in the upcoming year and the years ahead to stay true to the vision outlined in the City's General Plan.

Some of the important activities and achievements of 2012 include:

- The City received the 100 Best Communities for Young People Award for the fifth time;
- Opening of the Best Buy electronics store in the Chino Spectrum Towne Center;
- Completion and grand opening of the new Chino Police Department Head Quarters;
- Entitlement of expansion and remodel plans for Chino Hills Ford and MK Smith Chevrolet dealerships;
- Initiation of construction of the 135-unit Ivy affordable apartment complex for very-low income families by Bridge Housing within College Park;
- Initiation of construction of the 799-townhome-style units known as the Homecoming housing community on 50 acres located within the Preserve;
- Approval of the Watson Land Company North Preserve project consisting of four industrial warehouse buildings totaling 1.6 million square feet;
- Approval of the Seres Regis Group project consisting of four industrial buildings totaling 2.1 million square feet;
- Approval of the 3-acre Ramona Marketplace neighborhood commercial shopping center;
- Adoption of certain Cal-Green voluntary measures for energy efficiency to supplement the 2010 California Green Building Standards Code for all new commercial, industrial, and residential development. These measures will help improve the energy efficiency to reduce water consumption, reduce construction waste, and the installation of more energy efficient features and healthier building materials;
- Facilitating the continued development within the Preserve and College Park Specific Plans through the entitlement and construction to date of over 1,700 residential units in the Preserve and 600 residential units in College Park;
- Completion of the Street Rehabilitation project utilizing Highway User Tax funds and Measure I funding.
- Implementation of an intelligence based policing model by the Chino Police Department, which uses data analysis and crime intelligence to focus resources and reduce crime;



LOOKING FORWARD TO 2013

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 or will be in the construction process. The Preserve and College Park Specific Plan master planned communities have both experienced increased activity in 2012, and it is anticipated that this will continue into 2013. The housing development activity in these areas continues to provide a wide variety of housing types for all segments of the population. Some of the more significant projects include:

- **Homecoming Community**

This project is for the development of a 799-multi family housing community located on 49.5 acres. The Homecoming Apartment Community is a proposed master-planned lifestyle 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. Grading and infrastructure improvements have begun and construction of the first phase of units is anticipated to begin in late Spring/early summer.



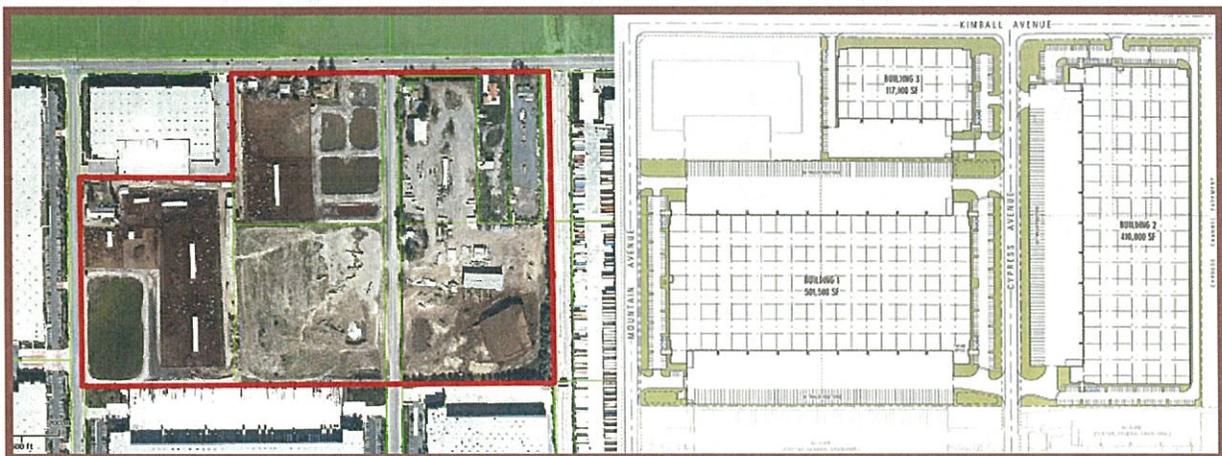
- **Ivy at College Park**

This project is for the development of 135 family affordable apartment units by Bridge Housing 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, swimming pool, and computer lab. Construction is underway and estimated to be completed in Spring 2014.



- **Watson Industrial Park**

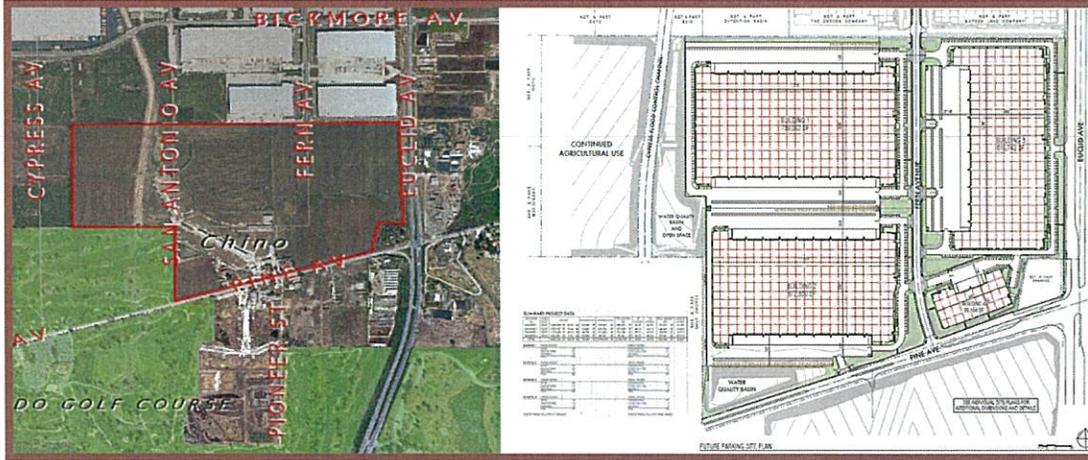
This project is for the development of 3 industrial buildings totaling 1,028,500 square feet on 51.2 acres of land in the M2 (General Industrial) zoning district. Construction is anticipated to start in summer 2013.



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- **Sares Regis Industrial Park**

This project was approved in March 2012 for the development of four industrial buildings totaling 2.1 million square feet and the development of off-site water retention basins on 31 acres. Construction is anticipated to begin in summer 2013.



- **Ramona Marketplace**

The project was approved in November 2012 for the development of a 3-acre neighborhood commercial center that includes retail, services, and a food court to serve the surround residential neighborhoods. Construction is anticipated to begin in summer 2013.



- **Mill Creek**

This project is master plan and subdivision on approximately 273 acres at the southern most portion of the Preserve Specific Plan at various densities within the Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) - for a total of up to 1051 residential units with mixed use development within the Community Core (CC) land use designations of The Preserve Specific Plan. Entitlements are anticipated to be approved in 2013.

In addition to these development projects, the City continues to closely coordinate with the Southern California Association of Governments (SCAG) on the Sustainable Communities Strategy (SCS) and with San Bernardino Associated Governments (SanBag) on the Regional Greenhouse Gas Inventory and Reduction Plan. In addition the City has begun work on its' own Climate Action Plan which will be adopted by late 2013. These work efforts are further described 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 2012, and work will soon begin in preparation for the 2016 RTP. The City of Chino takes an active role in projecting growth and analyzing transportation impacts to assist SCAG in developing this plan.

- **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 was 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). The City of Chino participated in this effort by providing growth projections.

- **San Bernardino County Greenhouse Gas (GHG) Inventory and Reduction Plan**

This project includes the development and adoption of The Greenhouse Gas (GHG) Reduction Plan and Environmental Impact Report (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 in the City, in conformance with the mandates set forth in SB 375. This effort is being managed by the San Bernardino Associated Governments (SANBAG) and Chino is one of 21 partnership cities. In 2011, the City of Chino participated in various

phases of the project including review and training of the Municipal Government Greenhouse Gas Inventory and Reduction Planning Tool, review and comment on the proposed “candidate reduction measures” for greenhouse gas reduction and review of the GHG Inventory and Forecast Report. In 2012, the City participated in the final phases of this project, which include review and confirmation of SCAG’s draft RTP socioeconomic data, and review of the draft and final GHG Community Inventory and Forecast Report, and review of the cost analysis of the GHG Reduction Strategies. The review of the Draft EIR for the GHG Reduction Plan is currently underway, and the public review and certification of the EIR and adoption of the Plan is anticipated to be complete by Summer 2013.

- **Chino Climate Action Plan**

One of the Action Items in the City’s General Plan is to adopt a Climate Action Plan (CAP). The City is in the process of preparing a CAP that will include a GHG Inventory, an emissions target, reduction measures, policies and adaptation strategies for continued emission reductions, a performance standard for new development, and an implementation and monitoring program to ensure the plans’ effectiveness over time. The Plan is anticipated to be adopted by December 2013.

EXHIBIT A

2012 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

**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.	The Healthy Chino Coalition program, in place since 2004, continues to meet quarterly with over 100 active Coalition members including local health officials, physicians, nurses, educators, business owners, and City staff. Healthy Chino is in its second year of the Lewis Fellowship Program which provides an intern to assist with programs such as researching Vending Machine policy and Employee Wellness policy options as well as encouraging local businesses to participate in the Healthy Chino movement. The City actively participates in the CVUSD Health Council meetings, IEHP Healthy Kids meetings, and Healthy Communities, Public Health meetings.
HC-1.1 A2	Develop a list of best practices related to promoting healthy communities.	Programs that are currently in place that promote healthy practices are the Chino Walks Program, in place since 2006, which are staff-led fitness walks throughout City parks and trails. Currently, the participants are working toward the goal of "reaching the moon", taking over 189,679.890 steps. The Chino Walks Kids Program, initiated in 2009 is active at eight after school program sites, with over 1,000 students participating each week. The Community Garden has 40 active members planting fruits and vegetables and attending garden workshops. Hike the Valley, is a new hiking program where participants explore the trails through the greater Valley. The Bark Around Ayala Park event continues to bring in over 125 participants, and their dogs for a fun, active morning. Healthy Chino contributes to and promotes the Chino Valley Y 5K Reindeer Romp and the Chino Youth Museum 5K DairyAire each year. Ideas on best practices are gained through the on-going attendance by Healthy Chino staff at the Healthy Communities workshops, meetings, and conferences.
HC-1.2 A1	Develop a program to disseminate information about healthful eating habits.	There are a number of methods that are used in the Healthy Chino Program to distribute information about healthy eating habits. These include: the Family Fitness Day event, with over 300 participants and 30 vendors, Grilling Classes offered to the community to help promote healthy eating habits, and partnering with CVUSD in recognizing National Nutrition Month. Healthy Chino also disseminates monthly emails on health tips to over 140 community members, City employees, Health Council members, Focus on Youth members and the CVUSD employee newsletter. Staff continue to visit local businesses to provide materials to educate and promote health and wellness to their employees as well as continues to promote healthy snack and breakfast options in all City after school and before school programs.
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 hosts programs for employees to promote healthy eating habits including Lunch & Learn workshops, the Stairwell Art Program, and "Snack Attack" to promote healthy snack alternatives. This year "Snack Attack" offered fresh fruit and bags of trail mix for those on the go. In addition healthy recipes were provided to employees during the "Snack Attack". Healthy Chino also encourages employees to offer healthy snacks and refreshments during meetings and trainings.

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GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
HC-1.2 A3	Promote government and school purchase of locally-produced and/or organic food.	The City organizes the Farmer's Market Program during the summer months, which has expanded from 8 to 11 weeks this year, to offer residents additional time to enjoy organic foods by local and regional farmers and vendors. The Farmers Market also offers a children's garden workshop that educates children and families on the benefits of gardening. Two local after-school elementary programs are growing fruits and vegetables in their own "On Campus" garden. The students are able to harvest their produce and prepare meals to share with their families and friends.
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 Farmers Market Nutrition Vouchers. Healthy Chino is researching ways to support families through case management by providing vouchers for fruit and vegetables to clients as needed. Additional opportunities to expand these and other types of vendor programs will be considered in the departmental work programs prepared each year.
Land Use Element		
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.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
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.
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 County GHG Reduction Plan, which should be adopted by summer of 2013. The City is currently working on its' own Climate Action Plan which is anticipated to be adopted by December 2013. 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 entryway 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 preserves and/or enhances the City's distinctive qualities.	
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.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
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 Plan 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.
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 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 Master Plan that is being considered for implementation through a Cal-trans Transportation Grant which the City is applying for this year.
Goal TRA-11 Enhance the convenience, intuitiveness, and safety of Chino's pedestrian network.		
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 Bicycle and Pedestrian Master Plan that is being considered for implementation through a Cal-trans Transportation Grant which the City is applying for this year.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Status of Progress/Comments
<p>TRA-11.1 A4</p> <p>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.</p>	<p>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.</p>
<p>Economic Development Element</p>	
<p>Goal ED-1 Strengthen Chino's economy in order to provide jobs and maintain a fiscally-positive General Fund.</p> <p>ED-1.2 A1</p> <p>Maintain ongoing communication with manufacturing firms to make sure their operating needs are being met.</p>	<p>Targeted individual consulting and workshops throughout the year, are provided in partnership with partnering assistance agencies, such as the SB County, Econ. Dev. Agency, CMTC, Chaffey College and Small Business Development Center, to address specific and general information. 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.</p>
<p>ED-1.2 A5</p> <p>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.</p>	<p>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.</p>
<p>ED-1.4 A1</p> <p>Focus retail recruitment and business attraction efforts around existing concentrations like the North Central Avenue Area, the Spectrum, City Hall and The Preserve.</p>	<p>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 which are updated semi-annually; 2) maintaining current retail market area demographic information, updated annually, which is available to real estate professionals and retailers' tenant representatives; and 3) attendance at at least three (3) retail-focused trade events held throughout the year.</p>
<p>ED-1.4 A3</p> <p>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.</p>	<p>The City maintains an annual Retail Gap Analysis Report that identifies retailers not within the City or market area. 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 meets with real estate professionals, specific retailers' tenant representatives and retail developers throughout the year in the City, and at several retail-focused trade events throughout the year to focus on attracting specific retail uses to the City.</p>
<p>ED-1.4 A4</p> <p>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.</p>	<p>The City maintains a database of available retail center vacancies and information, updated semi-annually, as well as quarterly retail sales tax data for SB County, the State and 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 retail real estate representatives to help identify methods to improve their performance or determine an alternative use for their space or site.</p>

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
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, including attendance at 3-4 International Council of Shopping Centers trade events, making current demographic and vacant retail property information available through various mediums, including on the City's website, specific retail marketing brochures, and meeting throughout the year with retail brokers, local retail tenant reps. and local shopping center management staff.
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 throughout the year 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 within City Hall, and also provided to SB County Workforce Development Program staff. The City also participates in an annual job fair, hosted by SB County and the other I.E. west end cities. 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-4 Minimize the consumption of energy and nonrenewable resources, and promote environmental sustainability.		
OSC-4.1 A1	Adopt a Construction and Demolition Ordinance requiring recycling of at least 50% of all construction and demolition waste.	In December 2012, the City adopted the Tier 1 voluntary measures of the California 2010 Green Building Code, which includes a requirement to increase the amount of construction and demolition waste to be recycled from 50% to 65%.
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 SCAQMD.	Preparation of a Climate Action Plan (CAP) is currently underway by SanBag in coordination with Chino and other member agencies. The final plan is scheduled to be completed by SanBag in Summer 2013. The City will utilize the data in this CAP to prepare the City's CAP, which is anticipated to be adopted in December 2013.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
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.
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 Department continues to utilize the Crystal Reports software to create customized reports of various types. This has been a viable resource for personnel to proactively address crime and quality of life issues by crime type and/or location. Additionally, with the introduction of the Intelligence Led Policing model, personnel of all levels and assignments are able to collaboratively share intelligence, monitor criminal activity and address criminal and quality of life issues from a streamlined multi-faceted approach. Last, another way the Department is able to monitor crime rates from a public partnership perspective is through the use of crimemapping.com. This free online program allows members of the public to access information on crime reports based on date/time, location and crime type. This also makes it very easy for personnel to view visual maps of information which can be shared with the public. This resource is routinely utilized in conjunction with neighborhood watch meetings.
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; 2) The Police Explorer program for teens; 3) The Mounted Posse; and 4) The Police Chaplains. In November 2011, the Crime Prevention Unit started a Volunteer Internship program which allows college students the opportunity to gain vocational knowledge and skills while assisting the Department.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
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 crime prevention/education programs, 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). Two additional grants were received during the FY 12-13 - a Sobriety Checkpoint Grant to reduce the number of victims killed and injured in alcohol involved collisions, and a Selective Traffic Enforcement Grant to reduce the number of persons killed and injured in collisions involving alcohol, speed, red light running and other primary collision factors.
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.	The City is involved in discussions with MWD, IEUA, and other local water purveyors to implement additional conjunctive use programs.
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 City maintains a plan that identifies the users already connected to a recycled water line as well as those potential users.
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.

**CITY OF CHINO
GENERAL PLAN IMPLEMENTATION PROGRAM**

Action Number	Action	Status of Progress/Comments
AQ-1.1 A2	Install LED traffic signals throughout Chino to reduce the City's electricity consumption.	100% of the traffic signals in the City are LED. 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 2011 HMP Update adopted by the City Council in December 2011 was given final approval by the state and FEMA in February 2012. The City has recently prepared a draft of the EOP update which is anticipated to be submitted for State approval in June 2013.

EXHIBIT B

**2012 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF
THE CITY OF CHINO 2008-14 HOUSING ELEMENT**



CITY OF CHINO

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

Calendar Year 2012

Prepared by:

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COVER SHEET

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Reporting Period: January 1, 2012 to December 31, 2012

COVER: An architectural rendering of Ivy at College Park. Ivy at College Park will provide 135 family affordable apartment units by Bridge Housing. The project consists of 10 three-story apartment buildings; a clubhouse, swimming pool and a computer lab. Construction is underway and estimated to be complete in spring 2014.

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INTRODUCTION

This report summarizes the progress made during calendar year 2012 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 (2012)

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.

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 an application 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, and will satisfy the requirement for housing affordable to very low-income households contained within the College Park Development Agreement.

During the spring of 2011, the City of Chino Planning Commission approved Bridge Housing's land use application for the Ivy at College Park project. Since that time, Bridge Housing has secured \$8 million in Multi-family Housing Program (MHP) funding from the California Department of Housing and Community Development, and been awarded Tax Credit and Tax Exempt Bond financing for the project. Bridge Housing submitted construction drawings to the City of Chino for plan check during the summer of 2012, and subsequently secured building permits and broke ground on development of the project in early 2013. Completion of the project is slated for mid-2014.

Infill Affordable Housing Development Program

In 2001, the City of Chino adopted and began implementing its Infill Affordable Housing Development Program. The primary goal of the program is to facilitate the development of affordable single-family homes on undeveloped and substandard/underdeveloped lots located within established neighborhoods. Prior to 2012, twenty (20) such properties were developed/redeveloped under this program. Additionally, a development agreement providing for the development of three additional (3) homes was executed.

In 2012, no new homes were developed under the Infill Affordable Housing Development Program. However, the City owns two residentially-zoned parcels located at the southeast corner of Chino Avenue and Monte Vista Avenue that it intends to develop with three affordable single-family homes. During 2012, the City submitted an application to the California Department of Housing and Community Development (HCD) for Cal-HOME Program funds for the purpose of financing homebuyer assistance loans tied to the development of the property. In response to the application, the City was awarded \$180,000 in Cal-HOME Program funds. During 2013, it is anticipated that the construction of five new homes and substantial rehabilitation of one additional home will commence, with completion of all six homes occurring during 2014-15.

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 acquisition terms that the City considered fair and reasonable. With the elimination of redevelopment and 20% Set-Aside funds, it will be difficult

to meet these goals. In any event, staff continues to seek development opportunities in furtherance of this goal.

Neighborhood Stabilization Program

In the summer of 2008, the United States Congress and President approved the Housing and Economic Recovery Act of 2008 (HERA), which provided for the establishment and funding of the Neighborhood Stabilization Program (NSP). The primary goal of the NSP is to assist states and units of local government with the redevelopment of foreclosed homes.

In December 2009, the City of Chino was awarded \$1,041,323 in NSP funding to implement an Acquisition/Rehabilitation/Resale (ARR) program. Under the ARR program, NSP funds are used to purchase and rehabilitate foreclosed homes, and subsequently resell those homes to very low, low and moderate income families at affordable prices. In 2011, three moderate income households were able to purchase an affordable single-family home that was redeveloped under this program. In 2012, one additional household was able to purchase an affordable single-family home under this program. A balance of \$80,000 remains and staff is reviewing opportunities to use these funds in 2013.

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 11), **Table A2** (page 12) and **Table A3** (page 12), the “Annual Building Activity Report Summary”, quantify, by income category, all building permits issued during calendar year 2012. **Table B** (page 13) summarizes the City’s progress towards meeting its Regional Housing Needs Allocation for the 2008-14 Housing Element cycle. Finally, **Table C** (pages 14-27) 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, 2012, and the cumulative 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 2013

Preface

In accordance with AB 1x 26, the Redevelopment Agency of the City of Chino (Chino RDA) was dissolved on February 1, 2012. The dissolution of the Chino RDA presents a considerable challenge to the City of Chino's efforts to meet state affordable housing mandates, as redevelopment funding represented the single largest source of funding used in the implementation of the City's affordable housing programs. The loss of this critical funding source, combined with the near exhaustion of Proposition 1C funds available to local jurisdictions for affordable housing programs and projects, will likely result in a significant reduction in the output of the City's housing programs.

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 community. The community 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.

In 2011, the City retained an architectural and engineering consultant to prepare plans for the expansion of the existing Seasons Senior Villas development onto the adjacent undeveloped parcel. Land use entitlements for the project have since been approved, and the City is currently seeking to identify viable options for project funding, as development of the project was originally to have occurred with redevelopment financing. It is the City's goal to break ground on the project during 2014.

Concurrent with the pre-development process 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 the 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 the management and administration of the new units, and that the ground lease amendment will be completed in 2014.

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 this data to the City Council Housing Committee, and received approval from the committee 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 2013.

It should be noted that Redevelopment Low-and Moderate-Income Housing Funds have been budgeted each year to provide the funding necessary to undertake a significant multi-family acquisition/ rehabilitation project. Unfortunately, these funds are no longer available as a result of the dissolution of all redevelopment agencies in California. Staff is now working to identify alternate sources of funding to finance this program.

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. This success was due largely in part to the provision of program funding by the City's redevelopment agency, which as discussed above, has since been dissolved. The loss of this significant funding source, combined with the fact the City has largely met the original goals and objectives of the Infill Housing Development Program, may result in the termination of the program.

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. Staff does not anticipate any activity under the program during 2013.

- **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.
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College Park Affordable Housing Program

With College Park's first affordable housing community (Ivy at College Park) now under construction, attention will now turn to developing the remaining 197 moderate income units required by the College Park Development Agreement. Under the College Park Development Agreement, LS College Park LLC has until July 1, 2018 to complete development of these remaining units. Staff does not anticipate any activity under this program during 2013.

Neighborhood Stabilization Program

The City of Chino will continue to recycle its original Neighborhood Stabilization Program (NSP) grant through the sale of homes purchased with the original grant proceeds. During 2013, the City expects to provide at least one affordable homeownership opportunity through its NSP funded Acquisition/Rehabilitation and Resale (ARR) program. All proceeds received from the sale of these homes will be used to finance future ARR program projects.

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

Jurisdiction: City of Chino
Reporting Period: January 1, 2012 - December 31, 2012

Table A2

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	N/A
(2) Preservation of Units At-Risk	0	0	0	0	N/A
(3) Acquisition of Units	0	0	0	0	N/A
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate Income	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate Income	265	52	32	0	0	349	0

* Note: This field is voluntary

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

Jurisdiction: City of Chino
 Reporting Period: January 1, 2012 - December 31, 2012

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2008	2009	2010	2011	2012	2013	2014	n/a	n/a	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year ¹ 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	0	-	-	-	-		739	
	Non-deed restricted	0	0	0	0	0	-	-	-	-			
Low	Deed Restricted	2	0	0	0	0	-	-	-	-	2	511	
	Non-deed restricted	0	0	0	0	0	-	-	-	-			
Moderate	Deed Restricted	0	3	0	0	0	-	-	-	-	3	574	
	Non-deed restricted	1	0	3	0	0	-	-	-	-	4		
Above Moderate		109	61	22	145	349	-	-	-	-	686	526	
Total RHNA by COG. Enter allocation number:													
Total Units		112	64	25	145	349					695	2,350	
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲			

Note: units serving extremely low-income households are included in the very low-income permitted units totals.
¹ July 1, 2008 to December 31, 2008

TABLE C
Program Implementation Status

Program Description (by HE Program Names)	Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Housing Programs Progress Report - Government Code Section 65583	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<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, 2012, the City provided rehabilitation assistance to 162 households using Redevelopment Housing funds, CalHOME Program funds, CDBG funds and City Affordable Housing Funds financed with in-lieu fees. Additionally, in November 2012, the City was awarded \$600,000 in CalHOME Program funding to finance home improvement loans and mortgage assistance loans.</p> <p>Continued Appropriateness: The City recognizes the need to preserve its housing stock and will continue to provide rehabilitation assistance to income qualified residents. The dissolution of the City's redevelopment agency presents a significant challenge to the continued effectiveness of this program as redevelopment agency funding was the single largest source of funding for the City's Home Improvement Program.</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. No new projects have been undertaken in 2012.</p> <p>Continued Appropriateness: This program has proven very successful. However, the primary source of funding for the program (RDA Housing Funds) is no longer available. As such, it is unlikely that the City will be able to complete additional projects.</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.			
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
Acquisition/Conversion (Action 3)	<ul style="list-style-type: none"> <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. <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. <input checked="" type="checkbox"/> Complete conversion of all units no later than two years after funding commitment. 	<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. Furthermore, while the City had budgeted \$2 million in its FY 2011-12 budget towards this program, this funding has now been lost as a result of the required dissolution of the City's redevelopment agency.</p> <p>Continued Appropriateness: The loss of redevelopment funding combined with the exhaustion of Prop 1C funds for many programs including the Multi-family Housing Program (MHP) have removed two primary tools used by local jurisdictions to finance multi-family acquisition/conversion projects. The City will continue to monitor and support appropriate legislative efforts to create funding resources for affordable housing programs. Should such funding programs become available, the City will seek to identify potential projects for acquisition/conversion and apply for funding to finance any such projects.</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.		Status of Program Implementation
Program Description (by HE Program Names)	Objective	Timeframe in H.E.
Name of Program Code Compliance (Action 4)	<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>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 regularly seek to acquire vacant parcels suitable for development under the Infill Housing Development Program. During 2012, the City submitted an offer to acquire residentially zoned parcel that under a tax default sale that will be used for a future affordable single-family home.</p> <p>4. Monitoring of Prop. 46/Prop. 1C program – each month, City staff checks HCD’s website for new Notices of Funding Availability. During 2012, the City was awarded \$600,000 funding under the CalHOME program.</p> <p>5. Inclusionary Housing Ordinance – the City has opted to delay consideration of an inclusionary housing ordinance at this time due to the poor economic conditions.</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>

Program Description (by HE Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Infill Housing Development (Action 6)</p>	<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 2012, twenty new affordable single-family homes were constructed under the City's Infill Housing Development Program. While no new homes were completed during 2012, the City acquired a vacant residentially zoned parcel for future development, and continued to implement existing development agreements that will provide for six new affordable homes. Completion of those homes is anticipated in 2014.</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 17.</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. With the dissolution of the City's redevelopment agency, the City will seek new sources of funding for these programs to ensure their continuation.</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.			
<u>Name of Program</u>	<u>Objective</u>	<u>Timeframe in H.E.</u>	<u>Status of Program Implementation</u>
<p>Homebuyer Assistance Program (Action 7)</p>	<p><input checked="" type="checkbox"/> Provide homebuyer assistance to 9 homebuyers.</p> <p><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.</p>	<p>On-going</p> <p>2008</p>	<p>Effectiveness:</p> <p>1. Homebuyer Assistance Program - During 2012, the City assisted five moderate income households with the purchase of an affordable home via its Neighborhood Stabilization Program.</p> <p>2. CalHOME Program funding of Homebuyer Assistance Program – In November 2012, the City was awarded CalHOME funding to provide first-time homebuyer loans to three low income households.</p> <p>Continued Appropriateness: The City recognizes the importance of providing affordable homeownership to first-time buyers, and will seek to identify and secure new funding resources to continue the implementation of its homebuyer assistance program.</p>
<p>Section 8 Housing Choice Vouchers (Action 8)</p>	<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>On-going</p> <p>On-going</p> <p>On-going</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, 2010, 102 very-low income households in Chino were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority. The City continues to market the Section 8 Housing Choice Voucher program and the availability of affordable public housing 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 and promote this program.</p>

<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.</p>	
<p><u>Name of Program</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 in 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 (536 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. In 2012, the City retained a Housing Consultant to commence work on the update to the Housing Element as required by law. 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. The City was

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
Name of Program	<p>the amount and type of on-site parking required; modifying the requirements for the amount and type of recreational amenities provided on-site, especially when sites are within 1/4 mile of public parks; and other amendments.</p> <p><input checked="" type="checkbox"/> Update the Zoning Ordinance within twelve months of adopting the Housing Element to permit Emergency Shelters within the Service Commercial (SC) zone and to contain procedures and development standards that will facilitate the development of emergency shelters within the zone.</p> <p><input checked="" type="checkbox"/> Make available redevelopment housing set-aside funds, CDBG, HOME, and other funding resources to assist with affordable housing development. As funding permits, engage in land banking activities to acquire sites appropriate for affordable housing development.</p> <p><input checked="" type="checkbox"/> Utilize discretionary (non-housing) redevelopment funds to assist in economic development, off-site improvements, and lot assemblage to encourage private reinvestment and mixed use development along Riverside Drive and Central Avenue.</p>	<p>2009</p> <p>On-going</p> <p>On-going</p>	<p>successful in retaining former RDA funding totaling \$10 million that was previously committed to help construct a total of 330 units of affordable housing in College Park. The first phase of development was approved in 2012 pursuant to an Affordable Housing Agreement with Bridge Housing to develop a 135-unit very low income residential apartment community. \$7.2 million was pledged to the project.</p> <p>Continued Appropriateness: The City will continue to evaluate the City's Zoning Ordinance during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing. Furthermore, staff will continue to evaluate opportunities to use non-housing redevelopment funds to assist in lot assemblage and encourage private re-investment and mixed-use development along Riverside Drive and Central Avenue.</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
Name of Program Specific Plan/Planned Development (Action 13)	<input checked="" type="checkbox"/> Continue to provide for flexible development standards in the Planned Development Overlay district and through the use of specific plans.	On-going	<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>
Housing for Persons with Special Needs (Action 14)	<input checked="" type="checkbox"/> Amend the zoning ordinance within twelve months of adopting the Housing Element to address special needs housing.	2009	<p>Effectiveness: An update to Zoning Ordinance will be processed in January 2013 and will add 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.		Status of Program Implementation
Program Description (by HE Program Names)	Objective	Timeframe in H.E.
Name of Program Permit Processing (Action 15)	<p><input checked="" type="checkbox"/> Continue to evaluate and improve the one-stop processing system to facilitate residential development.</p> <p><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.</p>	On-going 2010
Effectiveness: <ol style="list-style-type: none"> 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. 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. This is best exemplified by the recent priority processing of entitlements for a 135-unit affordable housing community proposed by Bridge Housing. By granting priority processing of the projects' entitlement applications, all planning and engineering entitlements were approved within nine weeks, as opposed to the sixteen weeks that it typically takes to entitle a project of that nature. Going forward, the City will continue to grant priority processing, where appropriate, when requested by a project's developer, and will continue to consider the establishment of a formal threshold within the Zoning Ordinance. <p>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>		

<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>		Status of Program Implementation
Program Description (by HE Program Names)	Objective	Timeframe in H.E.
<p><u>Name of Program</u></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><u>Effectiveness:</u></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 on-going implementation of the City's Infill Housing Development Program. Unfortunately, the dissolution of the City's redevelopment agency as required by state law will severely hamper the City's ability to undertake such efforts going forward.</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 and has decided to consider such deferrals/waivers on a case by case basis.</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.</p> <p>4. Continued Appropriateness: With the dissolution of the City's redevelopment agency, the City will now seek to identify a new funding source to finance fee waivers 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>		

<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>Fair Housing Program (Action 17)</p>	<p><input checked="" type="checkbox"/> Continue to provide fair housing and tenant/landlord counseling services.</p> <p><input checked="" type="checkbox"/> Provide fair housing resources on City website and make fair housing brochures available at public counters and community locations.</p> <p><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.</p>	<p>On-going</p> <p>On-going</p> <p>2008</p>	<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>
<p>Affirmative Marketing Plan (Action 18)</p>	<p><input checked="" type="checkbox"/> Continue to require an affirmative marketing plan as a condition of approval for all subdivisions.</p> <p><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.</p>	<p>On-going</p> <p>On-going</p>	<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>