City of Chino Hills

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February 10, 2022

State Department of Housing and Community Development (HCD)
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Re: Submittal of City of Chino Hills Adopted 6th Cycle Housing Element

Dear HCD:

The City of Chino Hills is pleased to submit its Adopted 6th Cycle Housing Element, approved by the City Council on February 8, 2022.

Submittal: As requested on your Housing Element Submittal webpage, the City is submitting the Hard Copy Submittal via overnight, which contains the following:

1. One hard copy of the Cover Letter
2. One hard copy of the Adopted Housing Element, including Appendices A, B and C
3. One hard copy of the City Council Resolution approving the Housing Element
4. One flash drive with each of the above documents in pdf format.

As requested on your Housing Element Submittal webpage, the City also submitted via email (on February 10, 2022) the following document to your email, HousingElements@hcd.ca.gov:

1. One digital copy of the Cover Letter
2. One digital copy of the Adopted Housing Element, including Appendices A, B and C
3. One digital copy of the City Council Resolution approving the Housing Element

In addition, pursuant to SB 6 (Chapter 667, Statutes of 2019), the City has submitted to HCD an electronic copy of its inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. This inventory has been provided using standards, forms, and definitions adopted by HCD, and submitted (on February 10, 2022) in the Excel spreadsheet to HCD at sitesinventory@hcd.ca.gov.

Housing Element Compliance: The City of Chino Hills has endeavored to prepare its 6th Cycle Housing Element in full compliance with State laws, utilizing available state and regional resources and the assistance of the Michael Baker consulting team. On July 6, 2021, the City submitted the Draft/Review Copy Housing Element to HCD for their review. On September 3, 2021, HCD provided comments to the City on its Draft/Review Copy Housing Element.

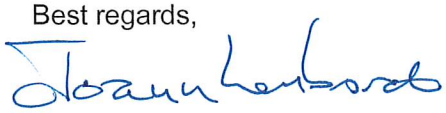
To respond to HCD's comments, the City incorporated substantial additional information in the Housing Element. In addition, as requested by HCD, the City augmented its public participation program, which included 8 public workshops and a housing survey to collect additional feedback from the community regarding housing. The City also conducted a windshield survey of two of the City's

City Council: Art Bennett ▪ Brian Johsz ▪ Ray Marquez ▪ Cynthia Moran ▪ Peter J. Rogers

older neighborhoods to assess exterior housing conditions. The results of these surveys and policies to address their findings are included in the City's Adopted Housing Element.

City staff has stayed in contact with HCD staff regarding the revisions to the City's Housing Element and provided updates to HCD staff on October 14, 2021 and January 5, 2022. The City greatly appreciates the assistance of HCD staff in preparing this Adopted Housing Element. Please do not hesitate to contact me with any questions at 909-364-2741 or jlombardo@chinohills.org.

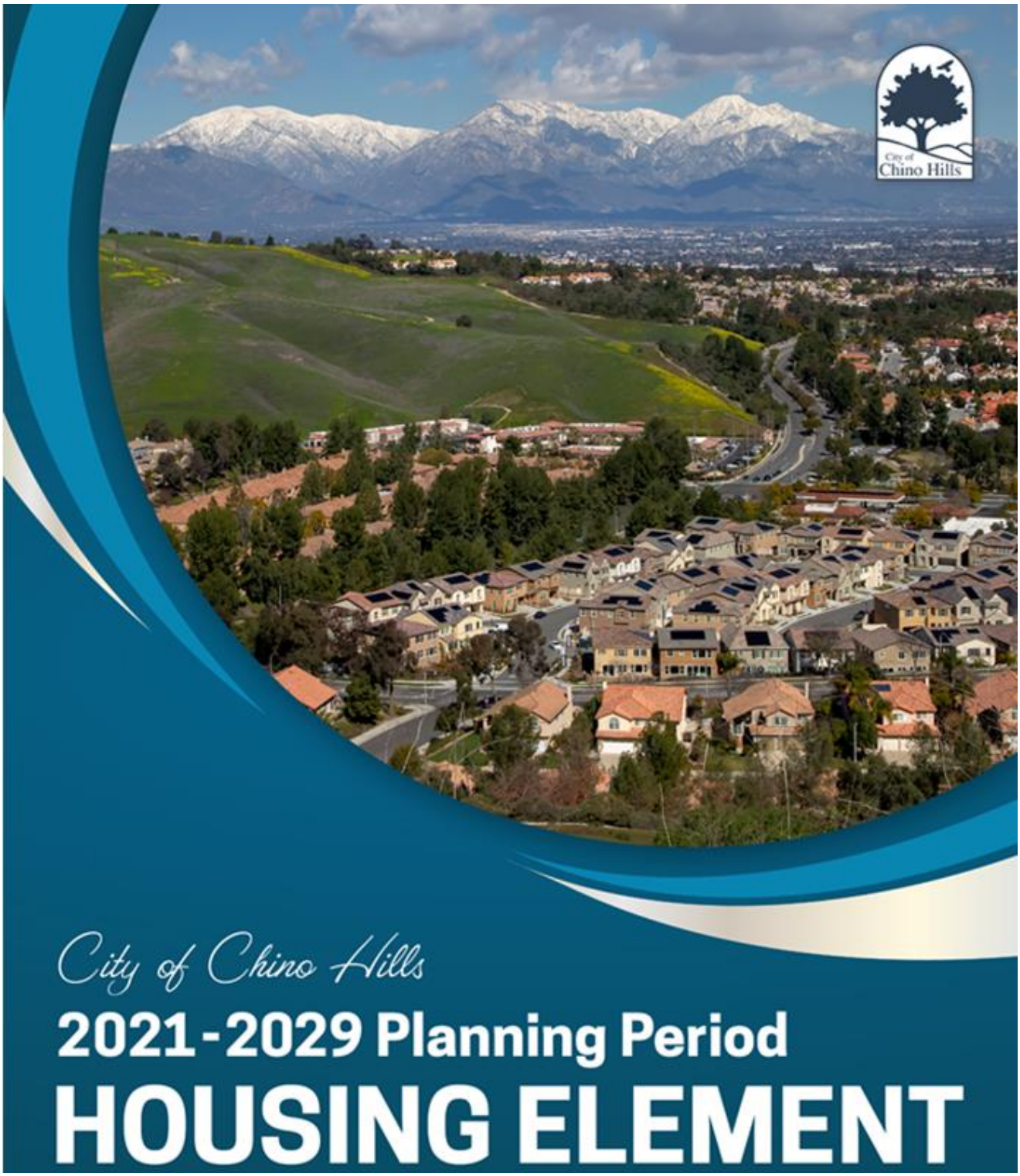
Best regards,



Joann Lombardo
Director of Community Development

Enclosures as noted

Cc: Benjamin Montgomery, City Manager
Michael Hofflinger, Planning Manager
Ryan Gackstetter, Senior Planner
Yvette Brunetto, Senior Planning Analyst



City of Chino Hills

2021-2029 Planning Period
HOUSING ELEMENT

Adopted February 8, 2022

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I. INTRODUCTION

A. PURPOSE OF THE HOUSING ELEMENT

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

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

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

B. STATE POLICY

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

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

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

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

4. To ensure that each local government cooperates with other local governments to address regional housing needs.

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

Table 1-1. Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section II.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section II, IV
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section II.F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section III.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section III.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section II.E.6
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section II.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section V.E
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section IV.C.4, V.D
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section III.F
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section VI.B
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section VI.C
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section VI.B; Appendix B
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix A
Description of the Regional Housing Needs Assessment (RHNA) prepared by the SCAG.	Section 65583.e	Section I.C
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section IV

C. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

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

Table 1-2. Chino Hills RHNA for the 6th Cycle Housing Element

TOTAL RHNA UNITS FOR CHINO HILLS(1)	3,729
Extremely Low Income (<30% of AMI)(2)(3)	694
Very low income (<50% of AMI)	694
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (>120% of AMI)	731

(1) Calculation difference due to rounding.
(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.
(3) AMI = Area median income, based on the County of San Bernardino average incomes.

D. SCOPE AND CONTENT

The Housing Element consists of six major components:

1. Introduction component that discusses: the purpose and State policies that direct the Housing Element; a summary table identifying where each applicable State policy is addressed within the Housing Element; Chino Hills RHNA allocation for the 2021-20219 planning period; and this scope and content section.

2. A Community Profile component that analyzes: the City's population, economic, household, special needs and housing stock characteristics and trends.

3. A Housing Constraints component that assesses: the variety of factors that add to the

cost of housing in Chino Hills which constrain the provision of affordable units; and the status of currently available affordable housing at risk of converting to market rate during this planning period.

4. An Assessment of Fair Housing that evaluates: the fair housing conditions in Chino Hills and the meaningful actions that the City currently takes and should take to ensure that local laws, programs, and activities affirmatively further fair housing in compliance with Assembly Bill (AB) 686.

5. A Housing Resources component that assesses: available sites that can accommodate high density and or affordable housing; zoning options to facilitate high density housing; the number and type of Accessory Dwelling Units that are expected to develop; available financing mechanisms to support affordable housing; energy conservation programs; and administrative resources that can facilitate housing development.

6. A Housing Plan that provides goals, policies and actions, and quantified objectives to address the housing needs of the community, promote fair housing and meet the RHNA objectives.

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

A. Public Participation Program Summary: including a description of the community outreach program, community workshops, and community comments and responses.

B. Candidate Site Analysis: including an analysis of sites considered for Lower Income housing, Moderate Income housing and Above Moderate Income Housing; and following the steps outlined in the Housing Element Site Inventory Guidebook for Government Code Section 65583.2.

C. Review of Past Performance: including a description of the actual results or outcomes of Chino Hills' 5th Cycle Housing Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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

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

the requirements of the Regional Housing Needs Assessment (RHNA) presented in this Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the Plan.

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

F. PUBLIC PARTICIPATION

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

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

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

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

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

Detailed information regarding the City of Chino Hills Housing Element Update Public Workshops is presented in Appendix A of this Element. Chino Hills commits to continuing and expanding the public participation process as it moves forward with adopting the Housing Element and subsequent General Plan and Zoning Amendments that implement the Housing Element. This

process includes a survey targeted at reaching extremely low, very low and low income households and special needs groups. The survey requests specific information on housing and service conditions and needs. To reach these targeted groups, the City reached out to local nonprofit housing groups, religious facilities, fair housing and special needs groups; and to residents of neighborhoods identified as having a greater concentration of lower income households and/or residing in older and lower cost housing. These groups will also be invited to future housing and General Plan update workshops that the City plans to hold throughout the Housing Element and subsequent General Plan and Zoning Amendments.

G. SOURCES OF INFORMATION

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

- City of Chino Hills General Plan.
- City of Chino Hills Community Development Department Building Division permit records, January 2013 through January 2021.
- City of Chino Hills Lower Income Housing Site Selection Analysis (Appendix B of this Element)
- City of Chino Hills Analysis of Impediments to Fair Housing (June 2020)
- City of Chino Hills Consolidated Plan (2020-2025) and Action Plan (2019)
- San Bernardino County Homeless Count and Subpopulation Survey Final Report (April 2020)
- San Bernardino County Transportation Authority (SBCTA) Regional Assessment of Fair Housing (December 17, 2021)
- Southern California Association of Governments (SCAG) 6th Cycle Final RHNA Allocation Plan (adopted March 4, 2021)
- SCAG Regional Accessory Dwelling Unit Affordability Analysis
- SCAG Pre-Certified Local Housing Data for Chino Hills
- State of California Department of Finance Population and Housing Data (January 2020)
- State of California Department of Housing and Community Development (HCD) Building Blocks: A Comprehensive Housing-Element Guide
- State of California HCD Housing Element Site Inventory Guidebook Government Code Section 65583.2 (June 10, 2020)
- State of California HCD Affirmatively Furthering Fair Housing Guidance for All Public Entities and Housing Elements (April 2021 Update)

- State of California Department of Housing and Community Development, State Income Limits for 2021
- United States Census (Census) QuickFacts (July 2019)
- American Community Survey 5-year estimates (2014-2018)
- Census (2010)
- Census (2000)

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

II. COMMUNITY PROFILE

A. OVERVIEW

The City of Chino Hills encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 83,853[1]. The City is uniquely situated adjacent to four County jurisdictions - Los Angeles, Orange, Riverside, and San Bernardino - and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. (Refer to Figure 2-1, Vicinity Map.)

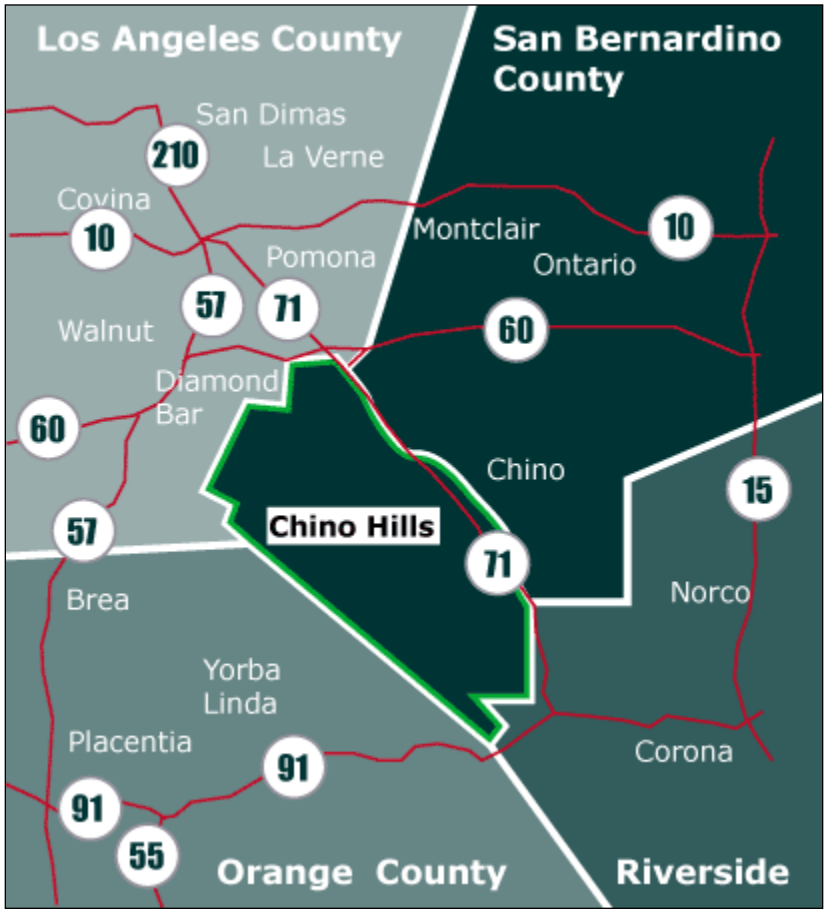


Figure 2-1. Chino Hills Vicinity Map

[1] United States Census Quick Facts (July 2019)

The City incorporated in December 1991. Since that time, the City has adopted and continued to update, as required, a General Plan and a Municipal Code, including Chapter 16 of the Municipal Code (Zoning Code). The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and
- Concentrate higher densities in those areas of the City that are best suited to development.

Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons and floodplains. These areas contain Chino Hills State Park, geologic hazards and sensitive biological habitat. As a result of these constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of the City land area. Residential development is largely concentrated in the eastern and central areas of the City that meets with the Chino Valley. Commercial and other non-residential land uses are also clustered around the eastern edge, and along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road and the 71 Freeway.

Chino Hills has experienced phenomenal residential growth beginning in the 1980s, continuing through the 1990s, and into the current year. Chino Hills has grown from a community with a housing stock of approximately 4,200 units in 1980, to 16,300 units in 1990, to 20,389 in 2000[2], to 23,784 in 2012[3], and to 25,850 in 2020[4]. Over 93% of the developable residential lands are currently built-out. The remaining available residential sites currently have entitlements or active project applications or are predominately located in the hillside and environmentally sensitive areas.

A successful strategy for meeting Chino Hills' housing needs must be preceded by an assessment of the community's characteristics, including:

- Section A. Population Characteristics - analyzes Chino Hills in terms of individual persons and attempts to identify any population trends including age and race/ethnicity that affect future housing needs.
- Section B. Economic Characteristics - analyzes Chino Hills in terms of employment and income trends that affect job accessibility and housing demand.
- Section C. Household Characteristics - analyzes Chino Hills in terms of households, or living groups, to see how household size, overcrowding and cost burden affect demand for housing types.
- Section D. Special Needs Group Characteristics - analyzes segments of Chino Hills population that have needs that make the affordability and availability of housing more challenging.
- Section E. Housing Stock Characteristics - analyzes Chino Hills housing occupancy and cost burden conditions that affect housing need.

This assessment of Chino Hills' Community Profile needs is used as a basis for identifying

[2] 2000 Census
[3] City General Plan Update Land Use Inventory, January 2013
[4] State of California Department of Finance Population and Housing data (January 2020)

appropriate policies and programs in this Housing Element.

B. POPULATION CHARACTERISTICS

Chino Hills' population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age and race/ethnicity characteristics are discussed in this section.

1. Population Growth Trends

In comparison to surrounding jurisdictions and the County of San Bernardino, the City of Chino Hills has experienced moderately high growth during the past decade. As shown in Table 2-1 below, between 2010-2019, the City of Chino Hills' population grew 12.1%, while surrounding jurisdictions grew between 0.3 and 20.9%.

Table 2 -1. Population Trends: Chino Hills, Surrounding Cities, and County 2010- 2019

Jurisdiction	2010 (a)	2019 (b)	% Change 2010-2019 (c)
Brea	39,282	43,255	10.4%
Chino	77,983	94,371	20.9%
Chino Hills	***74,796***	***83,853***	***12.1%***
Diamond Bar	55,544	55,720	0.3%
Pomona	149,058	151,691	1.8%
San Bernardino County	2,035,210	2,180,085	7.0%

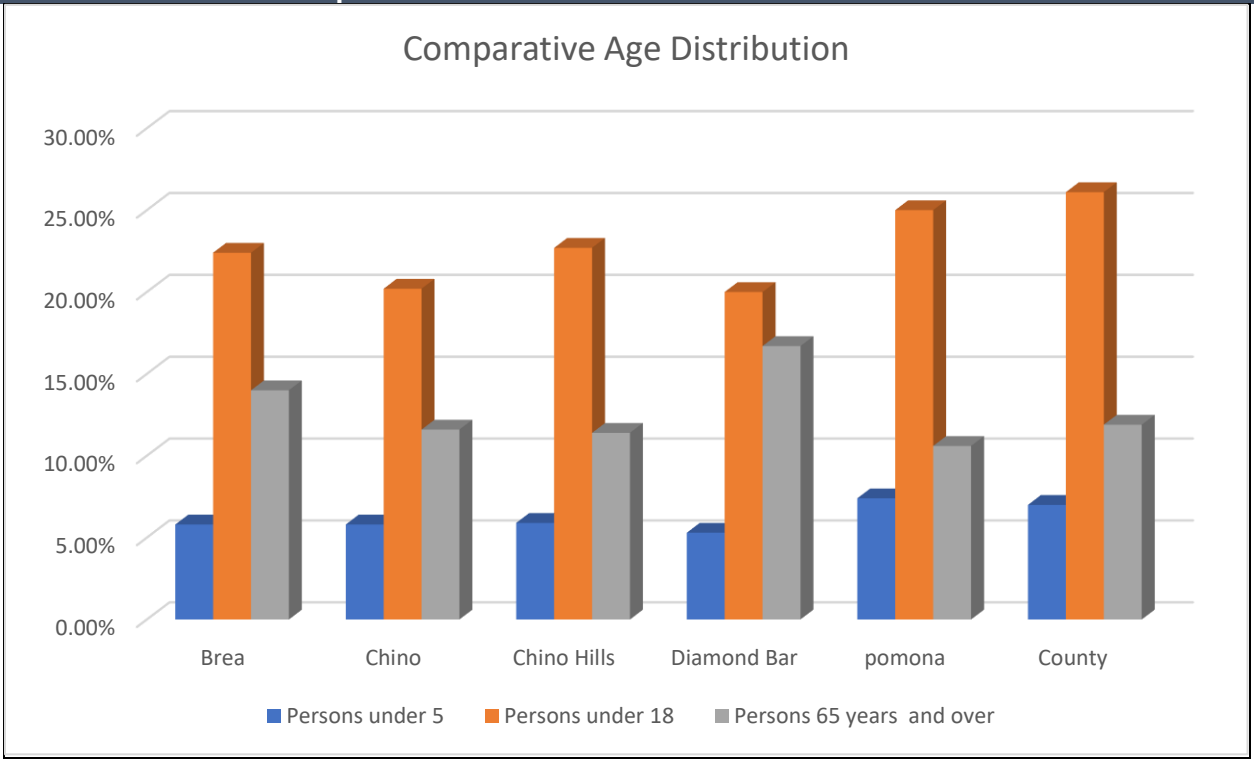
Source:
(a) 2010 Census
(b) 2019 Census QuickFacts

2. Age Characteristics

Age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities, or if a City has a substantial elderly population, specialized senior citizen housing may be needed.

Table 2-2 below charts the comparative age distribution for Chino Hills, surrounding cities, and the County of San Bernardino for persons under 5 years of age, persons under 18 years of age, and persons 65 years and older. Age distribution in Chino Hills is largely similar to surrounding jurisdictions. Persons under 18 comprise about 23% of Chino Hills population and persons 65 years and older comprise about 11.5% of Chino HIlls population, suggesting a need for both family housing and smaller homes that would allow Chino Hills residents to downsize their living accomodations as they age and remain in the community.

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



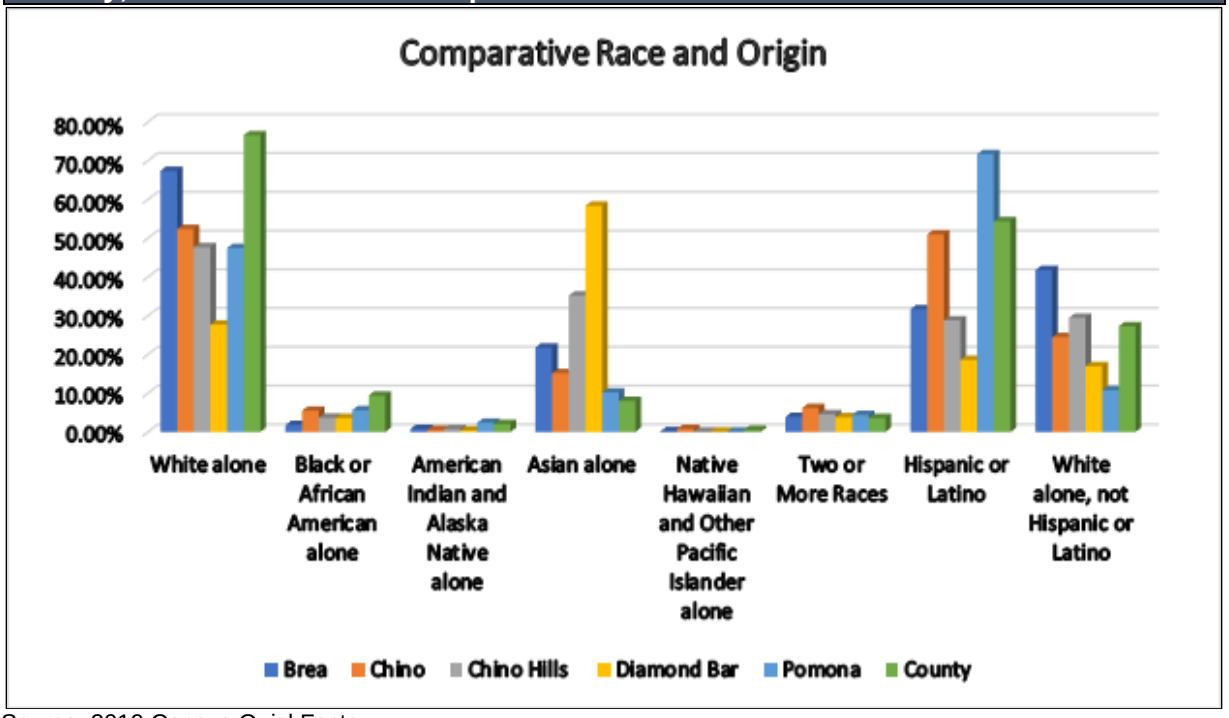
Source: 2019 Census QuickFacts 2019 Census QuickFacts

3. Race/Ethnic Origin Characteristics

The racial and ethnic origin make-up of a population affects housing needs. This is due to the unique household characteristics of different groups, where such preferences as living with extended family members can affect household size. Table 2-3 below charts the comparative age distribution for Chino Hills, surrounding cities, and the County of San Bernardino for the following categories: White alone; Black or African American alone; American Indian and Alaska Native alone; Asian alone; Native and Other Pacific Islander alone; Two or More Races; Hispanic or Latino; White alone, not Hispanic or Latino.

Compared to surrounding jurisdictions, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. Chino Hills' population is comprised of 47.7% White alone; 3.7% Black or African American alone; 0.7% American Indian and Alaskan Native alone; 35.2% Asian alone; 0.1% Native and Other Pacific Islander alone; 4.6% Two or More Races; 28.8% Hispanic or Latino; 29.5% White alone, not Hispanic or Latino.

Table 2-3. Comparative Race / Ethnic Origin: Chino Hills, Surrounding Cities and County, as a Percent of Total Population



Source: 2019 Census QuickFacts

C. ECONOMIC CHARACTERISTICS

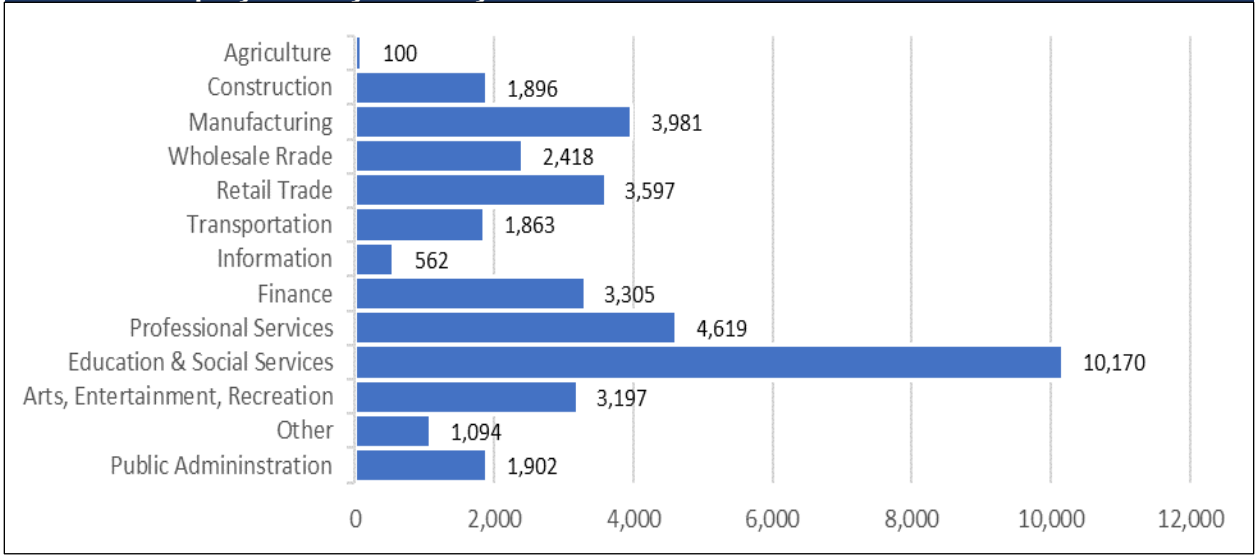
The economic characteristics of a community provides information about the community's ability to access the housing market. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Local employment growth is linked to local housing demand, and the reverse being true when employment contracts.

Chino Hills' General Plan designates several hundred acres for commercial and business park development along the 71 Freeway corridor and major arterials. The designation of suitable land for commercial and business park development complies with the City's goal of providing a full range of retail shopping, service, and employment opportunities for its residents while maintaining its high-quality residential environment.

1. Employment

Major employers in Chino Hills include institutional and commercial uses including Chino Valley Unified School District, City of Chino Hills, Chino Valley Independent Fire District, Boys Republic, Kaiser Permanente Laboratory, Costco, and Albertsons. Table 2-4 below charts Chino Hills employment by industry. Education and Social Services is the largest employment industry located in Chino Hills, followed by professional services, manufacturing, retail trade, and finance.

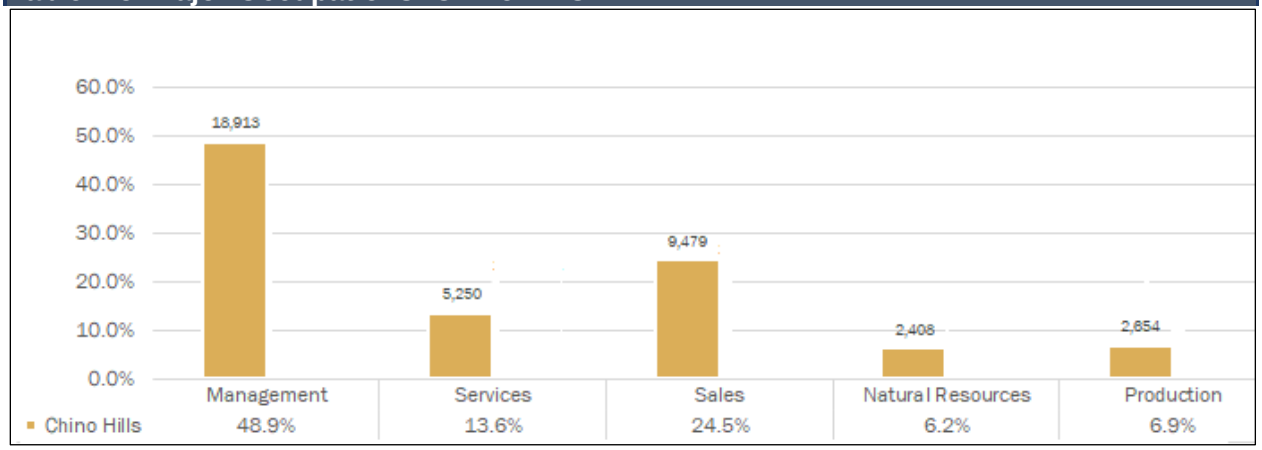
Table 2-4. Employment by Industry: Chino Hills



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

For residents of Chino Hills, the most prevalent occupational category is Management, in which 48.9% of total employees work. The second-most prevalent type of work is in Sales, which employs 24.5% of Chino Hills working population. These occupational categories typically are associated with higher incomes. Table 2-5 below charts the major occupations in which Chino Hills residents work.

Table 2-5. Major Occupations: Chino Hills



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

2. Income Characteristics

Table 2-6 below compares the income, education, and travel time to work data for Chino Hills residents compared to neighboring cities and the County of San Bernardino. As shown in the table, Chino Hills has a higher median household income and a lower percent of persons in poverty than its neighboring cities and the County of San Bernardino. Chino Hills residents with a bachelor's degree or higher educational level account for 46.7% of its population, and average travel time to work is 39.1 minutes.

Table 2-6. Income, Education, and Commuting Trends: Chino Hills, Surrounding Cities, and County				
Jurisdiction	**Median Household Income**	**% Persons in Poverty**	**Percent Bachelor's Degree or Higher**	**Mean Travel Time to Work (Minutes)**
Brea	$94,492	6.4%	45.3%	33.7
Chino	$81,711	10.49%	23.0%	34.7
Chino Hills	***$106,340***	***6.0%***	***46.7%***	***39.1***
Diamond Bar	$99,083	6.1%	54.9%	36.6
Pomona	$60,598	17.9%	18.0%	31.3
County	$63,362	13.0%	21.0%	31.6

Source: 2019 Census QuickFacts 2019 Census QuickFacts

This comparative income data indicates that the average Chino Hills household has a comparable or higher access to the housing market than its surrounding communities. However, as shown in Table 2.7, below, 26% of Chino Hills households have incomes below the County median income. For Chino Hills renter households, 1,805 or 32% of all City renter households have incomes below the County median income.

Table 2-7. Income Distribution for Households by Tenure: Chino Hills				
Income Distribution Overview	**Owner**	**Renter**	**Total**	**% of Total**
Household Income <= 30% HAMFI	815	385	1,200	5%
Household Income >30% to <=50% HAMFI	775	370	1,145	5%
Household Income >50% to <=80% HAMFI	1,430	630	2,060	9%
Household Income >80% to <=100% HAMFI	1,165	420	1,585	7%
Subtotal Households Below Median Income	***4,185***	***1,805***	***5,990***	***26%***
Household Income >100% HAMFI	14,335	3,770	18,105	75%
Total Households	**18,520**	**5,575**	**24,090**	**100%**
*HUD CHAS, 2013-2017. HAMFI refers to Housing and Urban Development Area Median Family Income.				

Source: Consolidated Planning/CHAS Data | HUD USER, accessed September 9, 2021

D. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes combined with local housing costs preclude the option of home purchase, the City may encourage

developers to build housing with more 3 bedroom floor plans, particularly in high density residential developments that are typically more affordable than single family housing.

The Census defines a "household" as “all persons who occupy a housing unit, which may include families, singles, or other;” boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

1. Household Size

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend toward larger families or decrease if there is a trend toward more two and one-person households.

Average household size in Chino Hills has decreased in recent years; it was 3.19 persons per occupied residential unit in 2019, 3.25 persons per occupied unit in 2010, and 3.33 persons per occupied unit in 2000. Table 2-8 below compares Chino Hills’ average size to its neighboring cities and the County of San Bernardino, indicating that Chino Hills’ current average household size of 3.19 is about average when compared to its surrounding communities.

Table 2-8. Average Household Size and Overcrowding: Chino Hills, Surrounding Cities, and County

Jurisdiction	Average Household Size	Percent Overcrowded	
		Owner Households	Renter Households
Brea	2.79	1.6%	7.0%
Chino	3.39	3.4%	13.1%
Chino Hills	***3.19***	***2.7%***	***9.2%***
Diamond Bar	3.13	0.7%	7.8%
Pomona	3.77	10.5%	24.8%
County	3.29	5.5%	14.6%

Source: 2019 Census QuickFacts 2019 Census QuickFacts

2. Overcrowding

Overcrowding can be another indicator of housing affordability. Unit overcrowding may be caused by the combined effect of low earning and high housing costs in a community and can reflect the inability of households to buy or rent housing which provides reasonable privacy for their residents. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways, and porches.

As shown in Table 2-8, above, the incidence of overcrowding in Chino Hills was minimal for owner households, with 2.7% of the City's owner households defined as overcrowded, compared to 1.6% for Brea, 3.4% for Chino, 0.7% for Diamond Bar, 10.5% for Pomona, and 5.5% for the County. For all jurisdictions, the incidences of overcrowding are higher among renter households, with 9.2% of the City's renter households defined as overcrowded, compared to 7.0% for Brea, 13.1% for Chino, 7.8% for Diamond Bar, 24.8% for Pomona, and 14.6% for the County.

Overcrowding conditions in the City and possible impacts related to large families are further discussed in Sections II.E.3 and IV. A.2, below.

3. Housing Cost Burden

Housing cost burden is most commonly measured as the percentage of gross income that a household spends on housing, with 30% a usual threshold for "cost burden" and 50% the threshold for "severe cost burden". However, a lower-income household (including extremely low, very low and low) spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden". As shown in Table 2-9 below, 37.9% of Chino Hills households pay more than 30% of their income on housing costs, compared to 33.8% for Brea, 41.1% for Chino, 35.6% for Diamond Bar, 48.9% for Pomona, and 38.2% for the County of San Bernardino. For all jurisdictions, the incidences of overpayment for housing costs are higher for renter households.

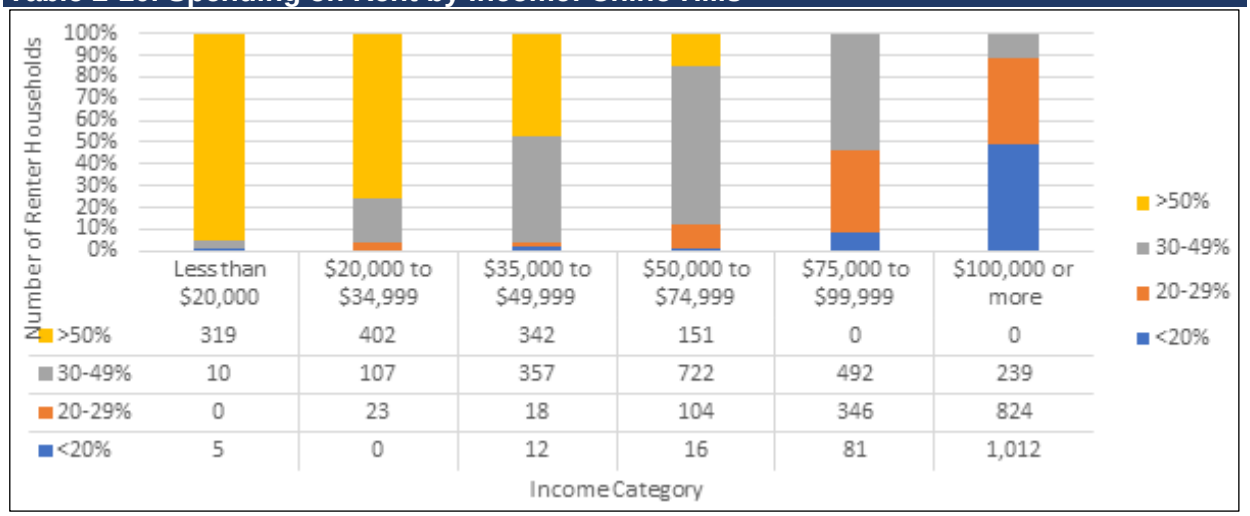
Table 2-9. Average Percent Overpayment on Housing – All Households and Renter Households: Chino Hills, Surrounding Cities, and County

Jurisdiction	Percent Overpayment (>30% Share of Income on Housing Cost)	
	All Households	Renter Households
Brea	33.8%	44.4%
Chino	41.1%	51.2%
Chino Hills	***37.9%***	***52.5%***
Diamond Bar	35.6%	50.0%
Pomona	48.9%	61.7%
County	38.2%	55.3%

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

Table 2-10 below focuses on renter households in Chino Hills and illustrates that percent of overpayment "cost burden" and "severe cost burden" increases as the incomes of Chino Hills' renter households decreases. Table 2-11 below focuses on owner households in Chino Hills and the amount of income spent on mortgage payments. Similar to renter households, the percent of overpayment "cost burden" for owner households" increases as the incomes of Chino Hills' renter households decreases. This data shows that the City's lowest income households, especially renter households, experience significant cost burden.

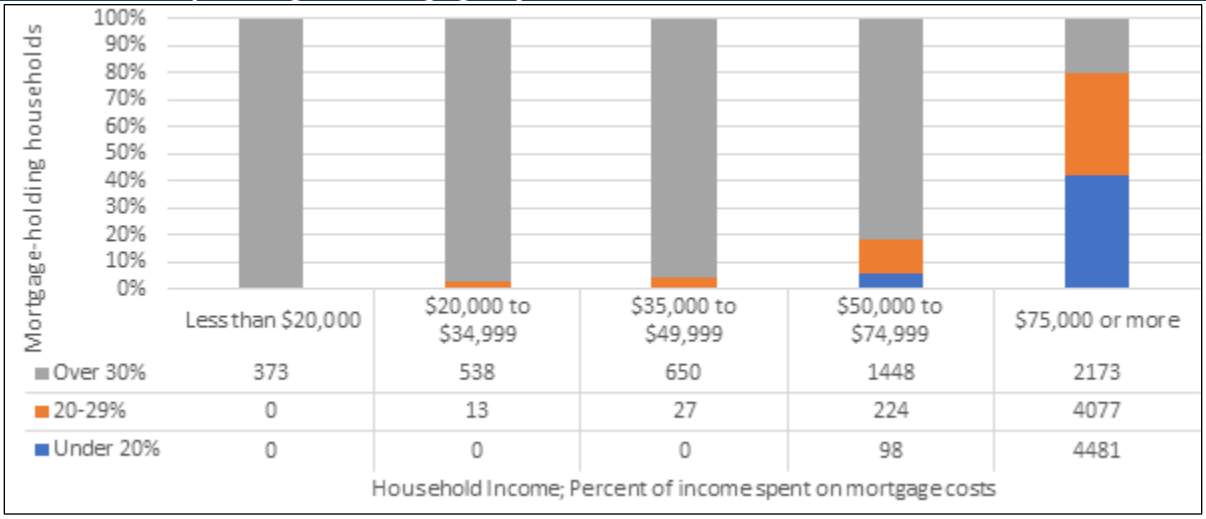
Table 2-10. Spending on Rent by Income: Chino Hills



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	319	402	342	151	0	0
30-49%	10	107	357	722	492	239
20-29%	0	23	18	104	346	824
<20%	5	0	12	16	81	1,012

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

Table 2-11. Spending on Mortgage by Income: Chino Hills



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

For Chino Hills extremely-low income households (below 30% of area median income), housing can be especially challenging. Table 2-12 below provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households is Black non-Hispanic followed by Asian and other non-Hispanic. For Chino Hills renter households, 9% are extremely low income, compared to 4.6% for owner households.

Table 2.12. Extremely Low Income Housing Needs: Chino Hills

	Total Households	Households below 30% HAMFI *	Share below 30% HAMFI *
White, non-Hispanic	9,374	319	3.4%
Black, non-Hispanic	849	129	15.2%
Asian and other, non-Hispanic	8,118	709	8.7%
Hispanic	5,665	220	3.9%
TOTAL	**24,006**	**1,377**	**5.7%**
Renter-occupied	5,405	525	9.7%
Owner-occupied	18,630	865	4.6%
TOTAL	**24,035**	**1,390**	**5.8%**

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

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

E. SPECIAL NEEDS

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs" groups include seniors, large families, disabled persons, female-headed households, farmworkers, and the homeless. Under State law,

the housing needs of each group are required to be addressed in the Housing Element. This information is summarized in Table 2.13 below.

Table 2-13. Special Needs Groups (Persons/Households): Chino Hills

Needs Group [(a)]	Total % of All City (Persons/ Households)
Senior (65 +) (Persons)	11.4%
Large Households (5 or more persons)	15.6%
Disabled (Persons)	4.0%
Female-Headed Households (no spouse or partner present)	11.0%
Male-Headed Households (no spouse or partner present)	5.8%
Female-Headed Households (With Children)	4.8%
Female-Headed Households in Poverty	2.1%
Female-Headed Households (With Children) in Poverty	1.2%
Total Households in Poverty	4.5%
Farmworkers (Persons)	0.2%
Homeless (Persons) [(b)]	4

Source:
(a) American Community Survey 5-year estimates (2014-2018)
(b) San Bernardino County Homeless Count and Subpopulation Survey Final Report (April 2020) tallies 2 homeless persons in Chino Hills.

1. Seniors

The senior population is generally defined as those 65 years of age and older. Special needs associated with this population are: limited and fixed incomes, high health care costs, transit dependency, and living alone. A limited income for many seniors often makes it difficult to find affordable housing. Other specific needs of the senior population include supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

In Chino Hills, 11.4% of the population are 65 years of age or older, compared to 11.8% for the County of San Bernardino. Table 2-14 below shows that 65.8% of Chino Hills' seniors have incomes below the median, with 16.2% having incomes 30% below the median, 21% having incomes 30-50% below the median, and 20.0% having incomes 50-80% below the median. This large percentage of lower income among Chino Hills seniors suggest a need for affordable senior housing, as well as services such as free or low-cost meals and transportation.

Table 2-14. Senior Households with Incomes at or Below Median: Chino Hills	
Percent at or Below Median Income	**Percent of Total Senior Households by Income Level**
< 30% HAMFI *	16.2%
30-50% HAMFI	21.0%
50-80% HAMFI	20.0%
80-100% HAMFI	8.1%
Total Percent Less than Median Income	**65.30%**
* HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.	

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

For Chino Hills' senior households, Table 2-15, below, shows the number owner and renter households by income level. Of these senior households with incomes below the median, 460 or 28% are renter households. Unlike owner households, renters do not have the potential to accumulate equity in their home and are at risk of landlord imposed rent increases. This information indicates a need for lower income senior rental housing in the City.

Table 2-15. Senior Households with Incomes at or Below Median by Tenure: Chino Hills				
Percent at or Below Median Income	**Owner**	**Renter**	**Total**	**Percent of Senior Renter Households by Income Level**
< 30% HAMFI *	165	90	255	35%
30-50% HAMFI	260	95	355	27%
50-80% HAMFI	420	180	600	30%
80-100% HAMFI	330	95	425	22%
Totals	1175	460	1635	28%
* HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.				

Source: American Community Survey 5-year estimates (2012-2016)

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

Permanent supportive housing of 6 or fewer persons is permitted by right in the Chino Hills Zoning Code. These types of group homes provide residential care facilities for the elderly. Chino Hills has two assisted living facilities, Pacifica Senior Living and Oakmont, which provide housing and care. These facilities were constructed in 1999 and 2005 respectively and provide assisted living accommodations for over 300 persons, combined.

To facilitate residential care facilities for more than 6 persons, the City commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and

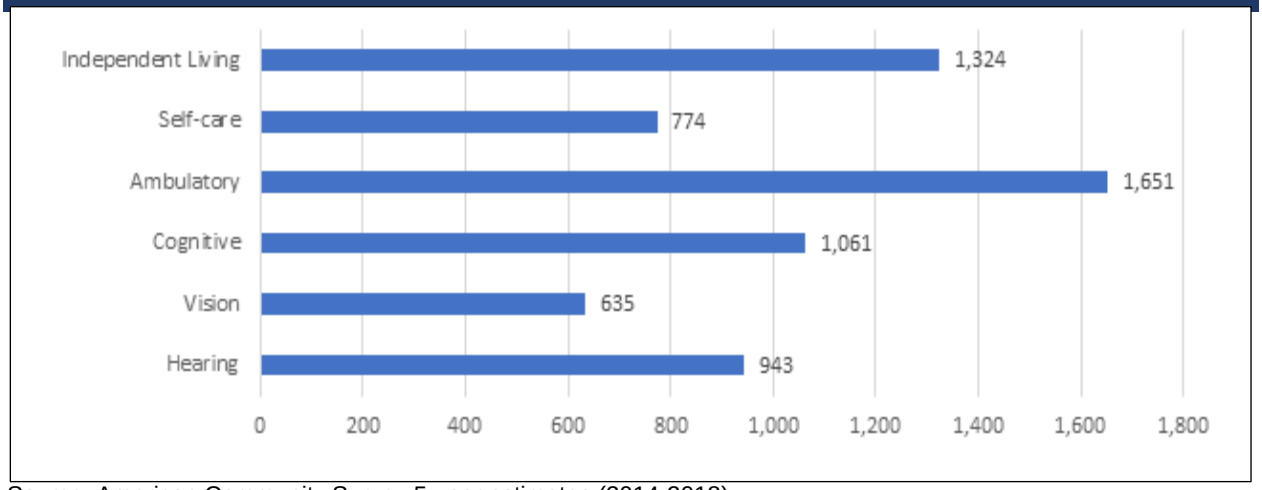
mixed use as defined in Article 11 of the California Government Code, which would expand opportunities for affordable senior housing and care. In addition, to further expand senior housing options for lower income seniors, the City is initiating development of a senior apartment project, discussed in Section V.B.4 of this Housing Element. The need to continue and expand senior housing and support services will be addressed through the policies of this Housing Element.

2. Disability

Physical, mental, and/or developmental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower mortality rates. Mental disabilities include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease. and conditions related to brain trauma. Disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with their disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

As shown in Table 2-13 above, 4% of Chino Hills' population are identified as disabled. As shown in Tables 2-16 below, the most common disability in Chino Hills is ambulatory. As shown in Table 2-17 below, of Chino Hills disabled population, 41% are employed.

Table 2-16. People with Disabilities (by Type): Chino Hills



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

Table 2-17. Disability by Employment Status: Chino Hills

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	1,004	41%	36,165	73%
Unemployed	173	7%	1,969	4%
Not in Labor Force	1,259	52%	11,285	23%

Table 2-17. Disability by Employment Status: Chino Hills				
	With a Disability	Percent of Total	No Disability	Percent of Total
TOTAL	2,436		49,419	

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

Figure 4-1 in Section IV.3 below, shows the distribution of disabled population in the City. Concentrations of disabled persons are located in the central eastern portion of the City. This area contains some of the City's more affordable housing, including two of the City's mobile home parks: Lake Los Serranos Mobile Home Park, a 55+ community, and Rancho Monte Vista Mobile Home Park. This area also contains the Los Serranos neighborhood which is one of the older communities in the City.

Chapter 16.47 of the Zoning Code provides a process through which individuals with disabilities can request reasonable accommodations under various City laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents requesting a reasonable accommodation.

All new housing in Chino Hills complies with current State Building Code requirements for disabled access. In addition, as discussed above, OmniRide micro-transit services at a fee of $2 per trip are available for disabled residents. Through its City website, Chino Hills promotes transit and other services available to disabled residents, including reasonable accommodation requests, legal aid, and rental assistance information. The need to continue and expand housing and support services for disabled persons will be addressed through the policies of this Housing Element.

Permanent supportive housing of 6 or fewer persons is permitted by right in the Chino Hills Zoning Code . These types of group homes often are residential care facilities for disabled persons. To facilitate residential care facilities for more than 6 persons, the City commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code, which would expand affordable housing and care opportunities for disabled persons. The need to continue and expand affordable housing options for disabled persons will be addressed through the policies of this Housing Element.

3. Large Households

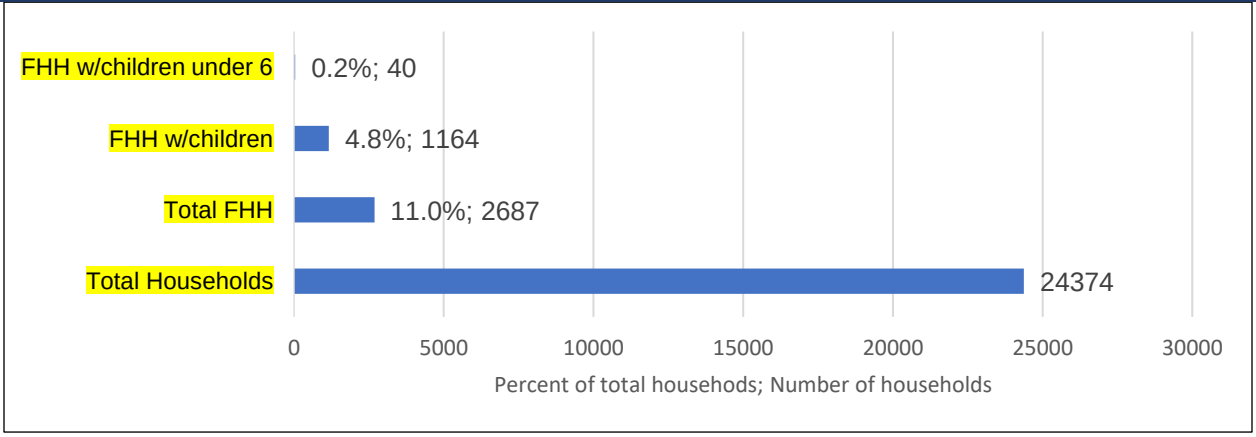
Large households are identified in State housing law as a "group with special housing needs based on the generally limited availability of adequately sized, affordable housing units." Large households are defined as those with five or more members. As shown in Table 2-12 above, 15.6% of Chino Hills residents live in large households. According to 2019 Census data, 74.9% of Chino Hills housing stock is owner-occupied and overcrowding in owner-occupied housing is minimal. (Reference Table 2-8, above.) For Chino Hills rental housing stock, 9.2% is considered overcrowded. Although this percentage of overcrowding in rental housing is not high when compared to neighboring cities and the County of San Bernardino, there may be a need for more 3 bedroom floor plans in high density rental apartment developments. Section VI. Housing Plan (specifically, Policy H-1.2 Metrics) of this Housing Elements commits to working with developers to provide affordable housing with sufficient 3+ bedrooms.

4. Female Headed Households

Female headed households require special consideration and assistance because of their greater need for day care, health care, and other support services. As shown in Table 2-18 below, there are an estimated 2,687 female-headed households (no spouse or partner present) in Chino Hills, which comprise 11% of Chino Hills total households. Of these female headed households, 1164 or 43% have children; and 40 or 2% have children under the age of 6.

As presented previously in Table 2-12, female headed households in poverty comprise 2.1% of Chino Hills households, and female-headed households with children and in poverty comprise 1.2% of Chino Hills households. Total households in poverty comprise 4.5% of Chino Hills households. Male-headed households (no spouse or partner present) comprise 5.8% of Chino Hills households.

Table 2-18. Female Headed Households (FHH), with Children, and with Children Under 6: Chino Hills



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

An issue affecting many households is finding quality, affordable childcare. In the case of female headed households, this need can be a severe constraint. For example, a single parent may become unable to work or may be forced to take lower wage jobs or work less hours to accommodate childcare requirements. As a result, the parent may have difficulty providing necessities, such as food and housing to their children.

The City of Chino Hills contracts with the City of Chino, and in partnership with the Chino Valley Unified School District (CVUSD), to provide a number of school-based programs for students and their families. These programs include:

- Youth Counseling: This program provides counseling services to elementary school-age students experiencing family difficulties, low self-esteem, social adjustment problems, and/or behavioral difficulties. School site counseling is free to students who attend a CVUSD school.
- Teen Counseling: This program provides counseling services to middle and high school-age students experiencing family difficulties, low self-esteem, social adjustment problems, and/or behavioral difficulties. School site counseling is free to students who attend CVUSD a school.
- Hope Family Resource Center: The CVUSD Family Resource Centers are school-based service sites dedicated to preserving and strengthening students and their families in need of support. Their purpose is to help remove a student's nonacademic barriers to education by assisting children and families with much-needed information and resources.

- Domestic Violence Assistance: The City contracts with the House of Ruth to provide assistance to families victimized by domestic violence. All services are confidential and free of charge.
- Virtual Recreation: The City provides free virtual recreation programs for Chino Hills' children to access at home.
- Recreation Services Scholarships: The City offers extensive after school recreational programs and summer camps for children. Scholarships are available for families with financial need.

These services can be especially helpful for female headed households. Other policies that support affordable housing and childcare facilities can further assist female headed households with financial needs.

Figure 2-2, below, shows the distribution of female headed households with children and no spouse/partner in the City. Concentrations of female headed households with children occur in the north, central and eastern portions of the City. These locations have concentrations of higher density housing, including small lot single family, townhomes and multifamily, which are generally more affordable options than traditional detached single family houses. The need to continue and expand such housing and support services for female headed households will be addressed through the policies of this Housing Element.

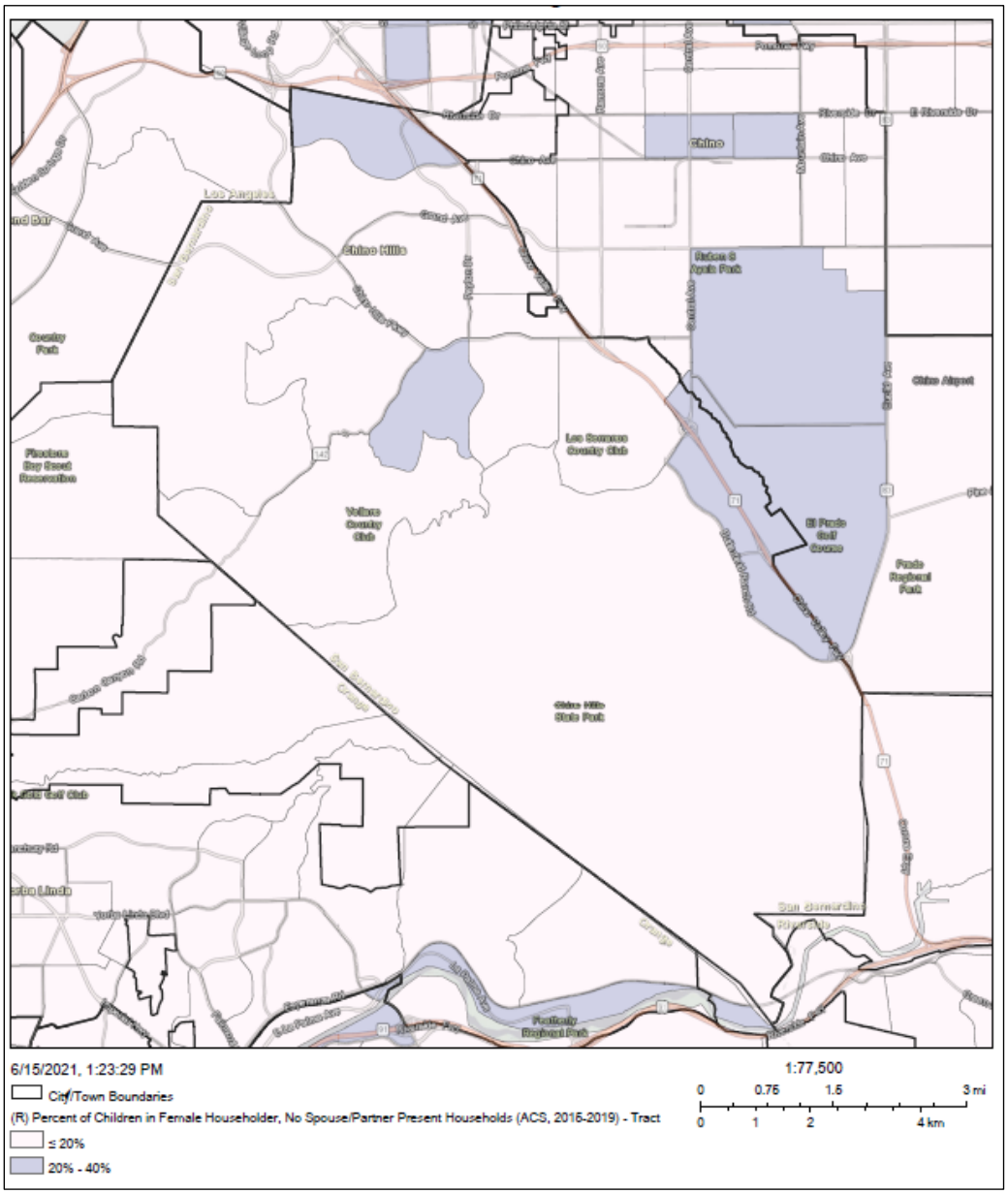


Figure 2-2. Percent of Single Female Headed Households: Chino Hills
(Source: HCD AFFH Data Viewer)

5. Farmworkers

Historically, the City of Chino Hills was not an agrarian community, although cattle grazing did and continues to occur in the undeveloped hillside areas. Existing agricultural production occurs on the Boys Republic site which operates small crop production areas used primarily to feed their onsite cattle, and one family farm located in the southeastern portion of the City.

The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. As shown previously in Table 2-13, 0.2% of Chino Hills population are employed in farming occupations, which also include fishing and forestry jobs. Additional information about farmworkers in Chino Hills is provided in Table 2-19, below. Although the number of farmworkers in Chino Hills is small, policies that support affordable housing can assist farmworkers. The City continues to support opportunities for group homes and other type of permanent and transitional congregate or semi-congregate housing options, including SROs, which can provide low cost housing to farmworkers.

The City Zoning Code (Section 16.02.190) currently defines group homes as “any residential care facility for six (6) or fewer persons which is licensed by the state, as further described in Health and Safety Code § 1566.3”. Pursuant to the Employee Housing Act, specifically Health and Safety Codes sections 17021.5, 17021.6 and 17021.8, local jurisdictions are required to treat employee housing for six or fewer employees as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section VI. Housing Plan (specifically, Policy H.1.2 Metric) of this Housing Element commits to amending the Zoning Code to define group homes for employees consistent with the Employee Housing Act.

The need to continue and expand affordable housing options will be addressed through the policies of this Housing Element.

Table 2-19. Farmworkers by Occupation; Employment in Agriculture: Chino Hills

Farmworkers by Occupation:		
Number of Chino Hills workers	**Percent of total Chino Hills workers:**	
31	0.08%	Total jobs: Farming, fishing, and forestry occupations
31	0.12%	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Employment in the Agricultural Industry:		
Number of Chino Hills workers	**Percent of total Chino Hills workers:**	
67	0.17%	Total in agriculture, forestry, fishing, and hunting
80	0.30%	Full-time, year-round in agriculture, forestry, fishing, and hunting

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

6. Homeless

During the past decades, homelessness has become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to the extremely low, very low and low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

According to the American Community Survey 5-year estimates (2014-2018), Chino Hills has 4 homeless persons within its city boundaries. According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report, Chino Hills has 2 unsheltered homeless persons within its city boundaries. For San Bernardino County, the final report counted 3,125 homeless persons, 735 of which were sheltered and 2,390 which were unsheltered.

There are currently no homeless shelters within Chino Hills. The Chino Hills Zoning Code permits emergency shelters by right in the City’s Business Park zone. "Emergency shelter" is defined by the Zoning Code as having the same meaning as that term defined in Health and Safety Code § 50801, which currently is defined to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The City of Chino Hills falls within the San Bernardino City and County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The San Bernardino County Homeless Partnership was formed in 2007 to administer federal grants and lead the County's coordinated strategy on homelessness. It provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals through facilitating better communication, planning, coordination, and cooperation among all entities that provide services and/or resources for the relief of homelessness in San Bernardino County. Many of the available resources for homeless persons are provided through the County's website *211sb.org*. This website provides connections to agencies and programs that help with homeless prevention, homeless shelters, homeless motel vouchers, rehousing, drop-in centers for health and support services, and cooling centers that provide refuge on extreme heat days.

While the City of Chino Hills does not receive Emergency Solutions Grant program (ESG) funding, organizations that meet the needs of homeless populations within the City receive Community Development Block Grant (CDBG) funding, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth. Associated programs supported by the City of Chino Hills to address homelessness include services that expand employment opportunities as an avenue for combating poverty. Heart 2 Serve, for example, offers housing, employment, recovery, transportation, and legal assistance. Programs aimed at educating youth and young adults or illiterate adults also combat poverty by developing skills that will allow residents to secure better jobs at higher wages.

As part of its 2020-2025 Consolidated Plan, the City of Chino Hills reached out directly to several organizations that serve residents who are homeless or at-risk residents to better understand the needs of the clients they serve. Representatives from Mosaic Community Planning conducted stakeholder interviews with representatives from Heart 2 Serve, Chino Neighborhood House, Pomona Valley Habitat for Humanity, the Chino Valley Unified School District, and the City of Chino Human Services Department. This process helped the City set priorities and goals over the next five years, relative to the housing, community development, and economic development needs in Chino Hills. Priorities and goals established in the City of Chino Hills 2020-2025 Consolidated plan to address homelessness include:

- Decrease the number of homeless individuals.
- Address homelessness by coordinating a comprehensive countywide network of service delivery and by focusing on transitional and permanent supportive housing for the homeless, including the chronically homeless and near-homeless families and individuals.
- Continue to work within existing partnerships and coalitions, such as the San Bernardino County Homeless Partnership, to work toward meeting local housing and service needs.
- Continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to Chino Hills residents.
- Continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps.
- Continue to provide CDBG funds to organizations that serve the needs of homeless persons.

In addition to these above listed actions, Section VI. Housing Plan (specifically, Action H-1.2.2 and Policy H-1.2 Metrics) of this Housing Element, commits to completing Zoning Code amendments to allow Low Barrier Navigation Centers by right in areas zoned for multifamily and mixed use as defined in Article 12 of the California Government Code. The need to continue and expand homeless services and sheltering opportunities will be considered through the policies of this Housing Element.

7. Households at Extremely Low Income Levels and at Poverty Levels

Poverty levels in the state of California, by household size, are shown in Table 2-20 below. Income levels for households at the extremely low income level, defined as at or below 30% of the County median, are also shown by household size below. Households at the lowest income levels include temporary workers, certain service workers and households relying on limited pensions or disability payments. These are the households with very few housing options and at substantial risk for homelessness.

Table 2-20. Poverty Level and Extremely Low Income by Household Size and Annual Income Level: California, Chino Hills

Household Size	Poverty Levels Annual Income Level – California (1)	Extremely Low Income Level – County of San Bernardino (2)
1-Person	$12,880	$16,600
2-Person	$17,420	$19,000
3-Person	$21,960	$21,960
4-Person	$26,500	$26,500

Source:
(1) 2021 California Federal Poverty Level Calculator
(2) HCD State Income Limits for 2021 for San Bernardino County

Extremely Low Income Number of Households, Tenure, Cost Burden, Overcrowding: As illustrated previously in Table 2-6, 6.0% of Chino Hills residents have incomes at or below the poverty level. As illustrated previously in Table 2-7, 1,200 (5%) of Chino Hills households are extremely low income. Of Chino Hills' extremely low income households, 815 (68%) are owner households and 385 (32%) or renter households.

As illustrated previously in Table 2-10, over 95% of Chino Hills' extremely low income households pay more than 30% of their incomes toward rent, and approximately 85% pay more than 50% of their incomes for rents. As illustrated previously in Table 2-11, over 90% of Chino Hills extremely low income households pay more than 30% of their incomes towards mortgage payments. These households experience significant housing cost burden with little income left for other necessities, such as medical care, child care, food and clothing.

As illustrated previously in Table 2-8, the incidence of overcrowding in Chino Hills was minimal for owner households, with 2.7% of the City's owner households defined as overcrowded; but comparatively higher for renter households, with 9.2% of the City's renter households defined as overcrowded. Because such a large percentage of Chino Hills' extremely low income households are housing cost burdened, it's likely that that these extremely low income households live in overcrowded conditions.

To facilitate housing options for those households, Section VI. Housing Plan (specifically, Policies H-1.3, H-4.5, H-5.2 Metrics) of this Housing Element includes programs to expand housing options for extremely low income households and persons living in poverty. These programs include commitments to seek grants and partnership opportunities to provide low cost rental housing, shared housing, group homes, other congregate, semi-congregate and SRO housing options.

8. Cumulative Effectiveness of Actions Addressing Special Housing Needs

This section of the Housing Element summarizes existing programs and services available to assist special needs groups obtain adequate housing, and their effectiveness. Table 2-21, below, outlines existing City efforts to addressing these needs, assesses the effectiveness of current actions, and identifies program objectives to address special housing needs during this planning period. Each of the program objectives identified in Table 2-21, are included in the Housing Plan, Section VI. of this Housing Element.

Table 2-21. Cumulative Effectiveness of Actions Addressing Special Housing Needs and Objectives for 2021-29 Planning Period: Chino Hills			
Needs Group	**Actions To Address Housing Needs**	**Effectiveness of Actions**	**Program Objectives for 2021-2029 Planning Cycle**
Senior (65 +)	1. City provides senior recreational programs at Community Center. 2. City provides senior lunches provided at Chino Senior Center. 3. OmniRide micro-transit provides Seniors $2 fare. 4. City website contains a dedicated Senior webpage with information about social and recreational services.	These actions help provide needed social services to Seniors but there is still a need for affordable senior housing.	1. City has initiated development of a lower income senior housing project, with the goal of completing 50 lower income senior rentals units during this planning cycle. 2. City to amend its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed-use as required by Title 7, Division 1, Chapter 3, Article 11 of the California Government Code. 3. City to continue to seek grant funding toward expanding affordable housing for seniors. 4. City to continue all existing senior programs during this planning period.
Disabled	1. City provides no charge for reasonable accommodations applications. 2. City monitors ADA compliance. 3. Group, transitional, and supportive housing for 6 or fewer persons are provided by right, and for more than 6, through a staff level Minor Use Permit (MUP). 4. OmniRide micro-transit provides Disabled persons $2 fare.	These actions help provide housing and transit to disabled persons. To date, the City has had no request for a group, transitional, or supportive home for more than 6 persons. Although there is no evidence that this requirement is a constraint, the City will develop a program to facilitate the larger group homes for disabled persons. The City also commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed-use as required by Title 7, Division 1, Chapter 3, Article 11 of the California Government Code.	1. City will amend the Zoning Code to allow for group homes of more than 6 persons for disabled persons by right in areas zoned for multifamily and mixed use. 2. City will amend the Zoning Code to allow group homes of more than 6 by right. 3. City to amend its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed-use as required by Title 7, Division 1, Chapter 3, Article 11 of the California Government Code. 4. City to continue to support opportunities for group homes and other type of congregate or semi-congregate housing options, including SROs for disabled persons. 5. City to continue to seek grant funding toward expanding affordable housing for disabled persons. 6. City to continue all existing disabled person services and programs during this planning period.

Table 2-21. Cumulative Effectiveness of Actions Addressing Special Housing Needs and Objectives for 2021-29 Planning Period: Chino Hills			
Needs Group	**Actions To Address Housing Needs**	**Effectiveness of Actions**	**Program Objectives for 2021-2029 Planning Cycle**
Large Households	City encourages multifamily housing developers to include 3+ bedroom units.	Of the multifamily projects completed in the last five years, 325 or 30% of the 1,108 units had 3 or more bedrooms	1. Based on the 30% 3+ bedroom units built during the last planning period, this program is effective. 2. During this planning period, the Community Development Department staff will continue to encourage multifamily developers to include at least 30% 3+ bedroom units within their developments.
Female-Headed Households	1. City located multifamily housing near commercial centers, with greater access to childcare, medical, and recreation services. 2. City recreation services and school services provide recreation after school, summer camps, and counseling programs, including free programs and scholarships.	Current City and school programs and services can provide critical support for female headed households. Other policies that support affordable housing and childcare facilities can further assist female headed households with financial needs.	1. Continue to expand the supply of multifamily housing through zoning and working closely with residential developers. 2. Continue to seek grant funds toward expanding affordable housing options. 3. Continue existing recreation and counselling programs including partnership with the school district.
Farmworkers	The number of persons employed as farmworkers in Chino Hills is very low.	Although the number of farmworkers in Chino Hills is small, policies that support affordable housing can assist farmworkers.	1. Continue to expand the supply of multifamily housing through zoning and working closely with residential developers. 2. Continue to seek grant funds toward expanding affordable housing options. 3. City to continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to farmworkers. 4. City will amend its definition of group homes consistent with the Employee Housing Act.

Table 2-21. Cumulative Effectiveness of Actions Addressing Special Housing Needs and Objectives for 2021-29 Planning Period: Chino Hills			
Needs Group	**Actions To Address Housing Needs**	**Effectiveness of Actions**	**Program Objectives for 2021-2029 Planning Cycle**
Homeless	1. City participates in the San Bernardino City and County Continuum of Care (CoC) that supports and provides connections to agencies and programs that help with homeless prevention, homeless shelters, homeless motel vouchers, rehousing, drop-in centers for health and support services, and cooling centers that provide refuge on extreme heat days. 2. City provides CDBG funding to organizations that meet the needs of homeless populations, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth.	Although the City's current efforts address homeless needs, the City will need to continue to monitor homelessness in the City and surrounding areas to provide housing and resource options for homeless persons.	1. Continue to work with CoC to support homeless programs and services and provide housing opportunities to decrease the number of homeless individuals. 2. Continue to provide CDBG funding to groups that assist homeless persons. 3. Continue to ensure that adequate opportunities for emergency shelters are available in the City. 4. City will amend its Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for multifamily and mixed-use as required by Title 7, Division 1, Chapter 3, Article 12 of the California Government Code. The need to continue and expand homeless services and sheltering opportunities will be considered through the policies of this Housing Element. 5. Continue to seek grant funds toward expanding affordable housing options. 6. City to continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to homeless persons.
Households in Poverty	1. Each of the special needs groups addressed in this section include households in poverty. 2. As discussed in Section II.D.3 of the Housing Element, 16.2% of Chino Hills households are extremely low income, with incomes below 30% of the County median. (Reference Table 2-9.) Of the senior renter households, 35.5% are very low income. 3. The actions summarized in this table describe the City's efforts to assist households in poverty.	The need to assist households in poverty is substantial. The City needs to continue to seek funding and resources to ensure all households, regardless of special need or income, have access to housing.	1. Continue to provide CDBG funding to groups that assist persons experiencing homelessness. 2. Continue to ensure that adequate opportunities for emergency shelters are available in the City. 3. Continue to seek grant funds toward expanding affordable housing options. 4. Continue to pursue a City sponsored low income senior housing project. 5. City to continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to households in or near poverty.

F. HOUSING STOCK CHARACTERISTICS

A housing unit is defined as a house, apartment, or a single room, occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Chino Hills to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

Chino Hills experienced steady residential growth since 2000. The City's housing stock increased 16% between 2000 and 2010, and 9% between 2010 and 2020, with a total growth rate for the twenty year period (2000-2020) of 27%. As depicted in Table 2.22 below, Chino Hills' housing unit growth has been significantly greater than San Bernardino County and surrounding jurisdictions but is slowing as the City reaches build-out.

Table 2-22. Housing Trends 2000, 2010, 2020: Chino Hills, Surrounding Areas, and County

	Number of Housing Units			% Increase	% Increase	% Increase
Jurisdiction	**2000(a)**	**2010(b)**	**2020(c)**	**2000-2010**	**2010-2020**	**2000-2020**
Brea	13,255	14,785	16,911	12%	14%	28%
Chino	17,665	21,797	25,621	23%	18%	45%
Chino Hills	**20,389**	**23,617**	25,850	**16%**	**9%**	**27%**
Diamond Bar	18,043	18,455	18,800	2%	2%	4%
Pomona	39,330	40,685	41,822	3%	3%	6%
San Bernardino County	610,317	699,637	726,680	15%	4%	19%

Source:
(a) 2000 Census
(b) 2010 Census
(c) State of California Department of Finance, Population and Housing Estimates for January 2020

2. Housing Type

Table 2-23 below describes Chino Hills' housing types for years 2000, 2010, and 2020. The majority of the City housing stock is single family, which increased 13% between 2000-2010 and slowed to a 3% increase between 2010-2020. The amount of multi-family housing in Chino Hills

has been steadily growing, increasing 52% between 2000-2010 and 57% between 2010-2020. During this 6th Cycle Housing Element, the number of multi-family units in Chino Hills will continue to grow as the City allocates sites to accommodate its RHNA allocation, which includes 1,388 very low income, 832 low income, and 789 moderate income units.

The City has three mobile home parks, and the number of units within those parks have remained fairly constant: 633 in 2000, 626 in 2010, and 627 in 2020.

Table 2-23. Housing Unit by Type 2000, 2010, 2020: Chino Hills

	# of Housing Units			Percent Change	
Housing Type	**2000(a)**	**2010(b)**	**2020(c)**	**2000- 2010**	**2010-2020**
Single Family (Attached and Detached)	17,864	20,198	20,825	13%	3%
Multi-Family	1,840	2,795	4,398	52%	57%
Mobile Homes	633	626	627	-1%	0%
Total Units	20,337	23,617	25,850	16%	9%

Source:
(a) 2000 Census
(b) State of California Department of Finance, Population and Housing Estimates for January 2010
(c) State of California Department of Finance, Population and Housing Estimates for January 2020

3. Housing Tenure and Vacancy

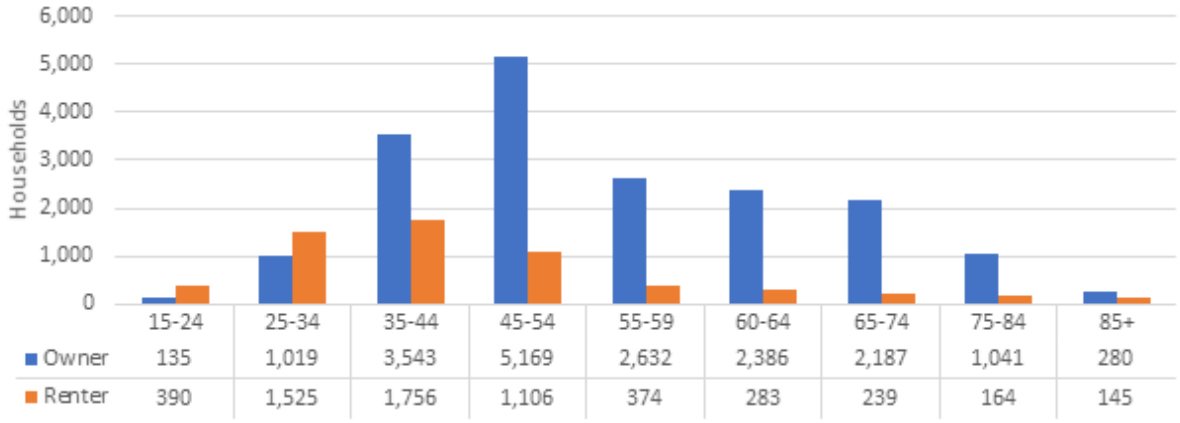
As shown in Table 2-24 below, Chino Hills has a high rate of owner-occupied housing (74.5%) compared to renters (24.5%). As illustrated in Table 2-25 below, ownership housing in Chino Hills increases notably for persons 34 years and older. For the County, the rate of ownership is 65.2% compared to 34.8% renter.

Vacancy rates for all units in Chino Hills is 3.6%, substantially lower than the County overall vacancy rate of 28.8%. Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi- family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

Table 2-24. Housing Tenure and Vacancy Rate: Chino Hills and County		
Housing Type	**% Total Occupied Units**	
	Chino Hills	**County**
Owner-occupied	74.5%	65.2%
Renter-occupied	24.5%	34.8%
Vacancy rate – All Units	3.6%	28.2%

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

Table 2-25. Housing Tenure and Vacancy Rate: Chino Hills



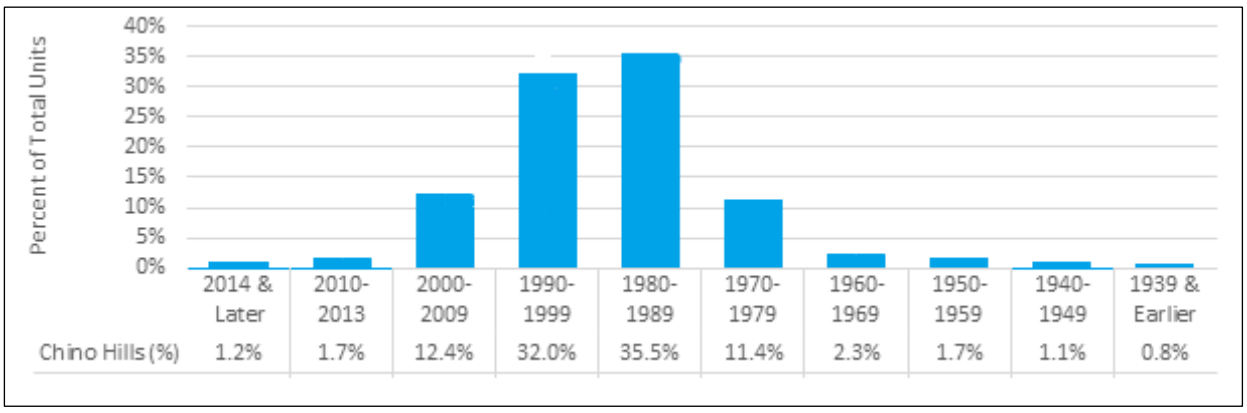
	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	135	1,019	3,543	5,169	2,632	2,386	2,187	1,041	280
Renter	390	1,525	1,756	1,106	374	283	239	164	145

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

4. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster, and stucco. Homes thirty years or older with deferred maintenance require more substantial repairs, such as new siding, plumbing, or multiple repairs to the roof, walls, etc. As shown in Table 2-26 below, the age of housing structures in Chino Hills range from before 1939 to current. Tallying the percentages by timeframes presented in Table 2-26, about 53% of Chino Hills housing stock is thirty years or older. The majority of the housing units built prior to 1970 (50+ years old) are located in Los Serranos and the Sleepy Hollow area of Carbon Canyon.

Table 2-26. Housing Units by Year Structure Built: Chino Hills



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Chino Hills (%)	1.2%	1.7%	12.4%	32.0%	35.5%	11.4%	2.3%	1.7%	1.1%	0.8%

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

According to American Community Survey 5-year estimates, 0.05% of Chino Hills houses lack plumbing facilities and 0.83% lack complete kitchen facilities, indicating that Chino Hills has very few substandard dwelling units. For the County, the number of substandard units is also low, with 0.56% of the County's houses lacking plumbing facilities and 0.67% lacking complete kitchen facilities.

The City of Chino Hills uses a portion of its CDBG funds toward neighborhood improvements, including a Home Improvement Grant Program which is a citywide program that offers grants of up to $5,000 to qualified low and moderate income households to revitalize their properties. The City also uses CDBG and other funds toward infrastructure projects in the older Los Serranos neighborhood. The City's Code Enforcement Division works with residents to alleviate code violations and handles about 1,200 cases per year during the past three years.

Windshield Survey: To obtain a current estimate of housing condition in the City, staff recently completed a windshield survey that documented housing conditions in two of the City's older neighborhoods: Los Serranos and Bayberry. These neighborhoods were identified by City Code Enforcement staff as having the most reported incidents of code violations related to housing condition. Community Development Department staff conducted the windshield survey during the months of October – December 2021.

A total of 2,189 houses were included in the windshield survey. Each house was evaluated and given a rating of 1 to 3, based on the following scale:

- 1 = Sound – Home is in overall good condition, with no repairs needed.
- 2 = Moderate – Home requires minor repair such as stucco or eave paint, patching, or missing roof shingles/tiles.
- 3 = Substantial – Home requires major repair to damaged roof, stucco or siding, door, and/or windows.

Of the 2,189 houses surveyed, 72 (3.2%) were in moderate category. These moderate category houses included 52 in the Los Serranos neighborhood and 20 in the Bayberry neighborhood. One house, which was located in the Bayberry neighborhood, was in substantial category. The remaining 2,116 (96.6%) of the houses surveyed were in sound condition. Based on this survey, the City's current Home Improvement Grant Program and Code Enforcement Division efforts appear to be adequate. Section VI. Housing Plan, of this Housing Element (specifically, Policy H-2-2 Metrics) commits to continuing to monitor housing condition in the City and exploring opportunities to expand the minor home improvement program to other neighborhoods, including Bayberry.

5. Housing Costs

The value of homes varies substantially within the City of Chino Hills, depending on the age, size, and location of the home. Current home sales listings show a low of $350,000 for a one-bedroom 725 square foot condominium, to a high of $4,100,000 for a 7,800 square foot seven bedroom house.[5] As shown in Table 2-27 below, the median sale price for a home in Chino Hills is $622,300. This median price is lower than two adjacent cities, but higher than two other neighboring cities and the County.

Current rental listings show a low of $1,825 per month for a two bedroom apartment to a high of $5,000 per month for a six bedroom house.[6] As shown in Table 2-27, the median for monthly rent in Chino Hills is $2,136, higher than any of its neighboring cities and the County. This information

[5] Zillow: https://www.zillow.com/chino-hills-ca/; accessed May 3, 2021
[6] Zillow: https://www.zillow.com/chino-hills-ca/; accessed May 3, 2021

is consistent with the renter cost data previously shown in Table 2.10, which illustrates the overpayment "cost burden" for Chino Hills renter households.

Table 2-27. Median Housing Prices, For Sale and Rent: Chino Hills, Surrounding Areas, and County

Jurisdiction	Median Value of For-Sale Housing	Median Rents
Brea	$660,400	$1,851
Chino	$459,100	$1,596
Chino Hills	***$622,300***	***$2,136***
Diamond Bar	$664,400	$2,071
Pomona	$394,500	$1,362
County	$328,200	$1,818

Source: 2019 Census QuickFacts

6. Housing Affordability

Each year, HCD updates the income limits for median income and household income levels for extremely low-, very low-, low-, and moderate-income households for each California county. These income limits are used to calculate affordable housing costs for applicable housing assistance programs. Federal and state guidelines suggest that lower income households should not spend more than 30 percent of their gross income on housing.[7]

As previously shown in Table 2-9, 37.9% of Chino Hills households pay more than 30% of their income on housing costs. Households with higher incomes typically can pay a larger percentage of their income toward housing without being financially burdened. For lower income households, a high housing cost to income percentage means less money for necessities and a potential financial burden.

Table 2.28 below, estimates the maximum housing costs affordable to Extremely Low, Very Low Income, Low Income, and Moderate Income households based on HCD established income criteria. In the case of rent, the 30% maximum affordable housing cost includes utilities. Utilities may include water, sewer, trash pickup, electric, gas, and phone, and may add $100 to $200 to the monthly cost of a rental unit.

In the case of purchase, the 30% maximum affordable housing cost includes payment on principal and interest, and an assumed 30% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 30% allocation subject to assessments, Mello-Roos districts, or high fire hazard. A 20% down payment and a 3.7% interest rate are assumed, reflecting 2021 market conditions.[8]

Table 2-28. Affordable Rental and For Sale Housing Costs: Chino Hills

Annual Income		Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing (2)
		Rental Housing	For Sale Housing	
Extremely Low-income (30% of AMI(1))				
1-Person	$16,600	$415	$415	$90,981

[7] https://affordablehousingonline.com/glossary; accessed May 3, 2021

[8] Today's Mortgage Rates: Compare Current Rates | Bankrate; accessed May 3, 2021

Table 2-28. Affordable Rental and For Sale Housing Costs: Chino Hills				
Annual Income		Affordable Monthly Housing Cost		Affordable Purchase Price – For Sale Housing (2)
		Rental Housing	For Sale Housing	
2-Person	$19,000	$475	$475	$104,135
3-Person	$21,960	$549	$549	$120,357
4-Person	$26,500	$663	$663	$145,240
Very Low-income (50% of AMI)				
1-Person	$27,650	$691	$691	$151,543
2-Person	$31,600	$790	$790	$173,192
3-Person	$35,550	$889	$889	$194,841
4-Person	$39,500	$988	$988	$216,489
Low-income (80% AMI)				
1-Person	$44,250	$1,106	$1,106	$242,523
2-Person	$50,600	$1,265	$1,265	$277,326
3-Person	$56,900	$1,423	$1,423	$311,854
4-Person	$63,200	$1,580	$1,581	$346,383
Median-income (100% AMI)				
1-Person	$55,300	$1,383	$1,383	$303,085
2-Person	$63,200	$1,580	$1,580	$346,383
3-Person	$71,100	$1,778	$1,778	$389,681
4-Person	$79,000	$1,975	$1,975	$432,979
Moderate Income (120% AMI)				
1-Person	$65,100	$1,628	$1,627	$356,797
2-Person	$74,400	$1,860	$1,860	$407,768
3-Person	$83,700	$2,093	$2,093	$458,738
4-Person	$93,000	$2,325	$2,326	$509,709

Note:
(1) AMI = Area median income, based on the County of San Bernardino average incomes
(2) The California Association of Realtors' Traditional Housing Affordability Index for the First Quarter of 2021 is based on an annual income to home purchase price ratio of 5.5. This ratio has significantly increased in recent years due to a lack of housing inventory, increasing home prices, and increases in income lagging behind increases in home prices. https://www.car.org/marketdata/data/haitraditional.
Source: HCD State Income Limits for 2021 or San Bernardino County

As indicated in Table 2-28 above, maximum housing costs affordable to an Extremely Low Income four-person household are $145,240 to purchase a home and $663 per month to rent a home. For a Very Low Income four-person household, the maximum affordable housing costs are $216,489 to purchase a home and $988 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are $346,383 to purchase a home and $1,580 per month to rent a home. For a Median Income four-person household, the maximum affordable housing costs are $432,979 to purchase a home and $1,975 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are $509,709 to purchase a home and $2,325 per month to rent a home.

During the past decade, housing costs in Chino Hills, as well as the southern California region, have risen dramatically. As presented above, the cost to purchase a home in the City currently ranges from about $350,000 to over $4,000,000. The median for sale home price in Chino Hills is $622,300. Households in the Extremely Low, Very Low and Low income categories are clearly locked out of the Chino Hills for sale housing market. Median and moderate Income households could have the opportunity to purchase homes, but it is likely that the affordable homes would not have sufficent bedrooms to accommodate households of 3-persons or more, and could create overcrowding conditions.

Rental rates in Chino Hills range from $1,825 to $5,000 per month, with the median rent at $2,136 per month. Households in the Extremely Low, Very Low and Low income categories seeking rental housing in Chino Hills would need to pay more or substantially more than 30% of their incomes toward rent. Moderate Income households could have the opportunity to rent housing, but again it is likely that the affordable homes would not have sufficent bedrooms to accommodate large households, and could create overcrowding conditions.

III. HOUSING CONSTRAINTS

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

A. NON-GOVERNMENTAL CONSTRAINTS

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

1. Construction Costs

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

Additional information is provided by the Terner Center for Housing Innovation at the University of California (UC) Berkeley, which estimates that the 2016 average cost to build a 100-unit affordable housing project in California was $425,000 per unit6.[10]

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

2. Land Costs

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

[9] BVD-BSJ-AUG20-pdf.pdf (iccsafe.org); accessed May 5, 2021.
[10] https://ternercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series; accessed June 7, 2021.

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

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

3. Financing

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

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

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

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

B. GOVERNMENTAL CONSTRAINTS

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

[11] Chino Hills, CA Lots & Land For Sale | Trulia; accessed May 4, 2021.
[12] 2021 Loan Limits for San Bernardino County, California | FHA Loans guide; accessed May 5, 2021.
[13] The Best Mortgage Rates of 2021 | ConsumersAdvocate.org; accessed May 5, 2021.

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

1. Land Use Controls

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

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

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

- Chapter 16.10 (Residential Districts) of the Zoning Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multi-family sites from a growing trend by developers to construct single family homes on medium and high density zoned properties.

- Chapter 16.13 (Mixed Use) of the Zoning Code was added in June 2015 to allow for high density housing within commercial properties.

- Chapter 16.10.140 (Accessory Dwelling Units) of the Zoning Code was amended in February 2021 to allow Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADA) consistent with state law.

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

- Agricultural/Ranches (0.2 dwelling unit per acre [du/ac])
- Rural Residential (2 du/acre)
- Low Density Residential (6 du/acre)
- Medium Density Residential (12 du/acre)

- High Density Residential (25 du/acre)
- Very High Density Residential (35 du/acre)
- Mixed Use Residential (35 du/acre)

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

Table 3-1 Residential Development Standards: Chino Hills

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

Table 3-1 Residential Development Standards: Chino Hills

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

Notes:
safe = Square Footage
ft. = Feet
N/A = Not Applicable

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

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

Specific Plan District: The City Zoning Code (Chapter 16.64) specifies provisions for the adoption and amendment of Specific Plan. The Shoppes at Chino Hills Specific Plan includes an eight (8) acre Mixed Use District. This district (known as the Shoppes II site) allows high density residential for a maximum Floor Area Ratio (FAR) of 2.25; a maximum height of 70 feet to roofline and 80 feet to top of architectural features; and minimum setbacks of 10 feet on all sides. The

Shoppes II site is vacant, has an average slope of less than 10%, and is a suitable site for very high density residential development.

Zoning Map: Figure 3-1, City of Chino Hills Zoning Map, shows the locations of these zones. The Agriculture/Ranches zones contain areas of significant topography with average slopes of over 20%. Most of the PD zoned residential areas in the western and southern portions of the City also contain substantial topography, and the residential development within these zones are clustered in the flatter areas of the sites.

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

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

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

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

To date, the City has had no request for a group, transitional or supportive home for more than 6 services. Although there is currently no evidence that this requirement is a constraint, Section VI. Housing Plan (specifically, Policy H-4.3 Metrics) of this Housing Element commits to amending the City Zoning Code to allow for group homes of more than 6 persons for disabled persons by right in areas zoned for multifamily and mixed use; and to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code.

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

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

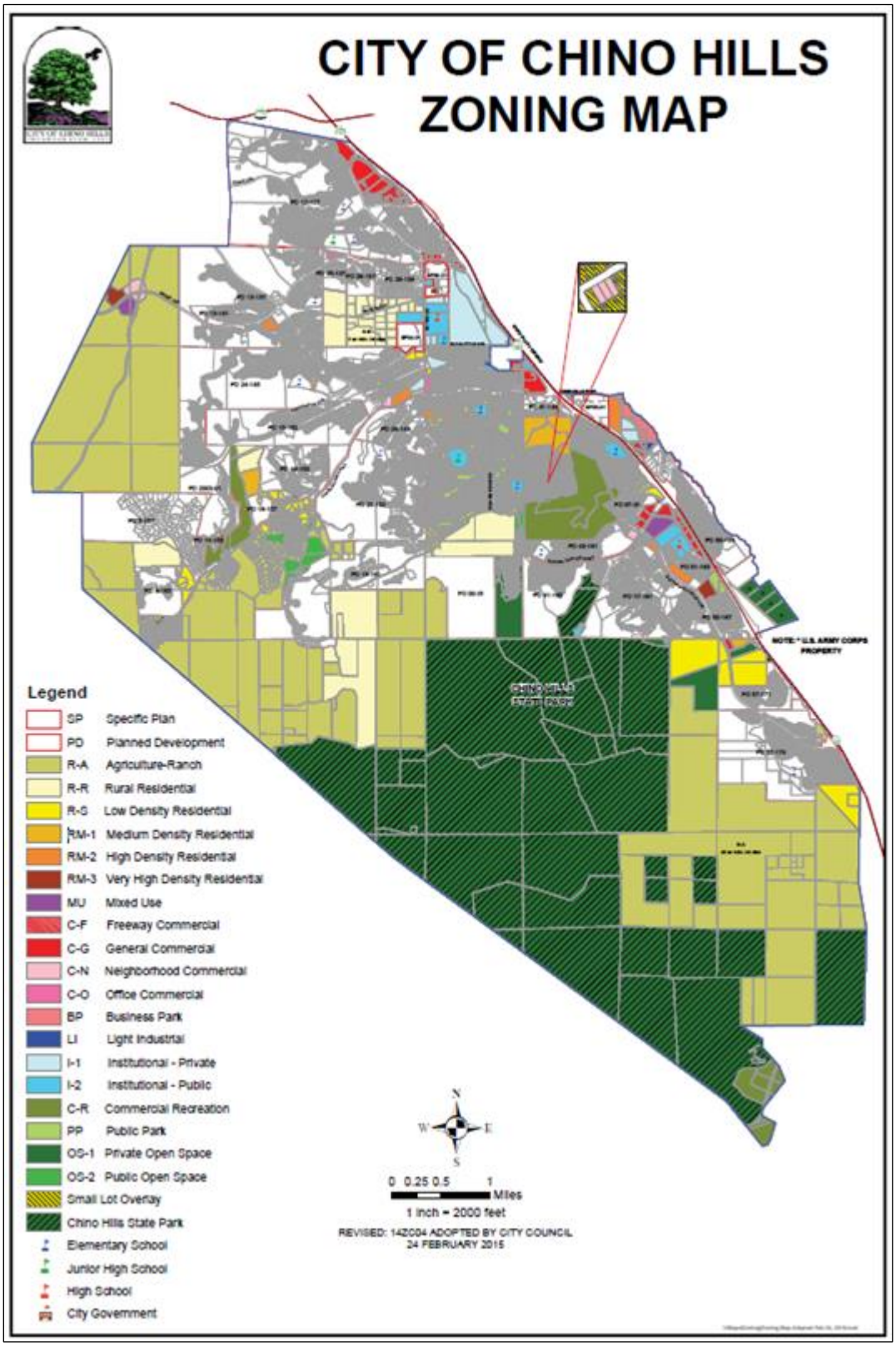


Figure 3-1. City of Chino Hills Zoning Map

Emergency Shelter: According to the City Zoning Code, "emergency shelter shall have the same meaning as that term is defined in Health and Safety Code § 50801, which currently is defined to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

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

An emergency shelter could locate within an existing structure, or if new construction is proposed, the emergency shelter would be subject to development standards of the Business Park and Light Industrial Districts zone. These standards are:

- Minimum lot size of 10,000 square feet
- Front setback to building of 25 feet
- Side setbacks of 10 feet or 20 feet to street
- Rear setbacks of 0 feet, except to residential which can be reduced to 0 feet if approved by City and Fire District
- No maximum floor area ratio
- No maximum height.

Currently, the City adopted parking standard for emergency shelters is 1 space per 4 beds. This parking standard is considerably less than other Business Park zoned uses, which is 1 space per 250 square feet of office; 1 space per 500 square feet of manufacturing; and 1 space per 1,000 square feet of warehouse. Parking for emergency shelters is calculated based on a survey of adjacent cities to accommodate typical staffing needs.

However, the City recognizes that pursuant to AB 139, this existing parking standard needs to be revised to be based on the needs of staff working in the emergency shelters rather than the number of shelter beds. The City commits to revising this parking standard consistent with state law. This commitment is included in Policy H-4.4 Metrics, Section VI.B of the Housing Element.

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

There are four hotels in the City, all of which are under twenty years old. Each of these hotels have experienced steady occupancy and it is unlikely that they would be available for transition

[14] HUD Housing Choice Voucher Program Guidebook, November 2020; Special_Housing_Types Updated_November 2020.pdf (hud.gov) sets a standard SRO size of 110 square feet per room. The 150 square foot per person homeless shelter size is intended to allow for additional common area to effectively shelter a person.

to an SRO within this eight (8) year planning cycle. The City is committed to allowing opportunity for SRO development and allow for SROs in the Business Park zone subject to a Conditional Use Permit. Development standards that specify the parameters for review and approval of SRO applications have been completed and were adopted by the City Council in March 2013. Some of the 19.34 acres of Business Park land that would be available for emergency shelter housing would also be available for SRO development.

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

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

- "Junior accessory dwelling unit" means a unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence or its attached garage. A junior accessory dwelling unit shall be provided with exterior access independent from the primary dwelling unit. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. A junior accessory dwelling unit shall provide an efficiency kitchen, which includes a cooking facility with appliances, kitchen sink, and food preparation counter and storage cabinets that are of reasonable size in relation to the unit.

- "Accessory efficiency dwelling unit" means a second dwelling unit within a residential or mixed-use property with independent living facilities (including a combined living and sleeping area; bathroom facilities consisting of a bath/shower, toilet and sink; and a full or partial kitchen) and that is located on the same lot as a primary dwelling unit. (As used in this section, a partial kitchen shall consist of a sink and refrigeration facility.) An accessory efficiency dwelling unit may be detached from, attached to, or contained entirely within the primary dwelling unit. An accessory efficiency dwelling unit shall be for occupancy by not more than two (2) persons. An efficiency dwelling unit, as defined herein, shall be considered an accessory dwelling unit.

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

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

- Apartments in the RM-1, RM-2, and RM-3 zoning districts: 2 spaces per unit, with one space required to be covered, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus l additional space for each additional l00 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents.

- Duplex, multifamily condominiums, town houses, and similar developments in the RM-1, RM-2, and RM-3 zoning districts: 2-car garage or carport for each unit, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus l additional space for each additional l00 units or fraction thereof, plus 2 additional spaces dedicated for post office delivery and mail pick-up by residents.

- Mobilehome Park: 2 spaces per unit, plus one guest space for every 2 units, plus 2 spaces for each on-site sales or rental office.

- Single-family Dwelling Unit in RA, RR, RS, and MU[1] zoning districts:

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

  Notes:
  [1] Shared parking permitted in MU zones
  [2] The square footage excludes the garage space
  [3] Unless existing as a carport

- Emergency Shelter: 1 space for every 4 beds.

As summarized in the Section III.B.6, Summary of Governmental Constraints, below, this Housing Element commits the City to Zoning Code amendments to reduce parking standards and set emergency shelter parking based on staffing needs instead of number of shelter beds.

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

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

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

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

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

project;

- For each one percent (1%) above ten percent (10%) in the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty- five percent (35%) for the total project.

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

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

Chapter 16.10.130 of the Chino Hills Zoning Code addresses density bonuses and other incentives for affordable housing projects. Section VI. Housing Plan (specifically, Policy H-1.2 Metric) commits to updating its Zoning Code to comply with current State Density Bonus Law (Government Code Section 65915).

SB 35 Streamline Ministerial Approval Process: California Senate Bill 35 (SB 35) requires local entities to streamline the approval of certain housing projects by providing a ministerial approval process. Chino Hills is in the process of preparing written procedures to address SB 35 requirements. . Section VI. Housing Plan (specifically, Action H-1.2.3 and Policy H-1.2 Metric) commits to preparing procedures for streamlined residential development processing consistent with State law, including SB 35, and make the streamlined procedures readily available to developers and the public including posting on the City website.

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

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

Building Code: The City of Chino Hills has adopted and follows the 2019 California Building Code and 2019 Residential Code. In adopting the Code, the City included one amendment applicable to residential development. This amendment is as follows:

> Fire Resistant Roofing: The roof covering on any structure regulated by this Code shall be Class "A" as classified in Section 1505.2 except that repairs of and additions to existing structures, which repairs and additions require the replacement or installation of no more than twenty-five percent (25%) of the total roof area in any twelve-month period, may be made using material to match the existing roof.

Much of Chino Hills is in a Fire Hazard Overlay. The most recent fire was in July 2019, which burned 154 acres and one home. Class “A” roofing material is required by the State Fire Marshal in any Fire Hazard Zone. Although this roofing material may be more expensive initially, it tends to last longer than class B or C so over the long run it proves less expensive. The City has not received complaints from residential builders regarding the cost of the Class “A’ roofing material.

Land Use Control Impacts: Chino Hills land use controls allow for wide range of housing types and densities. Three of the City’s land use districts allow for very high density residential development, including:

- RM-3, Very High Density Residential: Maximum residential density of 35 dwelling units per acre, and a maximum height of 42 feet.
- Mixed Use Residential: Maximum residential density of 35 dwelling units per acre, and a maximum height of 80 feet.
- Shoppes Specific Plan: Maximum residential density of 2.25 FAR (approximately 60 dwelling units per acre), and a maximum height of 70 feet.

To date, the City has 7 multifamily projects that have developed at densities of 20 dwelling units per acre or greater. As listed in Table 4.4 in Section IV of this Housing Element, these projects include the Heights 1 Apartments, Le Park Condos, Rolling Ridge Apartments, Village Oaks Apartments, Capriana, Avalon Bay Apartments and Crossings of Chino Hills Apartments. The Avalon Bay and Crossings of Chino Hills apartments developed under the default density parameters of the 5th Cycle Housing Element. Developers have been anxious to build in Chino Hills and have moved forward unconstrained by the City’s development standards, including height and parking. The City’s land use controls have not impacted cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.

2. Residential Development Fees

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

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

Fee Name	Timing	Fee Rate	Application
Development Impact Fees			
Traffic Facilities Impact Fee	Building Permit	$261.71	Dwelling unit

Table 3-2. Residential Development and Planning Fees: Chino Hills			
Fee Name	**Timing**	**Fee Rate**	**Application**
Water Facilities Impact Fee	Building Permit	$7,363.46 – single-family	Dwelling unit
Water Facilities Impact Fee	Building Permit	$5,153.85 – multi-family	Dwelling unit
Sewer Facilities Impact Fees	Building Permit	$530.31	Dwelling Unit
Storm Drain Facilities Impact Fee	Building Permit	$1,447.44	Dwelling unit
General City Facilities Impact Fee	Building Permit	$1,914.47	Dwelling unit
Existing Facilities Impact Fee	Building Permit	$11,450	Dwelling unit
Parks/Rec Quimby Fee	Building Permit	$ 2,588.97	Dwelling unit
Traffic Impact Fee	Building Permit	$554.60 – single-family	Dwelling unit
Traffic Impact Fee	Building Permit	$385.38 – multi-family	Dwelling unit
Affordable Housing In-Lieu – Multi-Family Residence	Building Permit	$1/s.f. (not to exceed 1,000 per unit)(1)	Dwelling unit
Affordable Housing In-Lieu – Single Family Residence	Building Permit	$1/s.f. (not to exceed 3,500 per unit)	Dwelling unit
Outside Agency Development Impact Fees that the City Collects as a Pass-through			
Special Tax "A"	Building Permit	$5,399.80	Dwelling unit
Inland Empire Utilities Agency Fee - Sewer	Building Permit	$7,379	Dwelling unit
Building Permit Fees – New Residential Development			
Building Permit Authorization – Single Lot	Building Permit	$2,501/TDA(2)	Dwelling unit
Building Permit Authorization – Commercial & Multi-Family	Building Permit	$5,955/TDA	Project
Soils Report Review (Single-Family Lot)	Building Permit	$595/TDA	Dwelling unit
Soils & Geology Review (Tract)	Building Permit	$5,000/TDA	Project
Design Review – Custom Home	Entitlement	$6,431/TDA	Dwelling unit
Planning Permit Fees			
Design Review – Tract	Entitlement	$14,262/TDA	Project
General Plan / Zoning Map Amendment		$15,244/TDA	Project
Environmental Review	Entitlement	Actual Cost for Outside Consultant /TDA	Project
Site Plan Review	Entitlement	$23,891/TDA	Project
Tentative Parcel Map	Entitlement	$8337/TDA	Project
Tentative Tract Map	Entitlement	$23,819/TDA	Project

Notes:
(1) s.f. = square feet
(2) TDA is a trust deposit cost recovery account through which actual City staff costs are charged.

Based on the above development and impact fees, average per unit fees are calculated in Table 3-3, below. As shown in the table, total City fees for a single family house is approximately $44,098 per unit, and for a multifamily development is $27,553 per unit. A current review of average sale prices in Chino Hills, show a median single family house price of about $1,100,000, and a median townhome/condominum price of about $625,000.[15] Based on these sale price averages, City development and impact fees represent about 4% of the cost for a single family house and a multifamily housing unit. These fees are similar to those charged by adjacent cities and do not represent a constraint to residential development.

Table 3-3. Typical Per Unit Residential Development: Chino Hills

Fee	**Single Family** (based on a per unit estimate of a 160 D.U. project)	**Multiple Family** (based on a per unit estimate of a 300 D.U. project)
Entitlement Fees		
Design Review – Tract (Single Family only)	$ 89	$ -
General Plan / Zoning Map Amendment (If required)	$ 95	$ 51
Environmental Review (If required	$500	$ 267
Site Plan Review (Multifamily only)	$ -	$ 80
Tentative Parcel Map (Multifamily only)	$ -	$ 28
Tentative Tract Map (Single Family only)	$ 149	$ -
Sub-Total	*$ 833*	*$ 426*
Development Impact Fees		
Traffic Facility Fee	$262	$262
Traffic Impact Fee	$555	$385
Water Facility Fee	$7,363	$5,154
Sewer Facility Fee	$530	$530
Storm Drain Facility Fee	$1,447	$1,447
General Facility Fee	$1,914	$1,914
Parks & Recreation Facility Fee	$2,589	$2,589
Existing Infrastructure Fee (EIF)	$11,450	$11,450
Affordable Housing In-Lieu Fee	$2,500	$1,000
Sub-Total	*$28,610*	*$24,731*
Building Fees		
Geotechnical Report Review	$5,000	$278
Building Permit Fees	$6,810	$1,746
Grading Inspection Fee	$247	$28
Building Permit Authorization	$2,598.00	$344
Sub-Total	*$14,655*	*$2,396*
Total Fees	***$44,098***	***$27,553***

3. Site Improvements

Standard width of a local street in Chino Hills is 60 feet for a public street and 50 feet for a private street. Because Chino Hills is largely built out, streets and utilities are largely in place. Most multifamily developments that have occurred during recent years have street improvements already in place, and are required to install 5-foot sidewalks at its street frontage if none are in place. Internal access roads within multifamily developments require a minimum width of 26 feet to accommodate emergency access vehicles. Water, wastewater and storm drainage systems

[15] Zillow; Chino Hills CA Townhomes & Townhouses For Sale - 3 Homes | Zillow; 2 bedrooms and 3 bathrooms - Chino Hills Real Estate - Chino Hills CA Homes For Sale | Zillow; accessed September 17, 2021.

with mulitfamily developments typically install private connections to adjacent public utilities. These types of site improvements are typical of residential development in similarly largely built-out communities, and is not a constraint to residential development.

4. Local Processing and Permit Procedures

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

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

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

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

Site Plan Approval Processing: Site plan and design review procedures for projects have been established in Section 16.76 of the Zoning Code and are intended to streamline the residential development process. The site plan approval process is a judiciary action and applies to multi-family and mixed use developments. This process involves a review through the City's PRC, with a recommendation by the Director of Community Development, which is then forwarded to the Planning Commission for review and approval. Approval of a site plan review is based on the following findings: a) that the proposed uses are consistent with the General Plan; b) that the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures; c) that the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed; d) that the proposed use complies with all applicable development standards of the zoning district; and e) that the proposed use observes the spirit and intent of this Zoning Code.

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

Enhanced Architectural Treatment.

a) The ornamentation of the facades and variation in the massing of the structures give them richness and scale. All residential units shall include enhanced architectural treatment on all elevations (i.e., three hundred sixty (360) degree architecture) that are visible from any street and/or common area within a development, unless otherwise approved by the Planning Commission through the design review process. Long, flat, uninterrupted exterior walls or roof planes shall be avoided on all structures. All walls of the houses shall have "relief" to create visual interest and to cast shadows. Enhanced architectural treatment includes porches, tower elements, balconies, ornamented chimneys, and other highly articulated architectural features.

b) Variation in the roof planes and use of ornamental elements on the roof is encouraged. Such variation may be achieved by changes in plane and/or the use of traditional roof forms such as gables, hips, sheds, and dormers. When appropriate to the architectural style, moderate roof overhangs of at least eighteen (18) inches shall be provided in order to create strong shadow lines. Both vertical and horizontal articulation of each individual roof is encouraged; long, unbroken rooflines are to be avoided. Rooflines are to be representative of the design and scale of the units under them. The pitch and scale of the roof is to be in proportion to the size of the house. The bulk of a building may be reduced by breaking the roof form into smaller parts. Flat roofs are generally discouraged, unless they are appropriate to the architectural style. Roof mounted equipment is prohibited.

c) Materials. The choice and mix of materials on the facades of the houses and the garage doors is important in providing an attractive living environment. Any materials applied to the exterior elevation shall be integrated into the overall architecture of the building so that the materials do not appear to be artificial or otherwise tacked onto the structure. Piecemeal embellishment and frequent changes in the type of materials applied to the building exterior shall be avoided. Whenever a building can be viewed from any street and/or common areas within a development, the visible elevations shall be architecturally treated, unless otherwise approved by the Planning Commission through the design review process.

d) Vents and Downspouts. Roof flashing, rain gutters, and downspouts, vents, and other roof protrusions shall be finished to match the adjacent materials and/or colors. The use of copper, bronze, verdigris, or aged finishes is encouraged.

e) Equipment Screening. Roof-mounted equipment is prohibited. Any equipment placed on the ground shall be shielded and architecturally screened from view from on-site parking areas, on-site common areas within the development, any street from a point immediately adjacent to the site, and adjacent residentially zoned properties at the same elevation. The method of equipment screening shall be architecturally compatible with the design of the house in terms of materials, color, shape, and size. Satellite dishes, air conditioners and pool equipment shall not be located in the front yard; rather, they shall only be located in the rear and side yards so as to be screened from view of the adjoining properties and the street.

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

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

Typical Processing Procedures: The typical processing procedures for residential development applications are outlined in Table 3-3 below. These time frames are largely driven by CEQA

requirements, are consistent with State law, and are similar to other cities in the region. These State CEQA requirements, which are established to protect the environment, also make the development process more lengthy and more expensive. As noted above, Chino Hills attempts to expedite CEQA reviews by retaining outside consultants. However, these processing constraints are largely outside local control.

Table 3-4. Typical Processing Procedures for Residential Development: Chino Hills

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

5. Posting of Standards and Fees

All codified zoning, development standards, fees, and applications, including those related to residential development, are posted on the City Community Development Department's website. City staff updates the website on a regular basis as zoning, standards, fees, and/or applications are updated, in compliance with California Government Code Section 65940.1 (AB 1483). As a policy of the City adopted General Plan, the City has an on-going program to convert Planned Development (PD) documents developed under the County to traditional zoning. This program is intended to clarify PD development standards and to make them more accessible to the public.

Section VI. Housing Plan (specifically, Action H-1.2.8 and Policy H-1.2 Metrics) of this Housing Element commit to the continued posting of standards and fees in compliance with AB 1483.

6. Summary of Governmental Constraints to Housing

To date, multifamily development has achieved densities of over 20 du/ac given the City's existing development standards, including height and parking. The RM-3 zone allows heights of up to 42 feet, the Mixed Use Residential zone allows heights of up to 80 feet and the Shoppes Specific Plan allows heights of up to 70 feet. Both the Mixed Use Residential zone and Shoppes Specific Plan allow for reduced parking standards and/or shared parking. In addition, many of the City's Planned Development (PD) zones allow for increased heights and densities. Section IV.D.8 of

this Housing Element includes a discussion of the City's existing multifamily sites and their ability to achieve densities of over 20 du/ac given existing City development standards. However, the City recognizes that, consistent with state policies, building height and parking can be a constraint to housing, specifically high density housing.

To ensure City development standards continue to accommodate residential density of over 20 dwelling units per acre, the City commits to amending its Zoning Code within three years to include the following:

- Establish minimum densities of 20 du/acre in the RM-3 zone.
- Adopt an overlay zone that will set minimum densities of designated Lower Income RHNA sites.
- Adjust RM-3 development standards to allow for reductions in minimum parking, building separation, setbacks, open space and/or FAR standards, and/or increased building heights to accommodate minimum residential densities of 20 du/ac.
- Review high density residential development standards annually as part of its annual General Plan reporting process to ensure minimum residential densities of 20 du/ac are achieved.
- Allow for additional development standard adjustments within the overlay zone for projects committed to providing housing affordable to lower income households.
- Update applicable City Zoning Code provisions consistent with current State laws, including state legislation regarding emergency shelter parking, group homes of more than six persons, and density bonuses.

Section VI. Housing Plan (specifically, Policy H-1.2, H-4.3 and H-4.4 Metrics) of this Housing Element commits the City to these Zoning Code amendments.

C. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

Section II.E.2 of this Housing Element discusses persons and households with disabilities in the City of Chino Hills. About 4% of the City's population are disabled, the most common disability is ambulatory, and 41% of Chino Hills disabled residents are employed. The greatest concentration of disabled persons in the City reside in the central eastern portion which contains some of the City's more affordable housing, including two mobile home parks and the older Los Serranos neighborhood.

Section IV.C.d of this Element discusses fair housing complaints in Chino Hills and notes that the majority of fair housing complaints (30 or 68%) were regarding disability status. Chapter 16.47 of the Chino Hills Zoning Code provides a process through which individuals with disabilities can request reasonable accommodations to various City laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents with disabilities that are requesting a reasonable accommodation. The Zoning Code outlines procedures for both Minor and Major reasonable accommodations:

- Minor Reasonable Accommodation means "any deviation requested and/or granted from the strict application the City's laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations of this Title, and which can be removed or terminated in ninety (90) days or less after the need for the reasonable accommodation ends."

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

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

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

All new housing in Chino Hills complies with current State Building Code requirements for disabled access in compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs.

Permanent supportive housing of 6 or fewer persons is permitted by right in the Chino Hills Zoning Code . These types of group homes often are residential care facilities for disabled persons. To facilitate residential care facilities for more than 6 persons, the City commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code, which would expand affordable housing and care opportunities for disabled persons. With inclusion of this Zoning Code update, City policies and practices will not constrain housing opportunities for people with disabilities.

D. INFRASTRUCTURE CONSTRAINTS

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

1. Water and Wastewater

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

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

The City of Chino Hills 2020 Urban Water Management Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out. The UWMP, which was adopted June 2021, includes the City's 6th Cycle RHNA allocation plus ADU projections within its assessment of future water system requirements. The UWMP identifies adequate water supply and conveyance capacity systems to accommodate expected City growth inclusive of the RHNA and ADU projections.

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

Wastewater treatment within the City is provided by the Inland Empire Utilities Agency (IEUA) through two treatment plants: Regional Plant No. 5 (RP-5) (on Kimball Avenue in Chino) and the Carbon Canyon Plant (on Chino Hills Parkway). The Conservation Element establishes policies intended to maintain adequate wastewater capacity to meet current and projected City demands. The City maintains a Water, Recycled Water, and Sewer Master Plan that was prepared in 2005 to accommodate expected City buildout. The City is in the process of updating the Sewer Master Plan to assess future water system requirements. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA and ADUs will increase City buildout and affect future wastewater collection and treatment. Updated population and housing projections have been prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan.

Water and Sewer Priority: The City and its partner water and wastewater service providers have procedures to grant priority water and sewer service to developments with units affordable to lower-income households consistent with Government Code Section 65589.7. The City commits to immediately delivering this 6th Cycle Housing Element to its water and sewer service providers upon the Element's adoption. This commitment is carried forward as a policy of this Housing Element.

2. Water Conservation and Clean Water

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

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

3. Other Infrastructure

Some level of site improvement is required for virtually all new residential development in the City. This can vary from minor leveling of a building pad and installation of water and sewer lines to major grading of the site and the installation of new access roads and utility mains. Site improvements may also include curb, gutter and sidewalk installation and underground utility installation. For major public improvements (streets, streetlights, water, sewer, storm drain) needed to serve new residential development, the developer funds, installs and then dedicates

these improvements to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" as part of home rental or sales rates. When these improvements are for private streets and infrastructure improvements, the developer passes on these costs to the future residents through either a homeowners association or the rental costs. However, such infrastructure costs are similar for adjacent cities in southern California. Although these costs are a barrier to affordable housing, they are not unique to Chino Hills.

4. Fire and Police Services

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

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

E. GEOLOGICAL AND OTHER ENVIRONMENTAL CONSTRAINTS

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

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

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

Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons and floodplains. These areas contain Chino Hills State Park, geologic hazards and sensitive biological habitat. As a result of these geological and environmental constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of the City land area, along its eastern border. These geologic and environmental constraints result in lower housing yields. As discussed above, the very little remaining vacant unconstrained land. There are only approximately twelve (12) properties, totalling 99.8 acres, of undeveloped land remaining with a less than 10% slope. Of these properties, the three (3) largest properties have entitlements or active project applications, leaving a total of 27.5 acres distributed across the remaining nine vacant properties. Development of a hillside site is more costly and proceeds slowly compared to development in more level areas of

the City and surrounding communities. The lack of vacant, developable land in Chino Hills is a very significant constraint to housing, especially affordable housing.

F. AT RISK HOUSING

The City does not have any housing units developed under federal or state government housing production or financing programs, and consequently, there is no risk of government assisted low income units converting to market rate during this planning period.[16]

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

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

$1,383 to $1,975 per month depending on the size of the household, with an average affordable rent of $1,679[17]. The gap between the median rent and the average affordable rent for a median income household is $457 per month. To fill the gap for all 25 median income units for 20 years, similar to the current density bonus term, an approximately $2,742,000 subsidy would be required.[18]

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

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

[16] SCAG Pre-Certified Local Housing Data for Chino Hills

[17] Average affordable median income rent is calculating by averaging the rents for the four listed median income household size groups.

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

IV. ASSESSMENT OF AFFIRMATIVELY FURTHERING FAIR HOUSING

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

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

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

A. SUMMARY OF DEMOGRAPHICS

1. Population Characteristics

As discussed in Section II of this Housing Element, Community Profile, in comparison to surrounding jurisdictions and the County of San Bernardino, the City of Chino Hills has experienced moderately high growth during the past decade. As shown previously in Table 2-1, between 2010-2019, the City of Chino Hills' population grew 12.1%, while surrounding jurisdictions grew between 0.3 and 20.9%.

Age distribution in Chino Hills is largely similar to surrounding jurisdictions. (Reference Table 2-2.) Persons under 18 years of age comprise about 23% of Chino Hills' population and persons 65 years and older comprise about 11.5% of Chino Hills' population, suggesting a need for both family housing and smaller homes that would allow Chino Hills residents to downsize their living accomodations as they age and remain in the community.

Compared to the County and surrounding cities, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. (Reference Table 2-3.) Chino Hills' population is comprised of 47.7% White alone; 3.7% Black or African American alone; 0.7% American Indian and Alaskan Native alone; 35.2% Asian alone; 0.1% Native and Other Pacific Islander alone; 4.6% Two or More Races; 28.8% Hispanic or Latino; 29.5% White alone, not Hispanic or Latino.

2. Household Characteristics

Chino Hills median household income is among the highest in the County. As shown previously in Table 2-6, Chino Hills has higher median household income and a lower percent of persons in poverty than its neighboring cities and the County. This comparative income data indicates that the average Chino Hills household has a comparable or higher access to the housing market than its surrounding communities.

Average household size in Chino Hills has decreased in recent years; it was 3.19 persons per occupied residential unit in 2019, 3.25 persons per occupied unit in 2010, and 3.33 persons per occupied unit in 2000. Chino Hills' current household size is about average compared to its neighboring cities and the County. (Reference Table 2-7). Incidents of overcrowding in Chino Hills is minimal for owner households, with 2.7% of the City's owner households defined as overcrowded. For the County, 5.5% of owner households are defined as overcrowded. (Reference Table 2-7.) For renter households, overcrowding affects 9.2% of Chino Hills households, compared to 14.6% for the County. Housing Cost Burden

As shown previously in Table 2-8, 37.9% of Chino Hills households pay more than 30% of their income on housing costs, which is about average when compared to neighboring cities and the County. For all jurisdictions, the incidences of overpayment for housing costs are higher for renter households, and the cost burden increases as the incomes of households decrease. For Chino Hills lowest income households, especially extremely low income renter households, housing cost burden can be significant. The race/ethnicity with the highest share of extremely-low income households, and presumably housing cost burden, is Black non-Hispanic followed by Asian and other non-Hispanic. (Reference Table 2-12.)

As shown in Figure 4-4 in Section IV.C.3, below, the areas of the City with 10-20% of the population with incomes below the poverty level are in the central eastern portion of the City. As shown in Figure 4-2 in Section IV.C.3 below, this is also the area in the City with the largest concentration of Hispanic residents. This area contains two of the City's mobile home parks (Lake Los Serranos Mobile Home Park and Rancho Monte Vista Mobile Home Park) and the Los Serranos neighborhood. The Lake Los Serranos Mobile Home Park is a 55+ residential community, and the Los Serranos neighborhood is one of the older communities in the City, with about 5% of the homes pre-dating 1945 and many built prior to 1970. The City consistently allocates substantial amounts of its CDBG and other grant funds toward infrastructure projects in the Los Serranos neighborhood.

3. Special Needs

Based on Special Needs analysis in Section II.F. of this Housing Element, 65.8% of Chino Hills' seniors have incomes below the median: 16.2% having incomes 30% below the median, 21% having incomes 30-50% below the median, and 20.0% having incomes 50-80% below the median. (Reference Table 2-13.) This large percentage of lower income among Chino Hills seniors suggest a need for affordable senior housing, as well as services such as free or low-cost meals and transportation. The need to continue and expand housing and support services for disabled persons is also identified.

Although Chino Hills' percentage of overcrowding in rental housing is not high when compared to neighboring cities and the County of San Bernardino, there may be a need for more 3-bedroom floor plans in high density rental apartment developments to increase affordable housing options for large households. For female-headed, single parent and lower income households, there is a need for quality affordable childcare, and policies that support affordable housing and locating childcare, medical, and recreational services close to housing.

Homelessness is a growing concern throughout the state and region. In Chino Hills, the reported homeless population remains at about 4 persons. (Reference Table 2-13.) There has been a recent citing of a homeless person camping in the dumpster of a commercial center. In response to this recent and similar citings, the San Bernardino Sherriff Department reaches out through the Homeless Outreach and Proactive Enforcement (H.O.P.E.) program, which is a pro-active approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population.

Chino Hills is aware of the need to provide support services to area homeless persons. Priorities and goals established in the City of Chino Hills 2020-2025 Consolidated Plan to address homelessness include: actively participate in local and regional homeless advocacy groups to ensure a comprehensive countywide network of services, including transitional and permanent supportive housing, meals, and social and medical support services.

B. OUTREACH

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

1. Housing Element Update Outreach

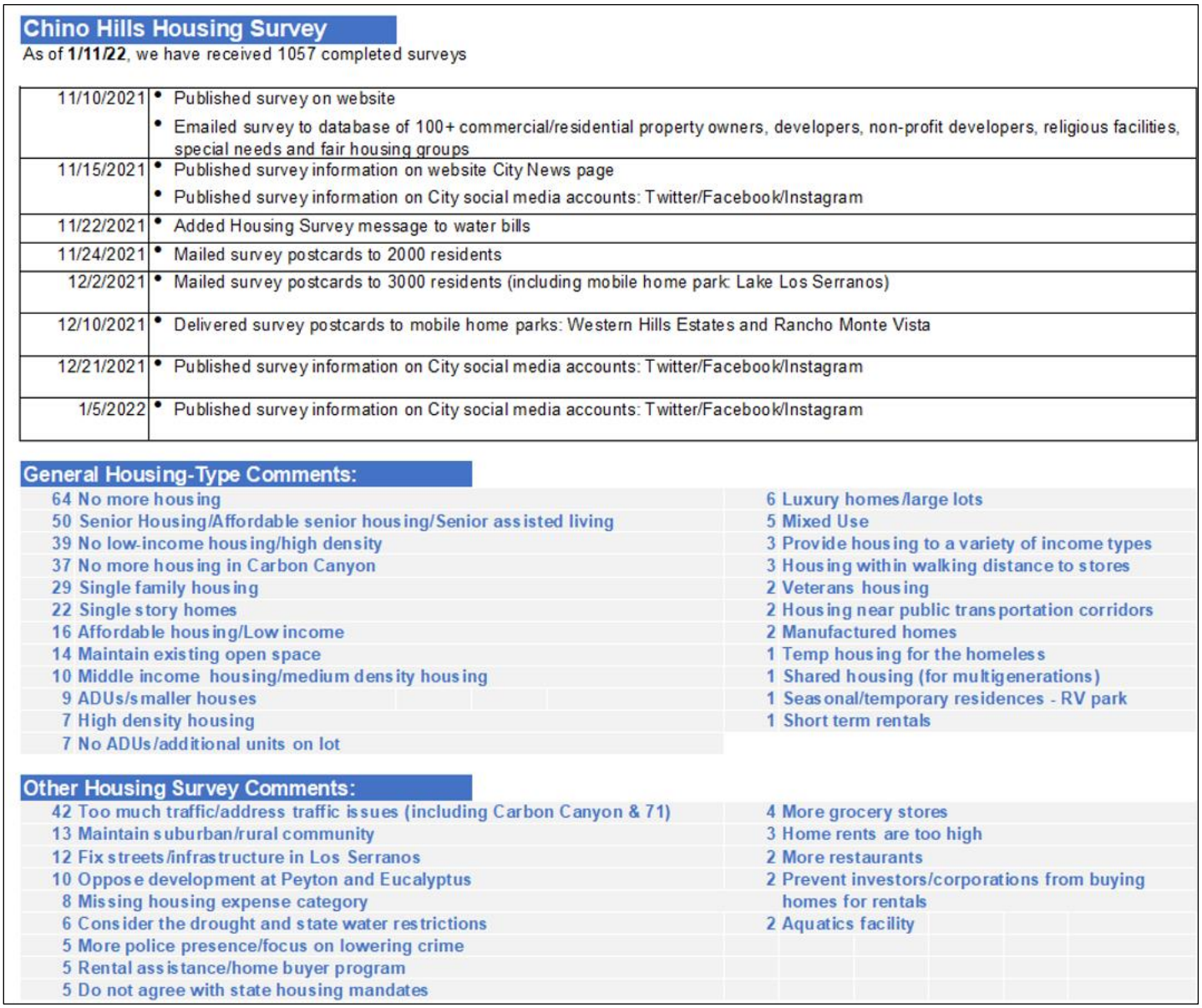
Public Workshops: Between February and June 2021, the City held eight public workshops to inform the community and interested parties about the Housing Element Update process. These workshops were designed to inform the community about the RHNA, available sites, housing law requirements, local housing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

To ensure all potentially interested parties were informed of the Housing Element Update and public workshops, prior to each workshop, the City directly contacted over 100 key stakeholders, including property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, fair housing, and special needs groups. (The list of entities contacted are listed in Appendix A, Attachment A-1.) In addition, prior to each workshop, the City sent out E-notifications to 2,565 website subscribers, placed quarter page ads in the local newspaper, issued press releases, and distributed flyers. The City also created and maintained a dedicated City webpage to keep the public informed about the Housing Element Update process. The webpage included press releases, staff reports, PowerPoint presentations, and an overview of the Housing Element and RHNA process. A summary of the comments received during the Housing Element Update process are included in Appendix A, and the written comments and City responses received are included in Appendix A, Attachment A-2.

At each of the eight public workshops, 30 to 40 members of the community attended. For Chino Hills, this is a high percentage of attendance. The City attributes the high attendance rate to both its outreach efforts and the availability of ZOOM participation. Community input received during the Housing Element workshops focused on the need to: distribute high density housing throughout the City; provide affordable housing for seniors and workers; retain the vitality of commercial centers while adding high density mixed use housing.

Survey: The City also conducted a housing survey targeted at reaching extremely low, very low, and low income households, and special needs groups. The survey requested specific information on housing and service conditions and needs. The survey was easily accessible on the City website. To reach targeted groups, the City reached out via email to local nonprofit housing groups, religious facilities, fair housing, and special needs groups; and via survey notification postcards to residents of neighborhoods identified as having a greater concentration of lower income households and/or residing in older and lower cost housing, including the City's oldest neighborhoods, Los Serranos and Sleepy Hollow. Direct mailing or hand delivery of the survey notices were also delivered to residents of the City's three mobile home parks. Notifications of the survey were also sent out via the City's e-notify process, water bill inserts, press releases, and through an article in the local Chino Champion newspaper.

A summary of the survey results are presented in Figure 4.1, below. In general, the survey demonstrates a strong support for senior housing and affordable senior housing, and mixed opinions about the amount and type of housing needed in the community. Detailed information regarding the survey is provided in Appendix A of this Housing Element. Each of the persons included on the City survey email list or who have requested notification will also be invited to future housing and General Plan update workshops that the City plans to hold throughout the Housing Element and subsequent General Plan and Zoning Amendment process.



Chino Hills Housing Survey

As of **1/11/22**, we have received 1057 completed surveys

11/10/2021	• Published survey on website • Emailed survey to database of 100+ commercial/residential property owners, developers, non-profit developers, religious facilities, special needs and fair housing groups
11/15/2021	• Published survey information on website City News page • Published survey information on City social media accounts: Twitter/Facebook/Instagram
11/22/2021	• Added Housing Survey message to water bills
11/24/2021	• Mailed survey postcards to 2000 residents
12/2/2021	• Mailed survey postcards to 3000 residents (including mobile home park: Lake Los Serranos)
12/10/2021	• Delivered survey postcards to mobile home parks: Western Hills Estates and Rancho Monte Vista
12/21/2021	• Published survey information on City social media accounts: Twitter/Facebook/Instagram
1/5/2022	• Published survey information on City social media accounts: Twitter/Facebook/Instagram

General Housing-Type Comments:

64 No more housing	6 Luxury homes/large lots
50 Senior Housing/Affordable senior housing/Senior assisted living	5 Mixed Use
39 No low-income housing/high density	3 Provide housing to a variety of income types
37 No more housing in Carbon Canyon	3 Housing within walking distance to stores
29 Single family housing	2 Veterans housing
22 Single story homes	2 Housing near public transportation corridors
16 Affordable housing/Low income	2 Manufactured homes
14 Maintain existing open space	1 Temp housing for the homeless
10 Middle income housing/medium density housing	1 Shared housing (for multigenerations)
9 ADUs/smaller houses	1 Seasonal/temporary residences - RV park
7 High density housing	1 Short term rentals
7 No ADUs/additional units on lot	

Other Housing Survey Comments:

42 Too much traffic/address traffic issues (including Carbon Canyon & 71)	4 More grocery stores
13 Maintain suburban/rural community	3 Home rents are too high
12 Fix streets/infrastructure in Los Serranos	2 More restaurants
10 Oppose development at Peyton and Eucalyptus	2 Prevent investors/corporations from buying homes for rentals
8 Missing housing expense category	2 Aquatics facility
6 Consider the drought and state water restrictions	
5 More police presence/focus on lowering crime	
5 Rental assistance/home buyer program	
5 Do not agree with state housing mandates	

Figure 4-1. Chino Hills Housing Survey

2. Analysis of Impediments to Fair Housing Choice (AI) Outreach

Local communities, such as Chino Hills, that receive grant funds from the United States Department of Urban Development (HUD) through its entitlement process satisfy this obligation by performing an "Analysis of Impediments to Fair Housing Choice." This analysis requires communities to evaluate barriers to fair housing choice and develop and implement strategies and actions to overcome any identified impediments based on their individual histories, circumstances, and experiences. Through this process, local entitlement communities promote fair housing choices for all persons, including classes protected under the Fair Housing Act,

provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choices, and promote housing that is physically accessible and usable by persons with disabilities.

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

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

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

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

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

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

<u>What are the greatest fair housing needs in the community?</u>

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

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

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

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

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

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

1) All of Chino Hills is considered desirable. It is safe and has a varied housing stock. The flip side is that the price of living is higher than surrounding areas.
2) Affordability is the main barrier. Discrimination is not common.
3) Government officials understand the need for affordable housing, but the public may have some confusion between affordability and Section 8 housing. More education is needed.
4) There is a high level of expense. Off of Pipeline, near Los Serarnos area, the crime is a little higher, but the newer housing there is in the $500,000 - $600,000 range. Those in need are generally forced out.
5) The City's transit system hits the main streets in Chino Hills and Chino. It hits the main commercial areas and schools. There are no impediments to moving to these areas.

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

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

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

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

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

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

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

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

C. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

1. Impediments To Fair Housing

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

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

Contributing Factors	Recommended Activities, Goals
Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes	
Rising housing costs threaten to displace working young adults and low-income senior residents.	• Support federal programs such as the Low Income Housing Tax Credit (LIHTC) program, and work with developers to use LIHTC for affordable housing development. • Continue to commit grant funds and General Fund resources toward resident education on home maintenance, and repair/maintenance grants to households. • Taking advantage of the recent changes in state law that allow Accessory Dwelling Units.

Table 4-1. Fair Housing Goals and Activities: Chino Hills	
Contributing Factors	**Recommended Activities, Goals**
Resident efforts to protect community character may slow or prevent the development of new affordable housing.	• Convene a committee or other group of local stakeholders to discuss strategies for increasing the supply of affordable housing in Chino Hills and preserving of existing affordable units. • Continue to collect fees for the provision of affordable housing through the City's Affordable Housing In- Lieu Fee program.
Impediment 2: Community Policies and Public Opinion Limit Affordable Housing	
Zoning policies and topography issues increase housing development costs, making affordable housing development less likely.	• Hold public workshops to assess and develop strategies to meet the City's RHNA requirements, including options that incorporate rezoning, upzoning, and other code changes to encourage development of affordable housing.
"Not In My Backyard" (NIMBY) attitudes preclude affordable housing development in some areas.	• Develop and deliver community education around the concept of affordable housing and its cultural and economic value to the community.
Impediment 3: Continued Need for Neighborhood Infrastructure and Public Improvements	
Continued need for neighborhood reinvestment and cleanup in the Los Serranos neighborhood, which is designated as a 2010 low- and moderate- income census tract.	• Continue to fund projects that develop, expand, or improve sidewalks, parks, trails, and other public facilities in low- and moderate-income census tracts. • Continue code enforcement efforts. Combine these efforts with access to housing rehab programs to support low-income residents in making required improvements to housing. • Increase marketing of available housing rehab resources to residents to increase awareness of these resources as part of code enforcement in low- and moderate-income areas.
Impediment 4: Continued Need for Fair Housing Education	
Stakeholder input and survey responses indicate that more fair housing education is needed for the general public and landlords/rental property managers	• In-house or through a contracted provider such as the Inland Fair Housing and Mediation Board, design and coordinate delivery of a fair housing education program in English and Spanish that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities.

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

<u>Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes</u>

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

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

Impediment 2: Community Policies and Public Opinion Limit Affordable Housing

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

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

Impediment 3: Continued Need for Neighborhood Infrastructure and Public Improvements

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

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

Impediment 4: Continued Need for Fair Housing Education

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

2. Fair Housing Complaints

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

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

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

The Inland Fair Housing and Mediation Board receives federal funds to conduct education and outreach, complaint intake and conciliation, fair housing investigation and testing, and referral of housing discrimination complaints. In August 2021, the Board provided summary data of fair housing complaints received from Chino Hills residents, during the period October 1, 2013 through June 20, 2021. As shown in Table 4.2, below, during this time period, the Board received 44 complaints from Chino Hills residents. The majority of fair housing complaints (30 or 68%) were regarding disability status. Most of these complaints (32 or 73%) were resolved by the Board by providing information. HCD AFFH Data Viewer provides additional information on fair housing enforcement and outreach.[19] This data also shows no recorded incidents in Chino Hills of FHEO inquiries, race bias, disability bias or other cases

Table 4.2. Fair Housing Complaint Data Compiled by Inland Fair Housing and Mediation Board for the Period October 1, 2013 through June 30, 2021: Chino Hills

Protected Class	Number of Complaints		
	Provided Information	Provided Conciliation Services	TOTAL NUMBER OF COMPLAINTS
Race	2	1	3
Disability	22	8	30
Familial Status	2	1	3
Sex	1	1	2

[19] AFFH Data Viewer (arcgis.com); accessed July 1, 2021.

National Origin	4	0	4
Color	0	0	0
Religion	0	0	0
Sexual Orientation	1	1	2
Marital Status	0	0	0
Source of income	0	0	0
Arbitrary	0	0	0
Age	0	0	0
TOTAL	32	12	44

D. INTEGRATION, SEGREGATION, CONCENTRATIONS OF POVERTY, AND DISPARITIES IN ACCESS TO OPPORTUNITY

This section analyzes patterns of segregation by racial/ethnic groups, income, familial status, overcrowding, and persons with disabilities for Chino Hills, and how these patterns compare to the region. Regional data regarding fair housing has been compiled by SBCTA "Regional Assessment of Fair Housing". SBCTA places Chino Hills in the West Valley area of the County, which also includes Chino, Montclair, Ontario, Rancho Cucamonga and Upland.

1. Integration/Segregation

Areas with high concentrations of race may be susceptible to segregation and discrimination. This section assesses such concentrations in the City and region.

Chino Hills: As discussed above, Chino Hills has a racially mixed population, with no one race comprising more than 50% of the population. As shown below in Figure 4-2, Predominant Population – Chino Hills, no race is predominant in Chino Hills, but Asians have a sizeable majority in the northern portion of the City; Whites have a sizable majority in the central section of the City; and Hispanics have a sizable majority in the eastern portion of the City. No African American or Native American majorities are identified in the City.

As discussed previously, for the five-year period August 1, 2014 through August 31, 2019, HUD received and processed one complaint regarding alleged discriminatory housing actions in the City of Chino Hills. Filed February 9, 2017, the complainant alleged discrimination based on disability and identified the following discriminatory acts or practices, recorded as the discriminatory issues: Discriminatory refusal to rent; discriminatory terms, conditions, privileges, or services, and facilities; and failure to make a reasonable accommodation. However, after investigation, HUD dismissed the complaint on January 29, 2018, after making a "no cause" determination. From November 1, 2014 through November 31, 2019, the DFEH reported that it had received no formal complaints of housing discrimination originating within the jurisdiction of Chino Hills. HCD AFFH Data Viewer provides additional information on fair housing enforcement and outreach.[20] This data also shows no recorded incidents in Chino Hills of FHEO inquiries, race bias, disability bias or other cases.

Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3 and H-1.4 Metrics) of this Housing Element commits to providing a diversity of affordable housing types located in all areas of the City.

[20] AFFH Data Viewer (arcgis.com); accessed July 1, 2021.

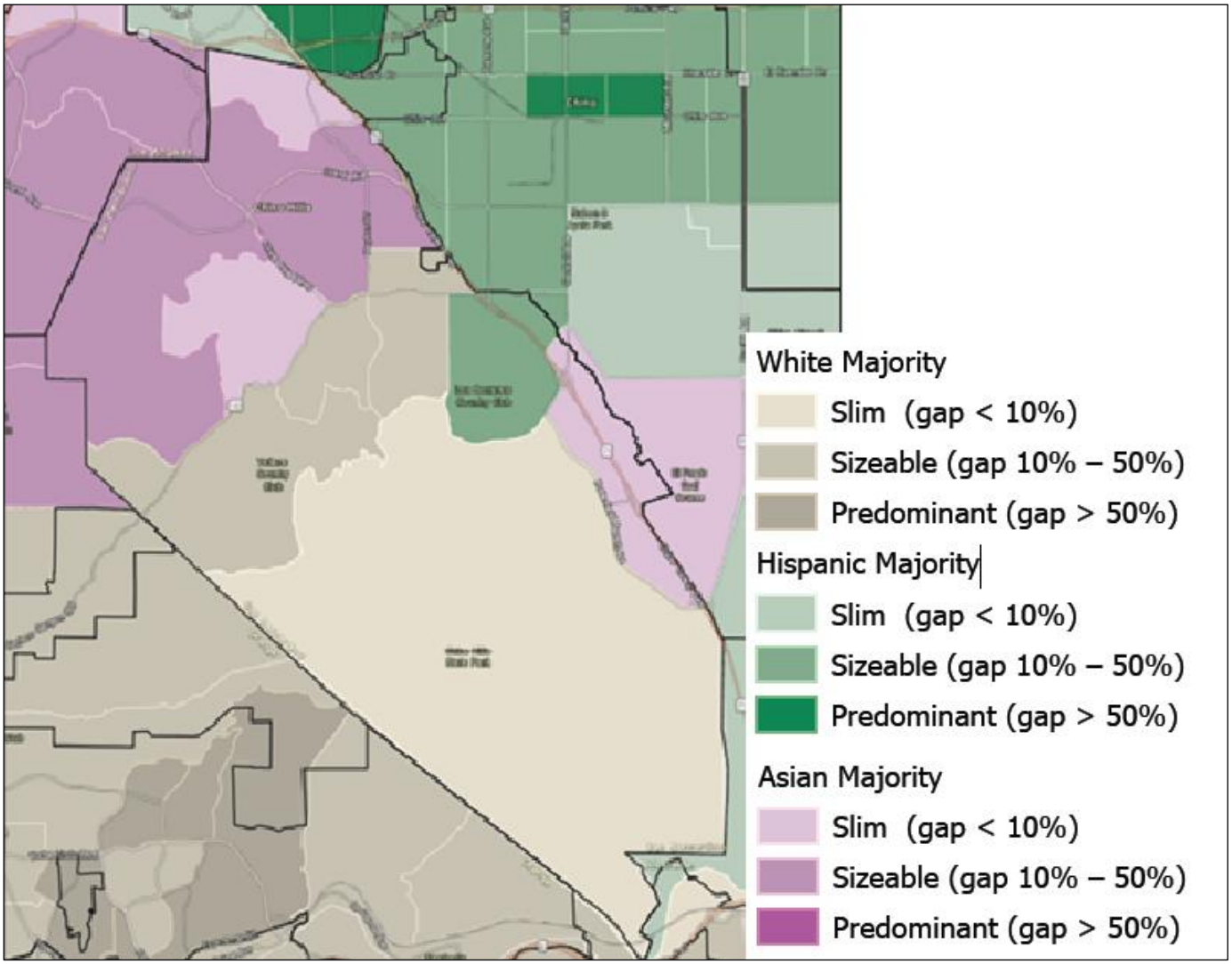


Figure 4-2. Predominant Population – Chino Hills (Source: HCD AFFH Data Viewer)

Region: Regarding race and ethnicity, minor decreases in the White and Black populations occurred in the West Valley at 10 percent and 2 percent, respectively. Substantial increases in the American Indian/Alaskan Native, Asian, and Native Hawaiian/Pacific Islander populations occurred at 49 percent, 41 percent, and 66 percent, respectively. Within the West Valley region, sizable Hispanic populations occur in each of the cities, with predominant Hispanic majorities occurring in City of Ontario neighborhoods.

In general, subregions in the County (except the Mountain subregion) have low to moderate levels of segregation. As shown below in Figure 4-3, Areas of High Segregation and Poverty – West Valley Region, a few areas of segregation and poverty are noted in areas of the region, but no areas of segregation and poverty are identified in Chino Hills.

For the 2015-2020 period, the County reports that HUD received and processed two FHEO complaints regarding alleged discriminatory housing actions in the West Valley region, one which was dismissed and the other which was settled and dismissed following mediation. For the period 2011-2021, the County reports that the DFEH received 13 formal complaints of housing discrimination, of which 7 were regarding disability, 1 regarding race, 2 regarding national origin, 1 regarding sexual harassment, 1 regarding quid pro quo and 1 regarding income.

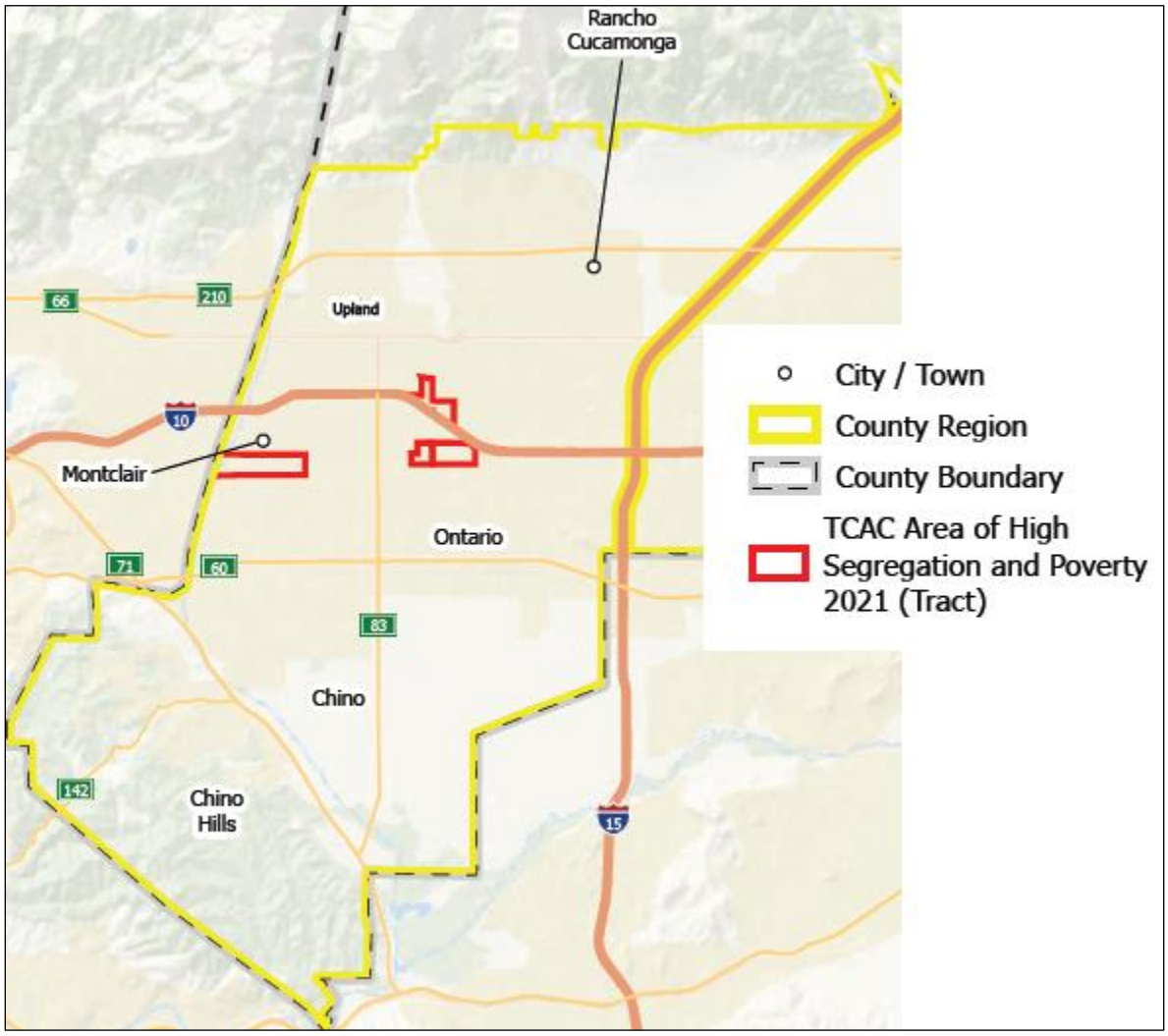


Figure 4-3. Areas of High Segregation and Poverty – West Valley Region
(Source: SBCTA "Regional Assessment of Fair Housing")

2. Racially and Ethnically Concentrated Areas of Poverty

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are defined as census tracts comprising 50 percent or more minority residents and where the poverty rate is either 40 percent or above, or three times the average poverty rate for the metropolitan area, whichever is lower.

Chino Hills: Figure 4-4, Percent of Population Below Poverty Level – Chino Hills, below, identifies areas of Chino Hills in which 10-20% of the population live in poverty. These areas are located in the central portion of the City, which contains two of the City's mobile home parks, one of which is a senior (aged 55+) community, and the City's older Los Serranos neighborhood. This is also the area in the City with the largest concentration of Hispanic residents. HCD AFFH data does not identify R/ECAP areas within the City. (Reference Figure 4.5, below.)

Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3, H-1.4, and H-2.4 Metrics) of this Housing Element commits to providing and maintaining a diversity of affordable housing types located in all areas of the City.

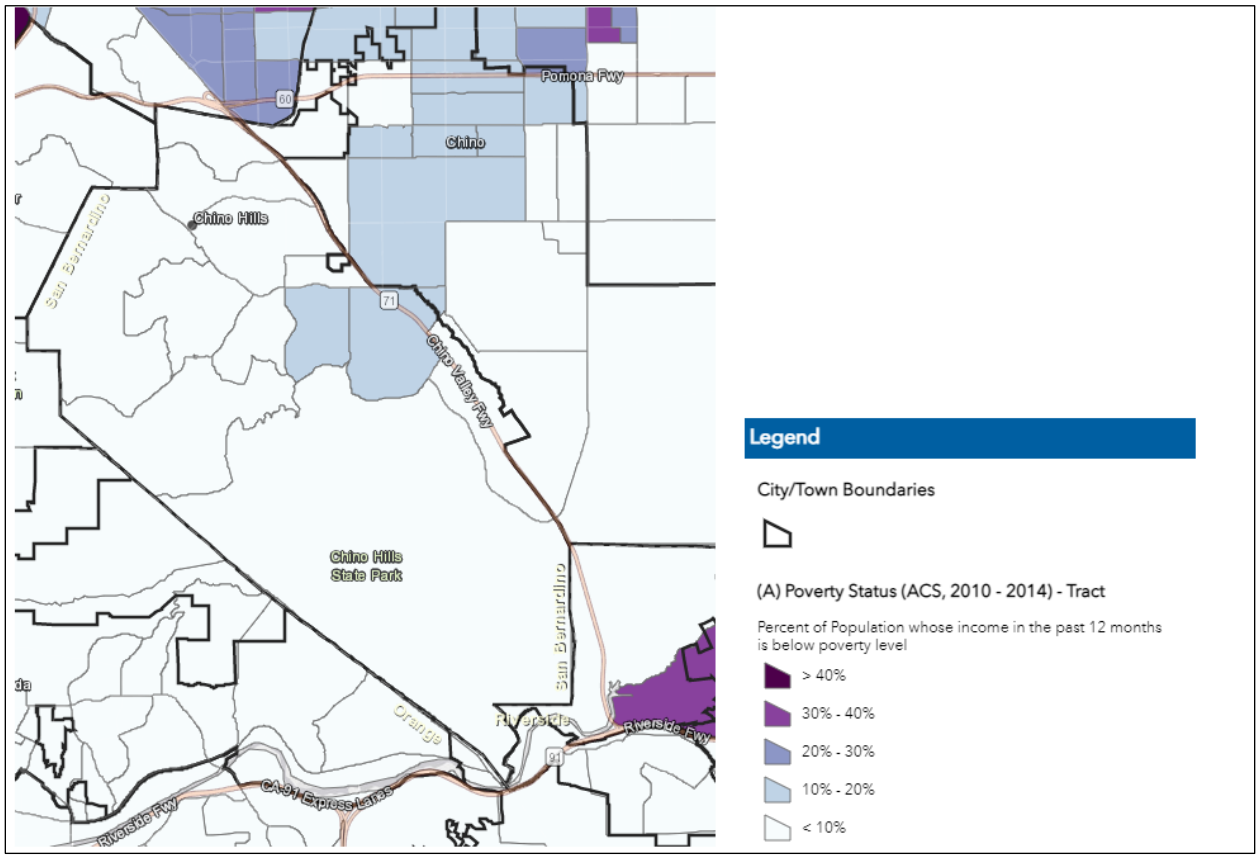


Figure 4-4. Percent of Population Below Poverty Level – Chino Hills
(Source: HCD AFFH Data Viewer)

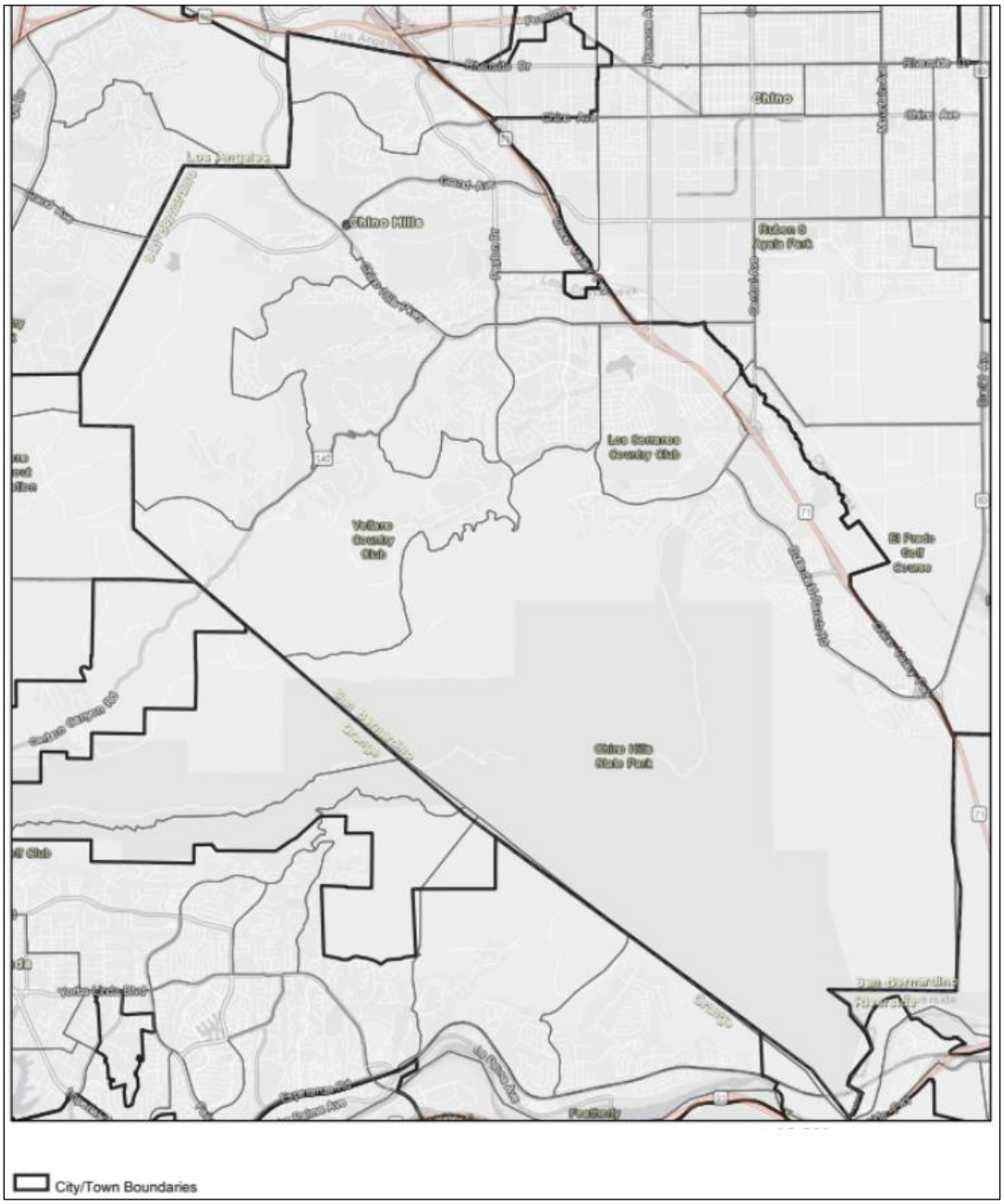


Figure 4.5. Racially or Ethnically Concentrated Areas of Poverty – Chino Hills
(Source: HCD AFFH Data Viewer)

Region: There are several R/ECAPs throughout the County. In the West Valley region, R/ECAPs are concentrated in the City Ontario.(Reference Figure 4-6, Areas of R/ECAP – West Valley Region.) This figure also illustrates that there are no identified R/ECAPs in Chino Hills.

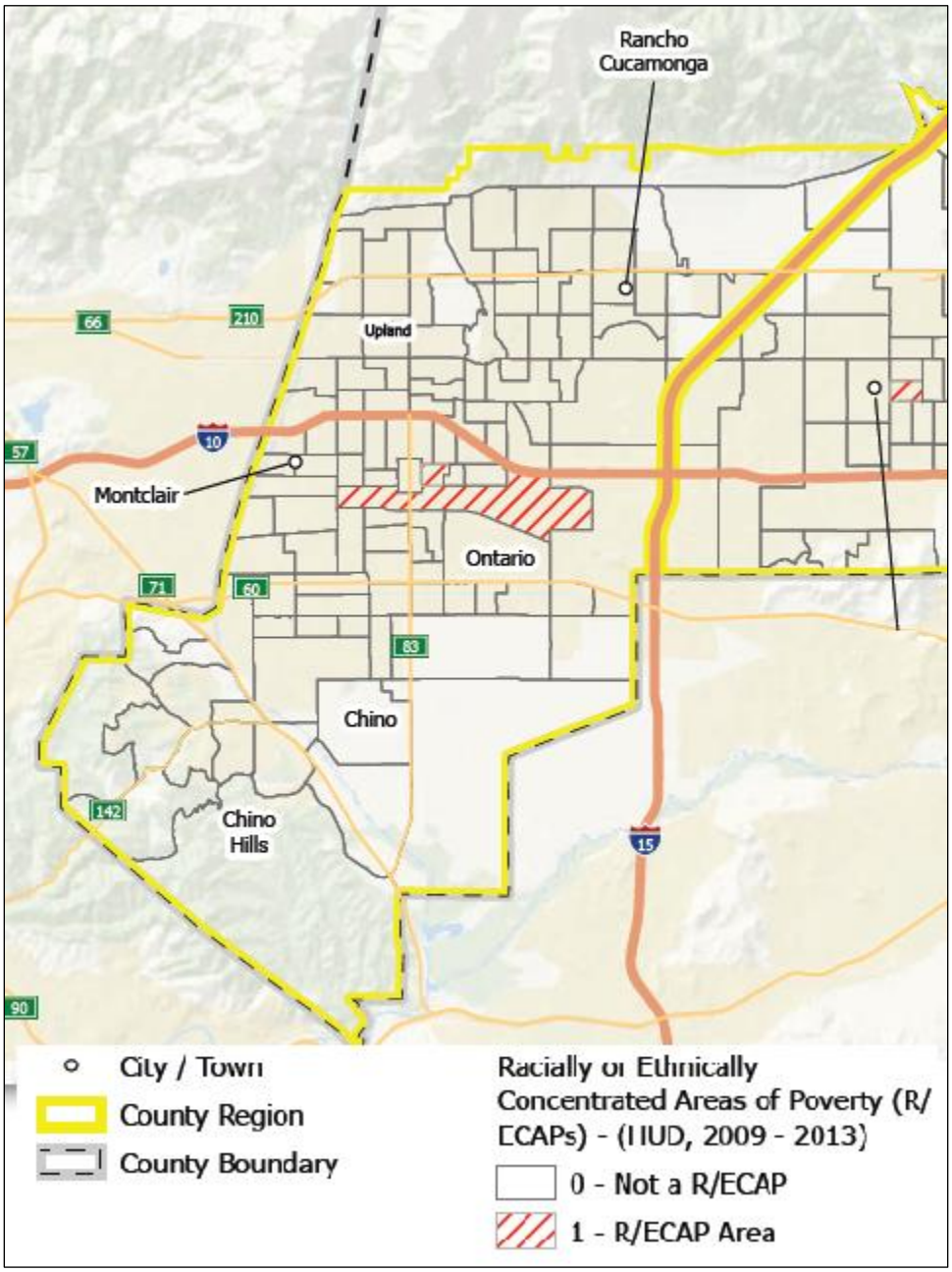


Figure 4-6. Areas of R/ECAP – West Valley Region
(Source: SBCTA "Regional Assessment of Fair Housing")

3. Concentrations of Areas with Disabled Persons

As discussed previously, physical, mental, and/or developmental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. People with disabilities are more likely to be located in areas with less opportunity, and are susceptible to housing discrimination.

Chino Hills: Figure 4-7 below, shows the distribution of disabled population in the City. Concentrations of disabled persons, consisting of 0-20%, are located in the central eastern portion of the City. This area, similar to the areas of the City with the highest concentrations of poverty (Figure 4.4, above) contains some of the City's more affordable housing, including two of the City's mobile home parks: Lake Los Serranos Mobile Home Park, a 55+ community, and Rancho Monte Vista Mobile Home Park. This area also contains the Los Serranos neighborhood which is one of the older communities in the City.

As discussed previously, a 2017 fair housing complaint alleging discrimination based on disability was filed in Chino Hills and later dismissed.

City efforts to provide adequate housing for disabled persons include a Reasonable Accommodations ordinance, Chapter 16.47 of the Zoning Code, which provides a process through which individuals with disabilities can request reasonable accommodations under various City laws, rules, policies, practices and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents requesting a reasonable accommodation. In addition, all new housing in Chino Hills complies with current State Building Code requirements for disabled access. Through its City website, Chino Hills promotes transit and other services available to disabled residents, including reasonable accommodation requests, legal aid, and rental assistance information.

Section VI. Housing Plan (specifically, Policy H-4.3 Metrics) of this Housing Element commits to continuing and expanding housing and support services for disabled persons. The Housing Plan (specifically, Policies H-1.2, H-4.2 and H-4-3 Metrics) of this Housing Element also commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code, which would expand affordable housing and care opportunities for disabled persons.

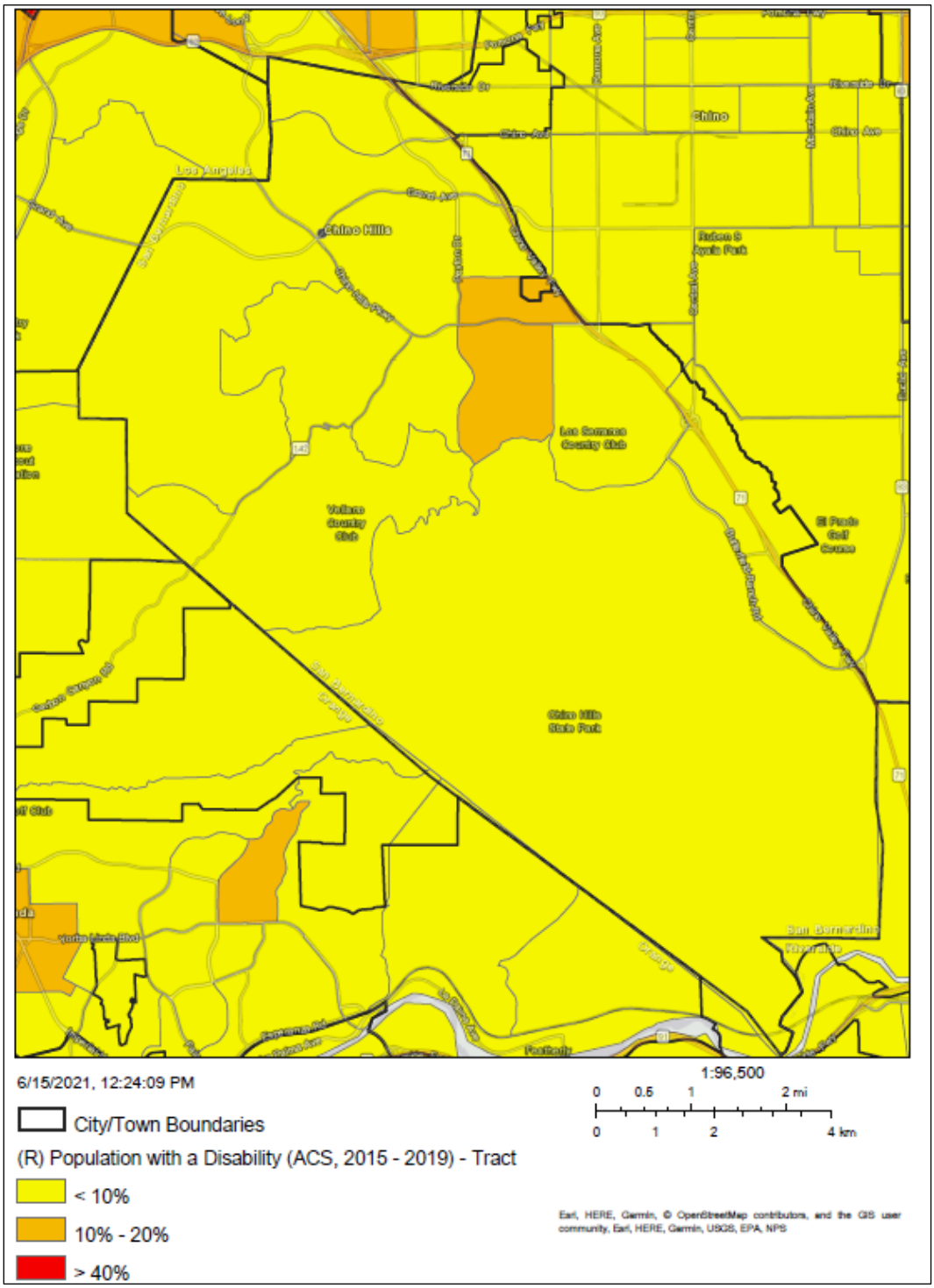


Figure 4-7. Population with a Disability 2019 - Chino Hills

(Source: HCD AFFH Data Viewer)

Region: Within the region, there are numerous areas with low levels of disabled population (10-20%). (Reference Figure 4-8, Population with a Disability 2019 – West Valley Region.) This figure illustrates that Chino Hills has a generally low or comparable percentage of disabled persons when compared to the region.

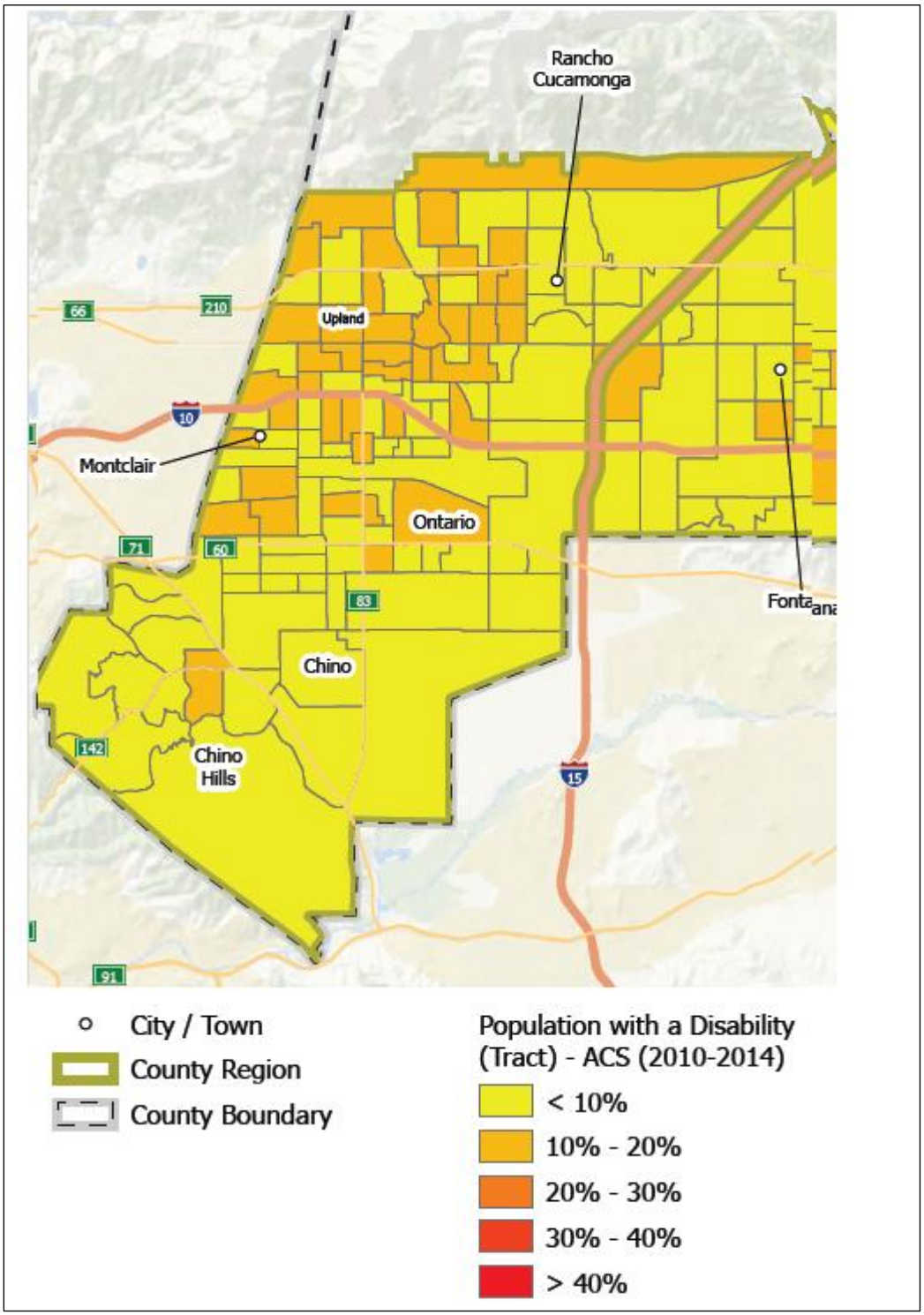


Figure 4-8. Population with a Disability 2019 – West Valley Region
(Source: SBCTA "Regional Assessment of Fair Housing")

4. Familial Status Concentrations

Familial status refers to the presence of children under the age of 18 and the marital status of the head of household. Single-parent households are protected by fair housing law. In addition, female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Concentrations of single parent families and female headed households are considered low at 20-40%, moderate at 40–60%, high at 60-80%, and very high above 80%.

Chino Hills: As previously shown in Figure 2-2, within Chino Hills, there are low level concentrations (20-40%) of female headed households with children and with no spouse/partner in the north, central and eastern portions of the City. These locations have concentrations of higher density housing, including small lot single family, townhomes and multifamily, which are generally more affordable options than traditional detached single family houses.

Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-2.4 and H-4.1 Metrics) of this Housing Element commits to providing a diversity of affordable housing types, maintaining the City's existing affordable housing stock, and providing services to meet all special needs groups, including female headed households.

Region: Within the region, there are numerous areas with low levels of female headed households with children and with no spouse/partner. (Reference Figure 4-9, Percent of Female Headed Households with Children and with No Spouse/Partner – West Valley Region.) Within the West Valley Region, there is one area with a moderate percentage of these designated female headed households, in Upland. Figure 4-8 illustrates that Chino Hills has a generally low percentage of these designated female headed households compared to the region.

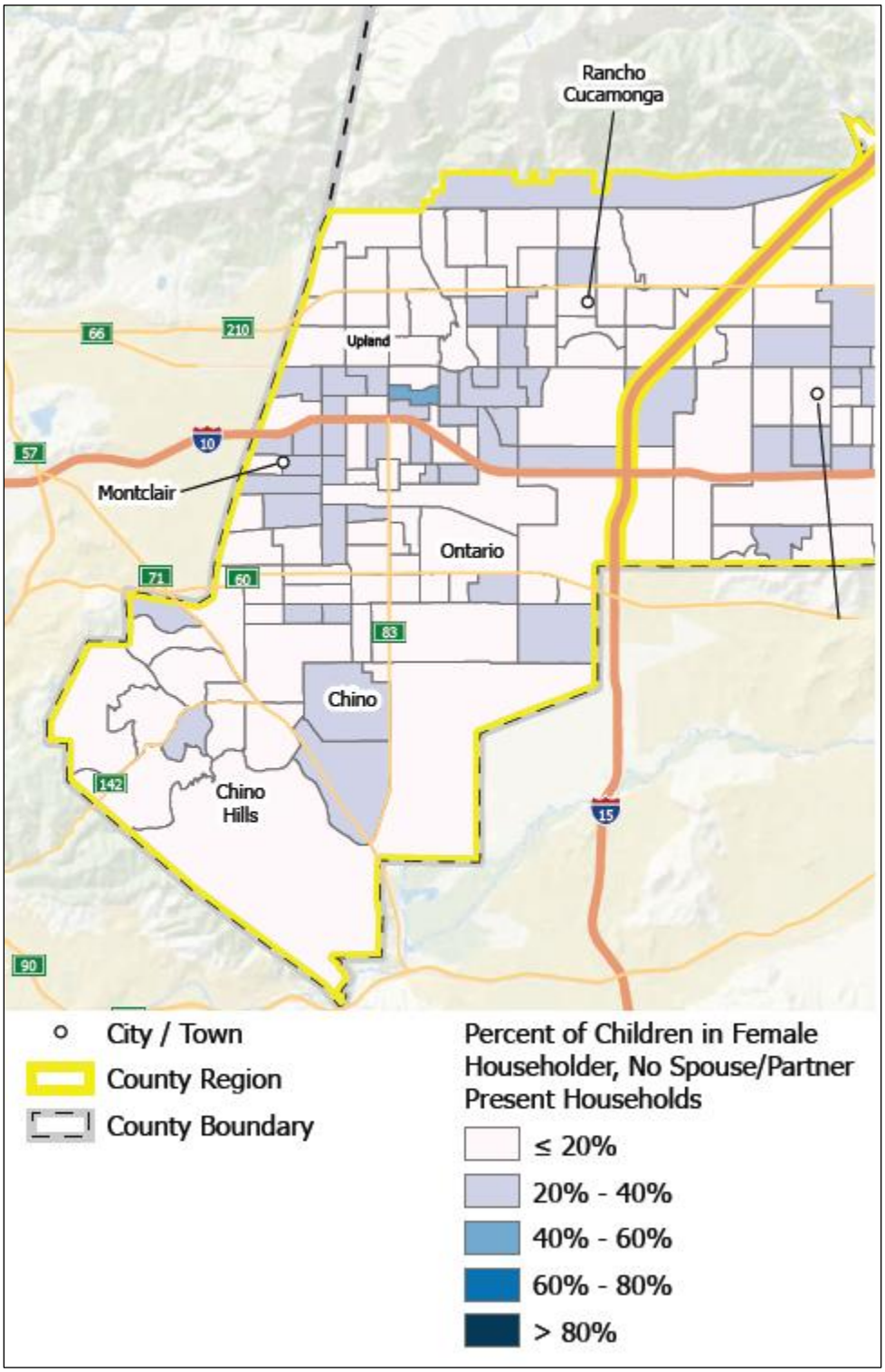


Figure 4-9. Percent of Female Headed Households with Children and with No Spouse/Partner – West Valley Region

(Source: SBCTA "Regional Assessment of Fair Housing")

5. Concentrations of Overcrowding

As discussed previously, overcrowding can be another indicator of housing affordability. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways, and porches.

Chino Hills: As shown in Figure 4-10, below, available data does not show substantial or disproportional areas of severe overcrowding.

Section VI. Housing Plan (specifically, Policy H-1.2) of this Housing Element commits to providing a diversity of affordable housing types, including floor plans with 3+ bedrooms.

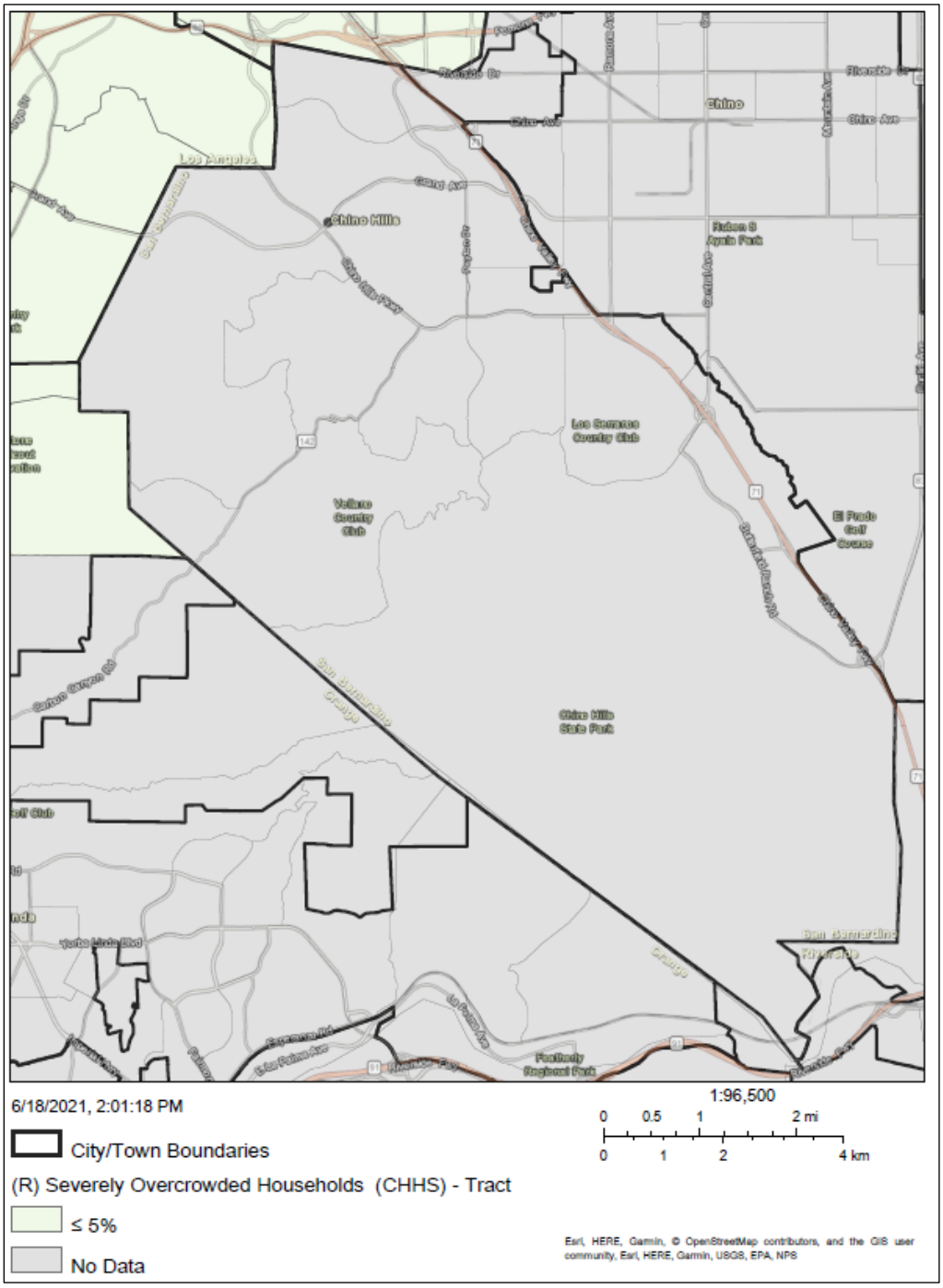


Figure 4-10. Severely Overcrowded Households – Chino Hills

(Source: HCD AFFH Data Viewer)

Region: Within the region, there are numerous areas of overcrowding, with some areas with over 70% of the households living in overcrowding conditions. (Reference Figure 4-11, Overcrowded Households – West Valley Region.) Within the West Valley Region, there are notable

concentrations of overcrowding in Ontario. Figure 4-10 illustrates that Chino Hills appears to be the one city within the region with no concentrations of overcrowding.

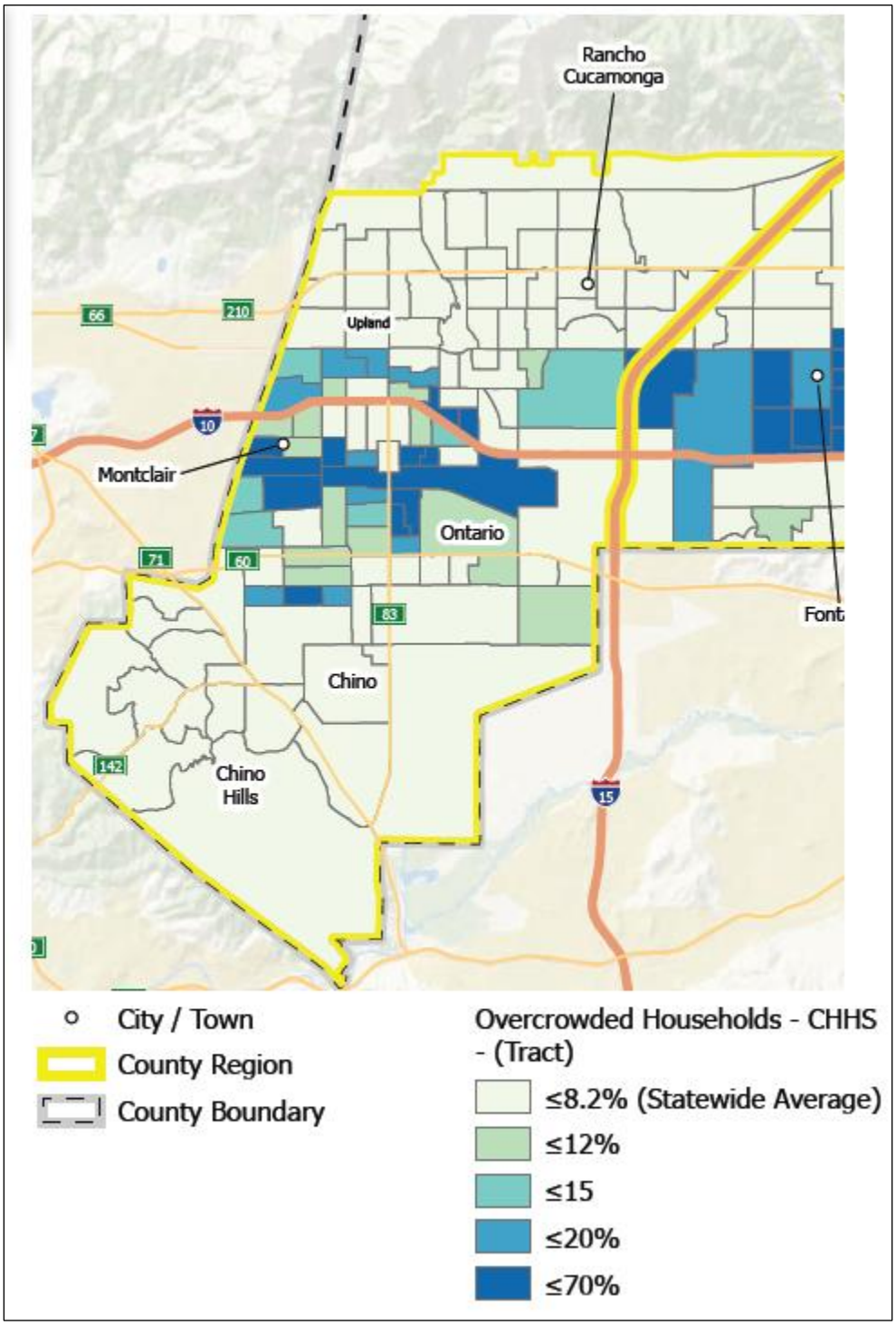


Figure 4-11. Overcrowded Households – West Valley Region
(Source: SBCTA "Regional Assessment of Fair Housing")

6. Racially Concentrated Areas of Affluence

As summarized in the SBCTA "Regional Assessment of Fair Housing", racially concentrated areas of affluence are predominantly White, non-Hispanic and high-income census tracts, which

are defined as census tracts with median incomes above $125,000 and White, non-Hispanic populations that make up 60 to 100 percent of each census tract.

Chino Hills: Although maps showing racially concentrated areas of affluence are not yet available, Figure 4-12, below, shows areas of affordability within Chino Hills. Generally, areas where monthly housing costs are over $3,000 are considered affluent. Most of Chino Hills is in the mid areas of affordability. Exceptions are the more expensive larger residential properties in the hillside communities, generally located the western portion of the City. As shown in Figure 4-2, the western portion of the City contains a sizable White population. Another exception is the less expensive residential properties in the central eastern portion of the City that contains two mobile home parks and the Los Serranos neighborhood, which is one of the City's oldest neighborhoods. The central eastern portion of the City contains a sizable Hispanic population.

As discussed previously, the central eastern portion of the City also contains moderate concentrations of disabled persons and households in poverty. Recognizing that mobile home parks provide an affordable housing option, this Housing Element continues the City's commitment to preserving all three of the City's mobile home parks. Also recognizing that the Los Serranos neighborhood is in need of infrastructure improvements,the City consistently allocates substantial amounts of its CDBG and other funds (such as Measure I and City impact fee funds) toward infrastructure projects in the Los Serranos neighborhood.

Since 2007, the City has invested the following amounts toward infrastructure improvements in Los Serranos:

Total Sidewalks Projects	$	8,963,356
Total Storm Drain Projects	$	5,868,300
Total Street Lights Project	$	177,386
Total Pavement Rehab Project	$	832,000
Total Water Project	$	1,102,500
Total Park Project	$	4,917,963
Grand Total	$	21,861,505

Recently, the City joined with the school district to develop a neighborhood park in Los Serranos, which had previously been the only neighborhood in the City without a park. Completed in 2019, Los Serranos Park was built through an agreement with the Chino Valley Unifiied School District on underutilized school land. Amenities at the park include playground, adaptive swing, picnic area, gazebos, basketball court, fitness equipment, and handball court.

Despite local variations within the City, Chino Hills is a largely integrated City both economically and racially. As shown previously in Figure 4.5, there are no identified racially or ethnically concentrated areas of poverty within Chino Hills. Although there is an increasing amount of remodeling of the older houses in the Los Serranos neighborhood and other older neighborhoods in the City, few older homes are demolished and replaced with new homes. Available vacant infill residential properties throughout the City are consistently being developed. Within Chino Hills, available data and current housing trends do not demonstrate a risk of major residential redevelopment and displacement. Figure 4-12, below, shows that most of Chino Hills has housing housing costs over $2,500 per month.

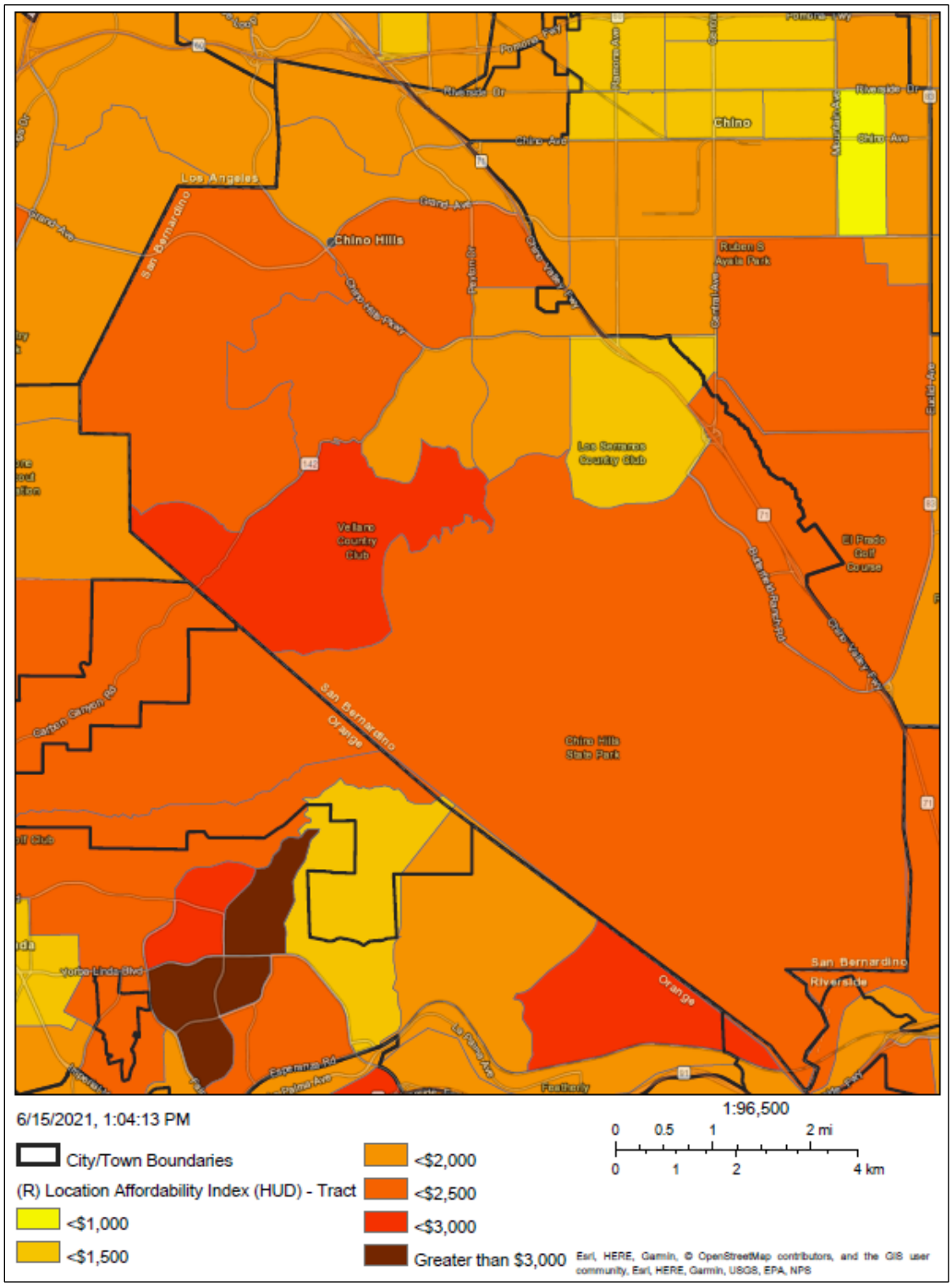


Figure 4-12. Locations by Affordability – Chino Hills

(Source: HCD AFFH Data Viewer)

Mortgage Lending Practices. Another indicator of equal access to housing are mortgage lending practices. The AI examined mortgage lending for Chino Hills, as compared to the Riverside-San Bernardino-Ontario Region. Table 4-3, below, shows the loan approval rates for completed loan applications by race and ethnicity at various income levels. Not included in these figures are applications that were withdrawn or closed due to incompleteness such that no decision was made regarding approval or denial. For Chino Hills, 13.5% of all completed applications were denied. Non-White applicants have higher purchase loan denial rates (ranging from 13 to 15%)

than White applicants (10.5%). Disaggregating applications by applicant incomes shows that the vast majority of home loan applications were made by middle- or high-income households (95.4%), likely reflecting the higher cost housing available in Chino Hills. At low incomes, about 25% of applications were denied. About 25% of applications by low income White and Asian households were denied, compared to 35.3% for Latinos. Only one low income Black applicant completed an application, which was denied.

At middle and high incomes, denial rates fell to around 13%, although this rate varied by income, race, and ethnicity. High income White and Black applicants had the lowest denial rates (about 8%), while middle income Black and other race applicants had the highest denial rates (22-25%). However, these were based on relatively few applications (4 and 9, respectively). Data for the Riverside-San Bernardino-Ontario Region presented in Table 4-3, below, show greater overall mortgage loan denial rates for non-White than White applicants.

Overall, lending patterns in Chino Hills as presented in the AI indicate that there may be some differential access to homeownership by race and ethnicity. Most notable is the scarcity of applications by low income applicants, suggesting that there is very little housing stock in Chino Hills potentially available and affordable to first time homebuyers or low income households.

Table 4-3. Loan Approval Rates by Income, Race, and Ethnicity, 2018: Chino Hills and Riverside-San Bernardino-Ontario Region

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

Table 4-3. Loan Approval Rates by Income, Race, and Ethnicity, 2018: Chino Hills and Riverside-San Bernardino-Ontario Region

Applicant Income		Applicant Race and Ethnicity					All Applicants
		Non-Latino				Latino	
		White	Black	Asian	Other		
	Denial Rate	5.60%	22.20%	5.40%	13.60%	6.30%	5.70%
All Applicants	Completed Applications	7,988	43	228	79	101	8,439
	Denial Rate	10.30%	25.60%	14.90%	19.00%	13.90%	10.60%

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

Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3, H-1.4, and H-2.4 Metrics) of this Housing Element commits to providing and maintaining a diversity of affordable housing types, including housing affordable to extremely low, very low and low income households.

Region: Within the region, areas of racially concentrated affluence can be estimated by comparing areas of high income concentrations to areas of racial concentrations. Figure 4-13, below, illustrates comparative income levels for the region. Areas of higher income generally include Chino Hills and Rancho Cucamonga. As noted previously, in Chino Hills, higher income areas generaly contain sizable White populations. In Rancho Cucamonga, higher income areas generally contain predominant White populations. Areas of lower income households are dispersed through the West Valley cities, and include areas of sizable and predominant Hispanic populations. As noted previously, no areas of lower income are identified in Chino Hills. According to the SBCTA "Regional Assessment of Fair Housing", none of the areas within the Western Valley region, including Chino Hills, are identifed as racially concentrated areas of affluence.

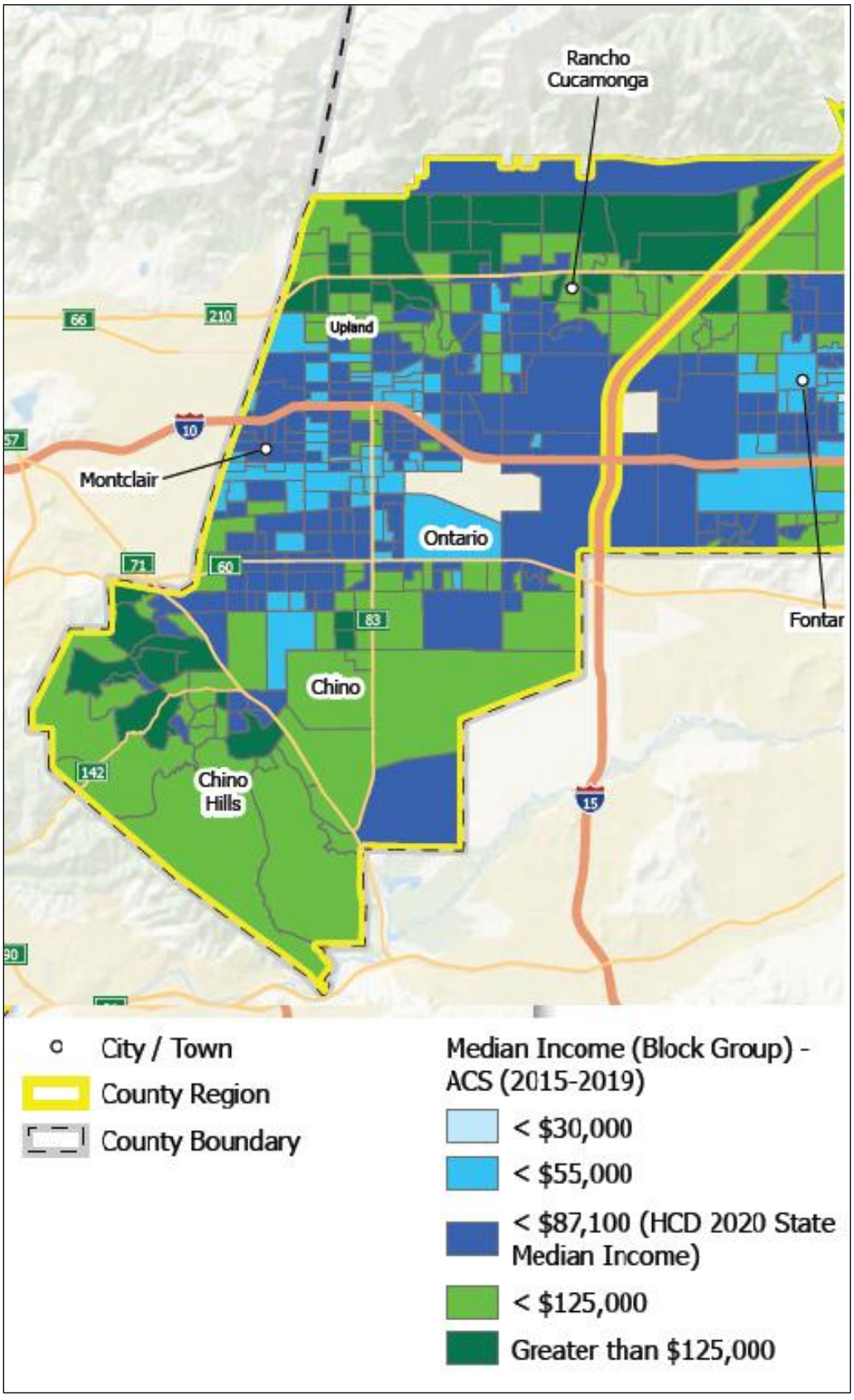


Figure 4-13. Income Levels – West Valley Region
(Source: SBCTA "Regional Assessment of Fair Housing")

7. Opportunity to Resources

The California Tax Credit Allocation Committee (TCAC) publishes maps each year that identify places of high and low resources within California. These maps are intended to identify areas within a jurisdiction with less or lower opportunities. These maps were developed through the joint effort of HCD and the TCAC. Factors considered in developing the maps included: poverty rates; percent of adults with a bachelor's degree or above; job proximity; median home value; exposure to environmental pollutants; school age children reading and math proficiency; and poverty and racial segregation. Based on these factors, each jurisdiction in the state is ranked according to: Highest Resource; High Resource; Moderate Resource (rapidly changing); Moderate Resource; Low Resource; High Segregation & Poverty; Missing/Insufficient Data; and National & State Park/Forest/Recreation Area.

Areas within a jurisdiction that have high education levels and median house values, and low poverty rates and exposure to pollutants, are given a High or Highest Resource rating. Similarly, areas within a jurisdiction that have lower education levels and median house values, and higher poverty rates and exposure to pollutants, are given a Low or Moderate rating.

Chino Hills: For Chino Hills, the entire City, with the exception of Chino Hills State Park, is mapped as Highest Resource. Chino Hills State Park is mapped as National & State Park/Forest/Recreation Area. This mapping indicates that all of Chino Hills residential areas have high performing schools and good proximity to jobs, are not disproportionately exposed to pollution or other health risks, and do not contain areas of segregation or concentration of poverty. (Reference Figure 4-14, Opportunity Mapping – Chino Hills.)

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

Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3, H-1.4, and H-2.4 Metrics) of this Housing Element commits to providing and maintaining a diversity of affordable housing types located in all areas of the City.

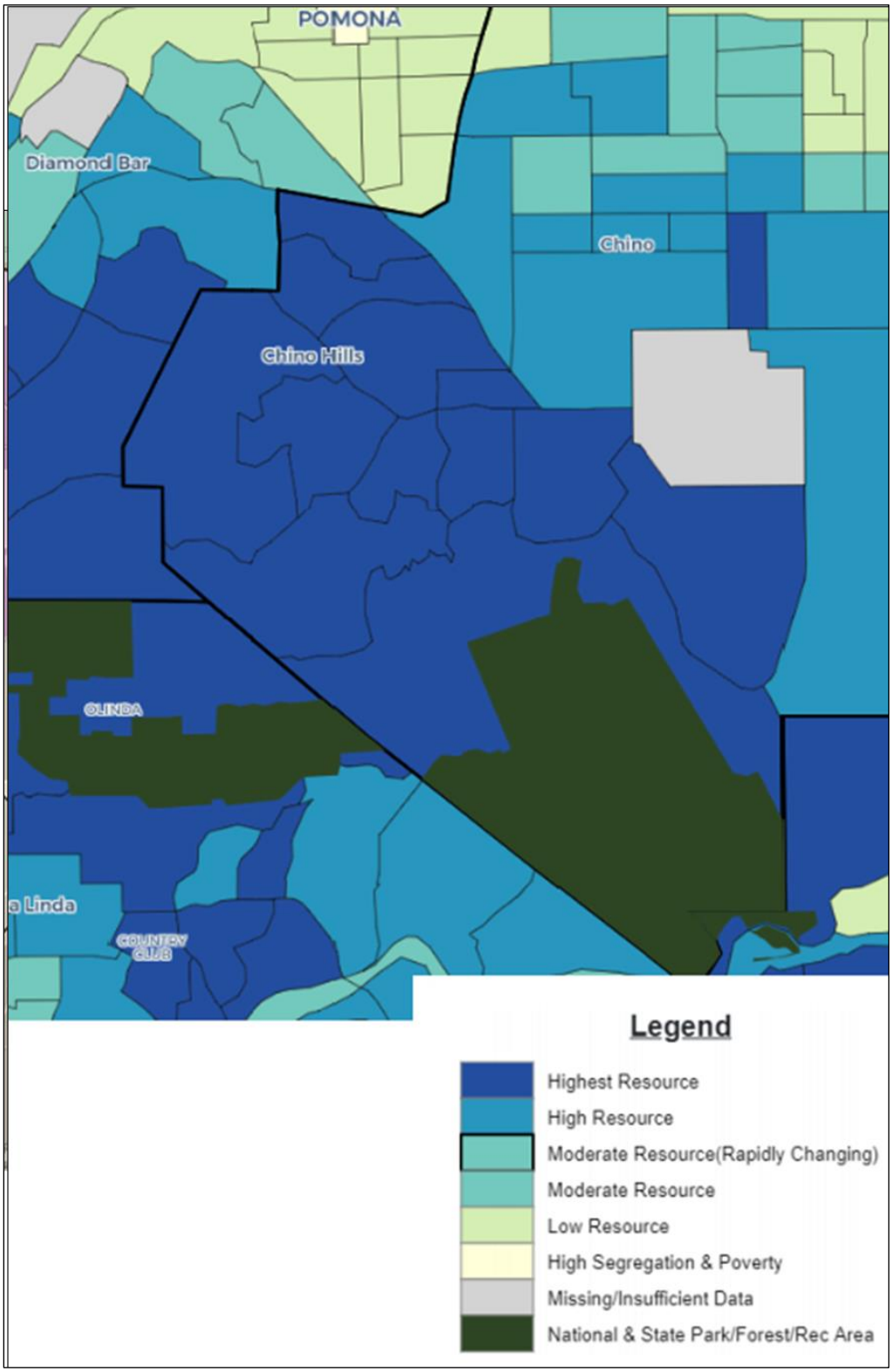


Figure 4-14. Opportunity Maps Mapping - Chino Hills and Surrounding Areas
(Source: HCD AFFH Data Viewer)

Region: Within the region, areas of high resources generally include Chino Hills and Rancho Cucamonga. Areas of moderate to low resources generally include Montclair and Ontario. (Reference Figure 4-15, Opportunity Maps Mapping – West Valley Region.) As shown in this Figure, Chino Hills is the only city in the region that is rated all high resource.

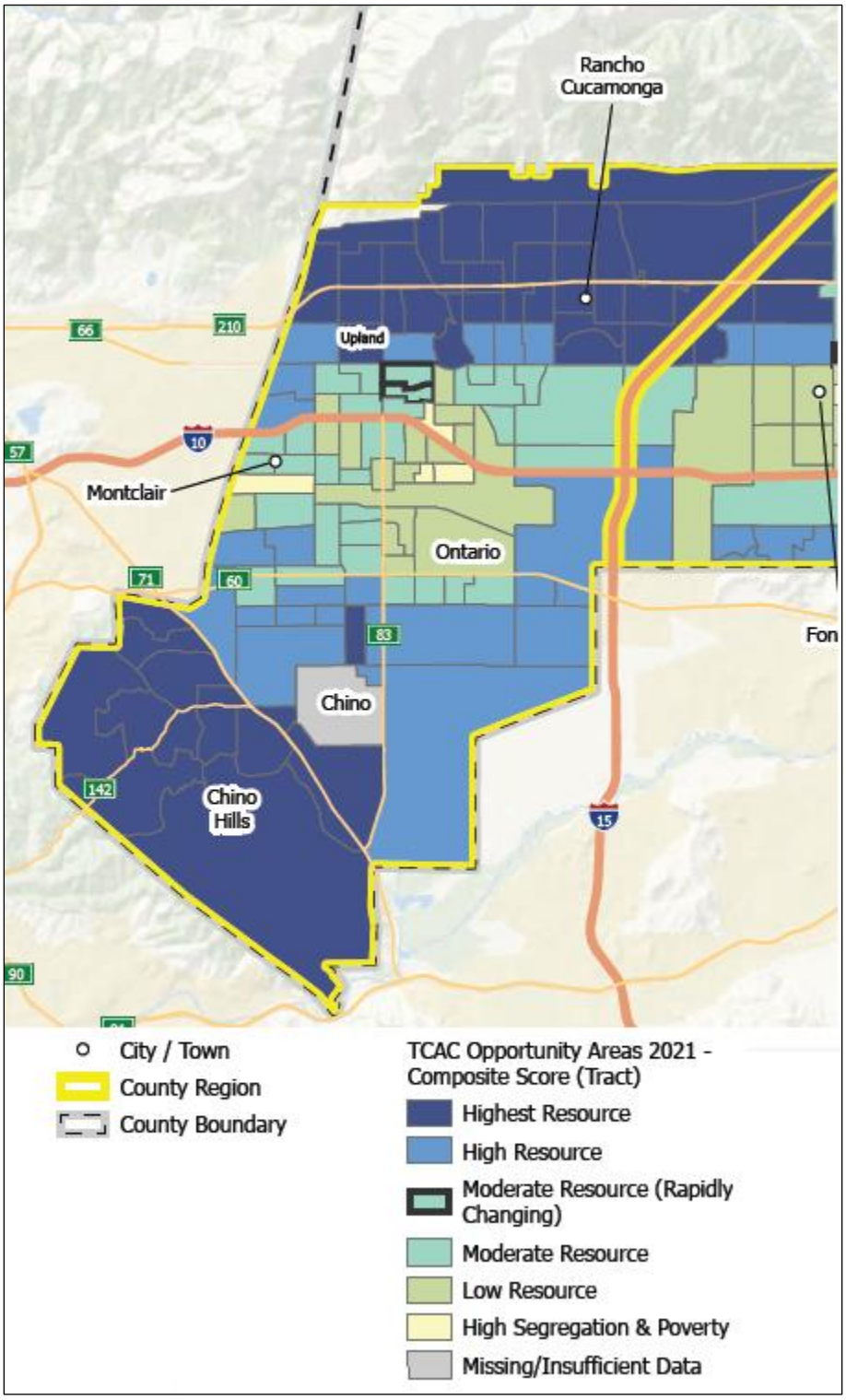


Figure 4-15. Opportunity Maps Mapping – West Valley Region

8. Existing and Future Distribution of Affordable Housing

As noted previously, the City of Chino Hills does not contain any public housing developments, project-based Section 8, or low- income housing tax credit sites. The City also has a very low rate

of housing choice voucher use.[21] There are 25 affordable units at the Heights Apartments on Slate Drive in the southeastern portion of the City, which are designated for median income households through a density bonus. There is also a Habitat for Humanity "for sale" house on Fairway Boulevard in the Los Serranos portion of the City, built in 2008 for a low income household. Two additional Habitat for Humanity "for sale" houses are currently underway, each funded with the help of City Housing In-Lieu funds and City land donation. These houses, located at 4528 and 4628 Fairway Boulevard, will be available to very low income veteran households, with a commitment that the houses will remain affordable to very low income households for a period of not less than 45 years. These houses are included in the City potential "Lower Income" housing site inventory for this 6th RHNA cycle.

Despite the limited supply of affordable housing, the City has a history of facilitating high density housing throughout the City. Figure 4-15 below illustrates the locations of existing multifamily housing developments within the City. As shown in the figure, existing multifamily housing is distributed throughout the eastern and central portions of the City that contain the flattest topography. Table 4-4 below provides the legend to Figure 4-8, with each multifamily housing development numbered to match its respective number on the figure. In total, there are 26 existing multifamily development projects in the City, providing a total of 4,969 for-sale and for-rent high density housing units.

This information illustrates that, although more concentrated where there are available commercial and public facilities, Chino Hills' existing multifamily inventory does not create conditions of segregation and improves access to opportunity.

Very High Density Housing – Realistic Capacity: Of the 26 multifamily projects constructed to date, 22 of the sites are larger than 10 acres.

Seven of the 26 multifamily housing projects listed in Table 4-4 have very high densities above 20 du/ac. These include:

- The Heights 1 Apartments: Constructed in 2005/2006 with a Planned Development (PD) zoning and density bonus. Contains 124 apartment units on 6 acres, with a developed density of 20.7 du/ac.
- Le Park Condos: Constructed in 1996 with a PD zoning. Contains 324 condominimum units on 9 acres, with a developed density of 36 units per acre.
- Rolling Ridge Apartments: Constructed in 1986 with a PD zoning. Contains 110 apartment units on 5 acres, with a developed density of 22 du/ac.
- Village Oaks Apartments: Constructed in 1988 with a PD zoning. Contains 280 apartment units on 14 acres, with a developed density of 20 du/ac.
- Capriana: Constructed in 2015 with a RM-2 zoning. Contains 286 apartment units on 14 acres, with a developed density of 20.4 du/ac.
- Avalon Bay Apartments: Constructed in 2017 with a RM-3 zoning. Contains 331 apartment units on 15 acres, with a developed density of 22.1 du/ac.
- Crossings of Chino Hills Apartments: Constructed in 2019 with a RM-3 zoning. Contains 346 apartment units on 15 acres, with a developed density of 23.1 du/ac.

Of these very high density projects, 3 were built during the 5th Cycle Housing Element period: Capriana, Avalon Bay and Crossings of Chino Hills. Each of these three recent projects have a developed density of over 20 du/ac and were successfully built on sites over 10 acres in size.

[21] City of Chino Hills, Analysis Of Impediments to Fair Housing Choice, page 12.

To ensure future multifamily developments achieve a density of at least 20 du/ac, Section VI. Housing Plan (specifically, Policy H-1.1 and H-1.2 Metrics) of this Housing Element includes programs for rezoning sites to very high density, setting a minimum density for these sites of 20 du/ac, and requiring parcel maps for sites over 10 acres to demonstrate through provision of detailed site plans that the required density can be achieved.

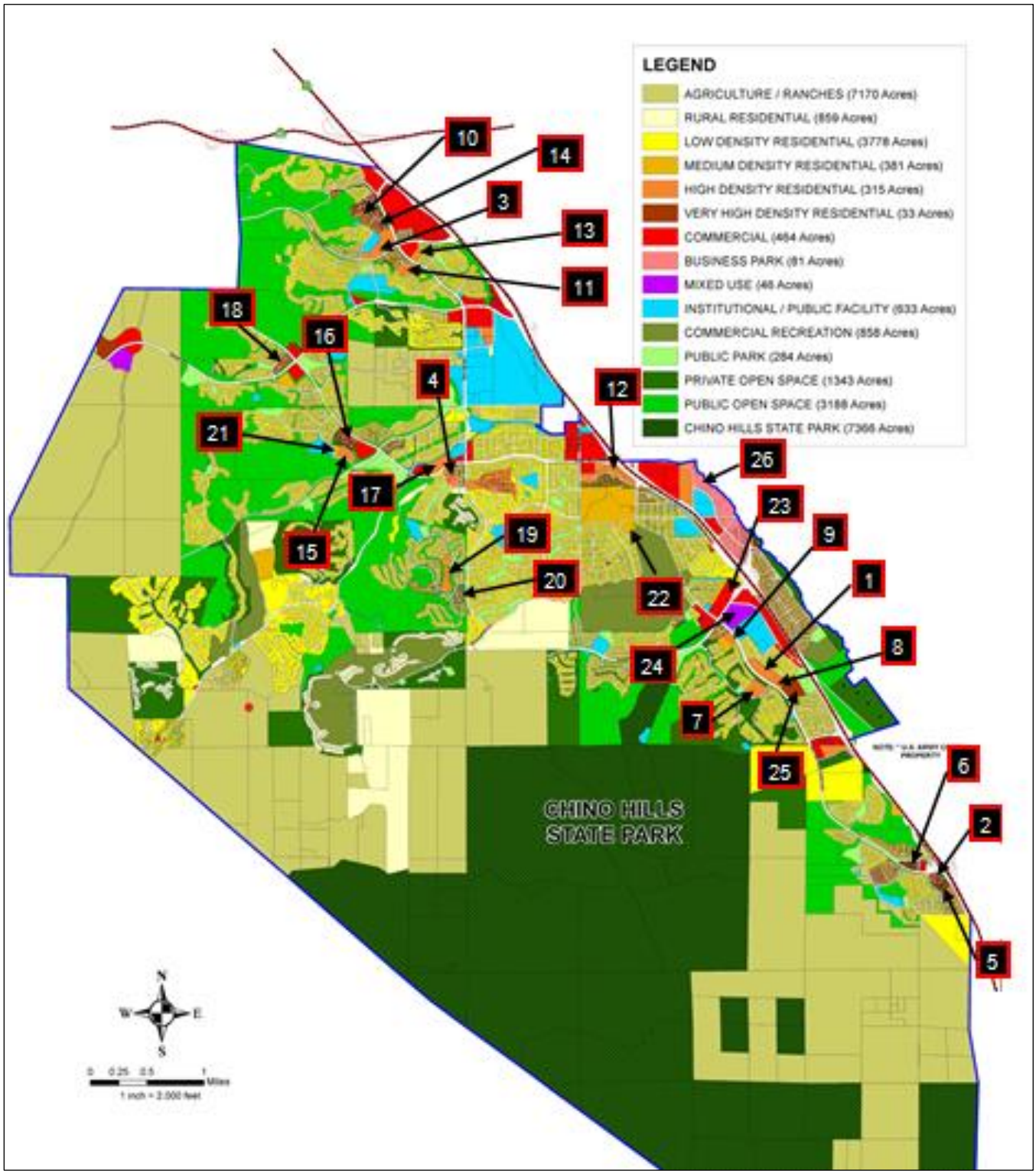


Figure 4-16. Existing Multifamily Housing in Chino Hills

Table 4-4. Figure 4-8 Legend - Existing Multifamily Housing by Site Number, Type, Name, Location, Units and Acres: Chino Hills

Site No.	Type	Development Name	Location	Total # of Units	Total Site Acres *	Units/ Acre
1	APARTMENTS	Capriana	16301 Butterfield Ranch Road	286	14	20.4
2	TOWNHOMES	Celamonte	TR17297 (17871 Shady View)	119	7	17.0
3	APARTMENTS	Eagle Canyon Apartments	TR12581-9 (13316 Woodsorrel)	252	28	9.0
4	APARTMENTS	Green Valley Apartments	TR12751-2 (14901 Frost)	144	12	12.0
5	TOWNHOMES	Hampton Court	TR 14657	112	6	18.7
6	TOWNHOMES	Hampton Manor	TR14756	90	7	12.9
7	APARTMENTS	Heights II	TR14551-1 (16675 Slate Dr)	208	13	16.0
8	APARTMENTS	Heights I	16011 Butterfield Ranch Road	124	6	20.7
9	TOWNHOMES	Jade Tree (Vista Bella)	St. Gaudens/ Butterfield Ranch Road	65	5	13.0
10	TOWNHOMES	Le Parc Condos	TR12142 & TR12138 (Beverly Glen/Glen Court)	324	9	36.0
11	APARTMENTS	Portofino	TR12581-6 (2851 Bedord Lane)	176	10	17.6
12	APARTMENTS	Reserve	TR 12910 (4200 Village Drive)	482	32	15.1
13	APARTMENTS	Rolling Ridge	13439 Peyton (TR 12581-1/L91)	110	5	22.0
14	TOWNHOMES	Sonrisa	TR13500 (Beverly Glen/Lemonwood)	102	11	9.3
15	APARTMENTS	Summit Apartments	2400 Ridgeview	125	9	13.9
16	TOWNHOMES	Sunset	TR13689 & 2538 Sundial	220	16	13.8
17	APARTMENTS	The Missions @ Chino Hills	3100 Chino Hills Parkway	240	13	18.5
18	TOWNHOMES	Villa Del Lago @ Laband	TR13651-13	91	8	11.4
19	APARTMENTS	Village Oaks	15773 High Knoll Drive	280	14	20.0
20	TOWNHOMES	Unknown	TR13392 & TR13586 (Bayberry/South Downs Drive)	184	22	8.4
21	TOWNHOMES	Crystal View (Windmill Creek)(Horizon)	TR 18018 (Windmill Creek/Ridgeview)	29	3	11.0
22	TOWNHOMES	Lago Los Serranos	TR17362 (15342 Ramona Avenue)	95	8	11.9
23	TOWNHOMES	Bristol	TR 19904 (Row houses & clusters)	110	12	9.2
24	APARTMENTS	Santa Barbara	TR 18875 (15920 Pomona Rincon Road)	324	23	14.2
25	APARTMENTS	Avalon Bay	5685 Park Dive	331	15	22.1
26	APARTMENTS	Crossings of Chino Hills	15101 Fairfield Ranch Road	346	15	23.1
TOTAL				**4,969**	**324**	

Table 4-4. Figure 4-8 Legend - Existing Multifamily Housing by Site Number, Type, Name, Location, Units and Acres: Chino Hills						
Site No.	**Type**	**Development Name**	**Location**	**Total # of Units**	**Total Site Acres ***	**Units/ Acre**
*** Acres are rounded to the nearest higher or lower full number.**						

Future high density housing in the City is planned to meet the RHNA production of 694 extremely low, 694 very low and 821 low income units within the 2021-2029 planning period. Figure 8 below shows that the high density "lower income" sites identified through this 6th Cycle Housing Element are distributed throughout the community in a manner that continues to affirmatively further fair housing. Table 4-5 below provides the legend to Figure 4-16, with each high density "lower income" sites numbered to match its respective number on the figure. Both Chino Hills' existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing.

Similar to the existing distribution of multifamily housing, Chino Hill's site inventory locates new housing, including affordable housing, in neighborhoods most proximate to services and commercial. In addition, Sites 4 and 5 add new multi-family housing to relatively affluent neighborhoods with no existing multi-family uses. Through this balanced distribution near services and commercials, and mixed with single family neighborhoods, Chino Hills' multifamily site inventory will meaningfully contribute to improved fair housing outcomes. As discussed in Section IV.D.9, below, this site inventory, in addition to the Housing Plan programs, is directed at meeting the fair housing objectives consistent with AB686.

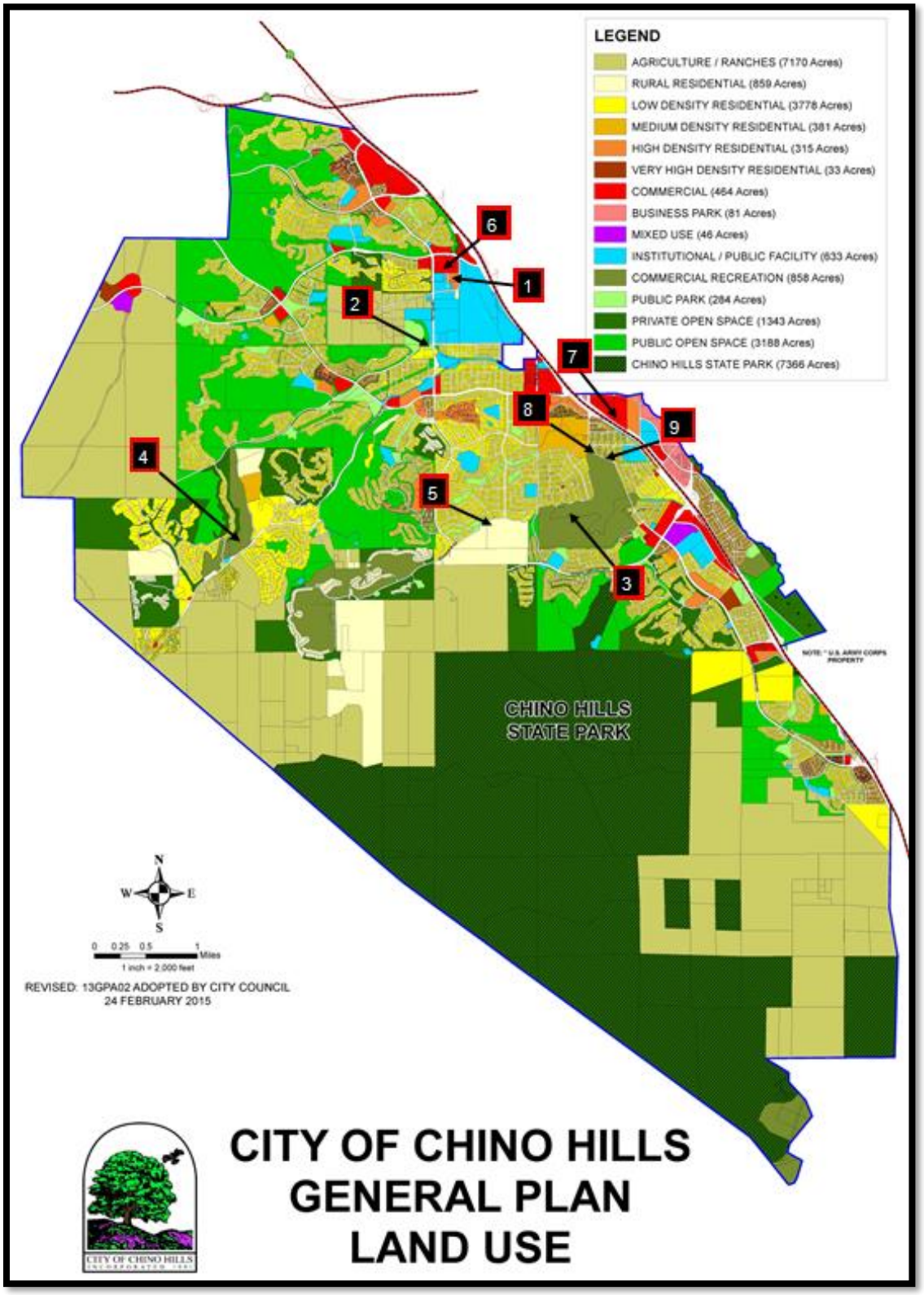


Figure 4-17. Lower Income Housing Sites - 6th Cycle Housing Element

Table 4-5. Figure 4-9 Legend - Lower Income Housing Sites by Site Number, Name, Acres, Units, and Density: 6th Cycle RHNA Chino Hills

Site No.	Name	Size (acres)	Unit Count	Developed Density (min. 20 du/ac)
1	Shoppes II	8.0	744	93.0
2	Park Overflow	1.8	50	27.8
3	Los Serranos Golf Course • PA IV*	12.6	315	25
	• PA V	8.69	217	25
4	Western Hills Golf Course	8.3	166	20.0
5	Wang	7.3	148	20.3
6	The Shoppes	5.7	267	46.8
7	The Commons	9.0	300	33.3
8	Habitat for Humanity (4528 Fairway Blvd.)	.1	1	NA
9	Habitat for Humanity (4628 Fairway Blvd.)	.1	1	NA
Total			**2,209**	
RHNA – "Lower Income"			2209	
Difference			0	

* PA = Planning Area

9. Summary Assessment of Fair Housing

Patterns of segregation by racial/ethnic groups, income, familial status, overcrowding, and persons with disabilities are summarized below both for Chino Hills and the region. For Chino Hills, Housing Element programs committed to furthering fair housing also are summarized.

Chino Hills: Data presented in this section identifies the following fair housing issues in Chino Hills, including both issues of no concern and issues of concern:

Fair Housing Issues of No Concern

- The population is generally racially mixed with no one racial population dominant, although there are areas in the City with significant populations of White in the central portion of the City, Asian in the northern portion of the City, and Hispanic in the eastern portion of the City.
- Households in Chino Hills have mostly moderate and above moderate incomes which is reflected in the comparative high cost of housing.
- Available data does not show substantial or disproportional areas of severe overcrowding.
- Despite local variations within the City, Chino Hills is a largely integrated City both economically and racially, and does not have identified racially or ethnically concentrated areas of poverty.
- There is an increasing amount of remodeling of the older houses in the Los Serranos neighborhood and other older neighborhoods in the City. Few older homes are demolished and replaced with new homes, and available vacant infill residential properties throughout the City are consistently being developed.
- Available data and current housing trends do not demonstrate a risk of major residential redevelopment and displacement.
- Chino Hills is a high resource community, with the entire City having access to high performing schools and good proximity to jobs, and are not disproportionately exposed to pollution or other health risks.

Fair Housing Issues of Concern

- Despite the City's relative affluence, about 10-20% of the population in the central eastern portion of the City have incomes below the poverty level. This area contains some of the City's more affordable housing stock, including two mobile home parks, one of which is a senior (aged 55+) community, and the City's older Los Serranos neighborhood.
- Concentrations of disabled persons, consisting of 0-20%, are located in the central eastern portion of the City, which as noted above, contains two mobile home parks, one of which is a senior (aged 55+) community, and the City's older Los Serranos neighborhood.
- There are low level concentrations (20-40%) of female headed households with children and with no spouse/partner in the north, central and eastern portions of the City, possibly due to the concentrations of higher density housing, including small lot single family, townhomes and multifamily, which are generally more affordable options than traditional detached single family houses.
- Areas of greatest need in Chino Hills is the central eastern area that contains the notable populations of poverty and disabled persons. This area also contains a significant Hispanic population.
- Housing cost in Chino Hills is higher than the County and other neighboring areas.

- Public input received from workshops and the survey indicate support for senior housing and a mixed support for multifamily housing.
- There is a need for more affordable housing in Chino Hills, including housing affordable to the extremely low, very low and low income.
- There is a need for continued support services for the more vulnerable residents of Chino Hills, including the disabled and female headed households.

Programs to Address Chino Hills' Fair Housing Issues of Concern

This section also discusses the available programs in Chino Hills to address the above fair housing issues of concern, and the commitments made in this Housing Element to continue and expand these programs. As presented in Section VI. Housing Plan, this Housing Element commits to the following programs to continue and expand fair housing:

- Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3 and H-1.4 Metrics) of this Housing Element commits to providing a diversity of affordable housing types located in all areas of the City.
- Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3, H-1.4, and H-2.4 Metrics) of this Housing Element commits to providing and maintaining a diversity of affordable housing types located in all areas of the City.
- Existing Chapter 16.47 of the Zoning Code provides for a no-fee process to ensure that all residents have access to housing with reasonable accommodations.
- Through its City website, Chino Hills promotes transit and other services available to disabled residents, including reasonable accommodation requests, legal aid, and rental assistance information.
- Section VI. Housing Plan (specifically, Policy H-4.3 Metrics) of this Housing Element commits to continuing and expanding housing and support services for disabled persons.
- The Housing Plan (specifically, Policies H-1.2, H-4.2 and H-4-3 Metrics) of this Housing Element commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code, which would expand affordable housing and care opportunities for disabled persons.
- Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-2.4 and H-4.1 Metrics) of this Housing Element commits to providing a diversity of affordable housing types, maintaining the City's existing affordable housing stock and providing services to meet all special needs groups, including female headed households.
- Section VI. Housing Plan (specifically, Policy H-1.2) of this Housing Element commits to providing a diversity of affordable housing types, including floor plans with 3+ bedrooms.
- Recognizing that mobile home parks provide an affordable housing option, Section VI. Housing Plan (specifically, Action H-2.4.1 and Policy H-2.4 Metric) of this Housing Element continues the City's commitment to preserving all three of the City's mobile home parks.
- Recognizing that the Los Serranos neighborhood is in need of infrastructure improvements, the City consistently allocates substantial amounts of its CDBG and other funds (such as Measure I and City impact fee funds) toward infrastructure projects in the Los Serranos neighborhood, and has allocated $21,861,505 toward these improvements since 2007.
- Completed in 2019, the City joined with the school district to develop a neighborhood park in Los Serranos.

- Although there is an increasing amount of remodeling of the older houses in the Los Serranos neighborhood and other older neighborhoods in the City, few older homes are demolished and replaced with new homes. Available vacant infill residential properties throughout the City are consistently being developed. Within Chino Hills, available data and current housing trends do not demonstrate a risk of major residential redevelopment and displacement. Figure 4-12, above, shows that most of Chino Hills has housing with costs over $2,500 per month.
- Section VI. Housing Plan (specifically, Policies H-1.1, H-1.2, H-1.3, H-1.4, and H-2.4 Metrics) of this Housing Element commits to providing and maintaining a diversity of affordable housing types, including housing affordable to extremely low, very low and low income households. These policies are expected to alleviate future potential risks of residential displacement.
- To ensure future multifamily developments achieve a density of at least 20 du/ac, Section VI. Housing Plan (specifically, Policy H-1.1 and H-1.2 Metrics) of this Housing Element includes programs for rezoning sites to very high density and setting a minimum density for these sites of 20 du/ac.
- Both Chino Hills' existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing.
- The site inventory discussed in Section V.B, below, in addition to the Housing Plan programs, commits the City to meeting the fair housing objectives through the following programs:
    - Continue to distribute high density housing in locations throughout the City.
    - Commitment to an aggressive General Plan and Zoning Map amendment process to ensure adequate sites for all income levels are available during this planning period.
    - Commitment to an aggressive rezoning program, including provisions to ensure densities of no less than 20 du/ac are achieved.
    - Commitment to an aggressive rezoning program to facilitate density bonuses and development of supportive housing.
    - To facilitate development of affordable housing, the City has provided land and Housing In-Lieu fee funding to Habitat for Humanity to develop 2 very low income for sale units.
    - To facilitate development of affordable housing, the City is working with a housing consultant to develop 50 apartments, and the City's contributions will include land, Housing In-Lieu funds and grant funds.
    - To facilitate development of affordable housing, Housing Plan policies include programs to seek grant and partnership opportunities with HUD, the State and County and other housing providers to support opportunities for group homes, including congregate, semi-congregate and SRO housing options that can provide affordable housing options to households at extremely low income levels and in poverty.

Region: Data presented in SBCTA "Regional Assessment of Fair Housing" and summarized in this section identifies the following fair housing issues in the County:

- Residents are unaware of the housing discrimination complaint process and its benefits.
- Persons with disabilities face discrimination and opposition to accommodations in the rental housing market.

- Jurisdictions' zoning ordinance/development standards may not comply with state housing law.
- Significant levels of segregation and concentrations of poverty in the East Valley subregion.
- Areas of high segregation and concentrations of poverty have less access to educational opportunity.
- Areas of high segregation and concentrations of poverty are farther away from job opportunities.
- High proportion of persons with disabilities are living in areas of high segregation and concentrated poverty and minimal opportunity.
- Inadequate supply of housing options for persons with disabilities.
- Significant unsheltered homeless person population in the County.
- Inadequate supply of affordable housing.

To address these issues, the SBCTA "Regional Assessment of Fair Housing" identifies the following 26 goals:

1. Provide support to public housing agencies to produce more housing.
2. Provide marketing plan to improve perception of government-owned and affordable housing.
3. Aggressively pursue grant funding to build affordable housing.
4. Form countywide Housing Trust Fund to 1) build affordable housing, 2) rehabilitate existing housing, 3) hire staff to pursue grant funding.
5. Form public-private partnerships to develop affordable housing.
6. Amend land use/zoning regulations to increase housing supply at all income levels.
7. Adopt rental protections and control.
8. Provide programming to increase homeownership (e.g., first-time homebuyer programs, down-payment assistance).
9. Provide programming to convert privately owned mobile home parks to coop ownership, and require co-op-style ownership of all new mobile home parks.
10. Sweat equity – people help build their own houses over 2-3 years.
11. Provide opportunities for alternative building practices (e.g., straw housing, mini housing).
12. Adopt regulations requiring all rental units to have local owners/landlords (within City limits).
13. Adopt local taxes on all residential landlords and provide tax relief if units are occupied by low-income tenants.
14. Adopt vacancy tax on all unoccupied rental units.
15. Adopt an inclusionary housing ordinance.
16. Restrict large developments.
17. Expand partnership between the IFHMB and County to provide additional support to the community.
18. Provide programming to attract employers to low-resource areas.
19. Provide incentives to experienced teachers to live and teach in low-resource areas.
20. Provide funding and incentives to landlords to make reasonable accommodations for tenants with disabilities.

Although many of these above goals are regional goals that are most appropriately implemented by a County agency, the City of Chino Hills 6th Cycle Housing Element incorporates many of these goals into its Housing Plan:

- SBCTA Goal 2: Provide marketing plan to improve perception of government-owned and affordable housing – The City of Chino Hills has undertaken an aggressive public outreach program including workshops, websites and surveys, and will continue to do so to educate the public on the needs and benefits of high density housing and programs to support affordable housing for all income levels and special needs groups. Policy H-1.1 Metric commits to involving the public in the General Plan udate process through workshops and surveys.
- SBCTA Goal 3: Aggressively pursue grant funding to build affordable housing – The City of Chino Hills currently has two grants that are being used to facilitate updating its General Plan to incorporate Housing Element policies and to assist with the development of 50 affordable senior housing apartments. In addition, Policies H-1-3 and H-2.4 Metrics of the Housing Plan include programs to seek grant funding to provide affordable housing and to secure the affordability of The Heights Apartments 25 moderate income apartments.
- SBCTA Goal 4: Form public-private partnerships to develop affordable housing – The City of Chino Hills has and is currently partnering with Habitat for Humanity to build 2 very low income housing units. Chino Hills also is actively working with a housing consultant to solicit proposals from affordable housing developers partners for development of the City's 50 unit senior project. In addition, Policy H-2.4 Metrics of the Housing Plan includes programs continue to seek partnerships with affordable housing providers.
- SBCTA Goal 5: Amend land use/zoning regulations to increase housing supply at all income levels – Policies H-1.1, H-1-2, H-1.3 and H-1.4 Metrics of the Housing Plan includes programs that commit to amending the City General Plan and Zoning regulations to increase housing supply for all income levels consistent with this Housing Element.
- SBCTA Goal 10: Sweat equity – people help build their own houses over 2-3 years – The City of Chino Hills has and is currently working with Habitat for Humanity to build affordable housing that uses sweat equity. In addition, Policy H-1.3 Metrics of the Housing Plan commits to continuing to work with Habitat for Humanity on City owned infill sites with potential as housing sites for extremely and very low income households.
- SBCTA Goal 15: Adopt an inclusionary housing ordinance – The City of Chino Hills has an existing Housing In-Lieu Fee program and is using these funds to assist Habitat for Humanity's 2 very low income houses, and the development of 50 affordable senior housing units.

V. HOUSING RESOURCES

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

A. DEFAULT DENSITY

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

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

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

B. RESIDENTIAL SITE INVENTORY

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

1. Above-Moderate Income Sites

Chino Hills has a 6th Cycle RHNA allocation of 731 above-moderate income units. These units are typically single family and low density townhome type development, and are expected to rent or sell above the moderate income ranges described in Table 3-2 above. For the 2021-2029 planning period, the City expects that the above-moderate income sites outlined in Table 5-1 below will be developed. Each of these sites are currently undeveloped and designated for residential development in both the City General Plan Land Use Map and Zoning Map. These sites are distributed in the north central, east, west and southerly areas of the City, and near or adjacent to multifamily sites. This distribution continues to affirmatively further fair housing.

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

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

2. Identification of Sufficient Sites

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

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

approved during this 6th Cycle planning period, there are no pending multifamily projects included as lower or moderate income sites in the 6th Cycle Housing Element.

This Housing Element includes the required program to rezone the identified sites within three years of the beginning of the planning period, including allowing for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

3. Moderate Income Sites

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

As discussed previously, the Rancho Cielito project is an application for 354 apartment project on a 29.5 acre RM-1 zoned site. This project will be considered for review and approval by the City during this 6th Cycle Housing Element. Because this is a medium density multifamily rental project, it meets the density requirements to qualify as a Moderate Income site. In addition, 2019 Census data provided in Tables 2-27 and 2-28 suggest that average rents in Chino Hills ($2,136 per month) would be affordable to a moderate income household (affordable housing cost is $2,326 per month for a Moderate Income household of 4 persons.)

To provide the additional Moderate Income sites, the City proposes to rezone two properties to RM-2 or equivalent: the Wang and Canyon Estates. These properties are large, 189.6 and 378.6 acres respectively, and contain areas of steep topography as well as areas at or below 10% slope that could be reasonably graded to accommodate medium density development. For the Wang property 30.5 acres with slopes less than 10% are allocated for Moderate Income development, and for the Canyon Estates property, 13.3 acres with slopes less than 10% are allocated for Moderate Income development. Table 5-2, below, includes these properties in the list of expected Moderate Income sites for the 2021-2029 planning period. Both of these properties have pre-applications (consisting of a preliminary concept plan) submitted by a developer demonstrating that the proposed number of medium density units are achievable. The Canyon Estates and Wang sites add new medium density multifamily housing to relatively affluent neighborhoods with no existing multi-family uses. This distribution of Moderate Income sites contributes to improved fair housing outcomes.

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

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

4. Lower Income Sites

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

The City has one site currently zoned and able to accommodate high density development: Shoppes II, which is a flat 8-acre City owned site with a Specific Plan-Mixed Use designation that allows a floor area ratio (FAR) of 2.25 and a maximum height of 70 feet. Through its Specific Plan designation, 3-acres of this site is currently designated for 295 high density units. As part of this 6th Cycle Housing Element, the City commits to designate the entire site for very high density housing and increase the number of units to 744. Rezoning of the Shoppes II site will be completed within the next three years to increase the number of units. In addition, the City has two Habitat for Humanity sites, both currently entitled for one single family house, that will be affordable to very low income veteran households.

To provide the additional Lower Income sites, the City proposes to rezone an additional seven properties to RM-3, MU, or equivalent, allowing the development of high density housing to proceed. These sites, along with the Shoppes II site, are summarized below in Table 5-3, which lists expected Lower Income sites for the 2021-2029 planning period. (Reference Figure 8, Lower Income Housing Sites - 6th Cycle Housing Element, above.) As discussed previously, Chino Hill's site inventory locates new multifamily housing in neighborhoods most proximate to services and commercial, and in relatively affluent neighborhoods with no existing multi-family uses. Through this balanced distribution near services and commercials, and mixed with single family neighborhoods, Chino Hills' multifamily site inventory will meaningfully contribute to improved fair housing outcomes.

Realistic Capacity: Table 5-3 below identifies nine sites to be built as affordable units or at the qualified default density at no less than 20 du/ac and zoned to allow a minimum density of no less than 30 du/ac. Two of these sites are the Habitat for Humanity houses which require no rezoning. The remaining seven will require rezoning. The discussion below summarizes how each of the seven sites have realistic capacity and will be available for development during this 6th Cycle planning period.

Density: As summarized in the listing below, for each of these seven sites, the property owners have submitted preliminary concept plans that demonstrate realistic capacity to accommodate a density of at least 20 du/ac.

Large Sites: Of the seven sites, all are under ten acres with the exception of the Los Serranos PA IV site, which is 12.6 acres. As illustrated previously in Table 4-4, of the 26 multifamily projects constructed in the City to date, 22 of the sites are larger than 10 acres. However, to facilitate high density housing consistent with HCD guidelines, Policy H-1-2 Metrics of this Housing Element requires parcel maps for sites over 10 acres to demonstrate through provision of detailed site plans that the required density can be achieved.

Non-Vacant: Two of these sites are non-vacant underutilized golf course, and two are underutilized commercial centers. For each of these non-vacant sites, the property owner has provided a rationale, preliminary concept plan and keen interest to support that the existing uses do not constitute an impediment to additional residential development during this 6th Cycle Housing Element period.

Sites Used in Prior Planning Periods: Of the seven sites listed below, only the Shoppes II site was used in a previous planning period. The Shoppes II site, which is vacant, is an 8-acre City owned

sithe that was zoned to very high density residential and mixed use in 2008. This site which has a current residential allocation of 295 units was identified as a potential housing site in both the City's 4th and 5th Cycle Housing Elements. The City's plans for development of the site are discussed in Section V.B.4, City Owned Sites, below.

6th Cycle Housing Element Programs to Support Development of the Lower Income Sites: To ensure each of these seven listed sites remain available for development, Section VI. Housing Plan (specifically, Policy H-1.1 and H-1.2 Metrics) of this Housing Element includes programs for rezoning sites to very high density, setting a minimum density for these sites of 20 du/ac, and conducting an annual review of the General Plan Land Use Map, Zoning Map and Zoning Code to ensure adequate residential sites are planned and their development is facilitated. Policy H-1.2 Metric also requires a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households.

(1) Shoppes II: The Shoppes II site is a City owned 8-acre undeveloped site, and part of a Shoppes Mixed Use and Civic Center Specific Plan. The site is relatively flat with an existing very high density residential and mixed use zoning. The site has been allocated 744 units and the Specific Plan would be amended to accommodate development of the full 8 acres at the proposed density.

(2) Park Overflow: This is a 1.8-acre City owned vacant property that is currently zoned for public recreation use and used as overflow parking for the adjacent City Community Park. The City has initiated action to develop this site as a 50-unit senior apartment project that will be affordable to low and very low income senior households. The City is committed to applying its Housing In-Lieu Fee funds and available grant funds to help finance this project's development. This property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

(3) Los Serranos Golf Course: This is a 9-hole area of an existing 36-hole golf course. The golf course has been underperforming in recent years, and the property owner has been actively pursuing converting the southernmost 9-hole area into housing. The property owner has submitted a preliminary concept site plan that includes two very high density sites: Planning Area (PA) IV containing 315 units on 12.6 acres and PA V containing 217 units on 8.69 acres, for a total of 532 high density units. The property owner has worked with a golf course designer to redevelop the 36-hole into an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site for housing development. The property owner's efforts to redesign the golf course, provide a preliminary concept plan for housing and keen interest demonstrates that the proposed number of high density units is both achievable and likely to occur during this planning period. Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period.

    The high density portion of this property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. A complete application for this project and its subsequent development is expected during this 6th Cycle planning period.

(4) Western Hills Golf Course: This is an underutilized portion of an existing 18-hole golf course. The golf course has been underperforming in recent years, and the property owner has been actively pursuing converting the southernmost portion of the golf course which contains the club house, parking and large open grass areas into housing. The property owner has submitted a preliminary concept plan that includes 166 high density units, which demonstrates that the proposed number of high density units is achievable. The property

owner has indicated his intent to use the proceeds from the sale of the housing site to redesign and construct a new club house. Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period.

The high density portion of this property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

(5) Wang: As discussed above, the Wang property is a 189.6 acre undeveloped property that contains areas of steep topography as well as areas at lesser slopes that could be reasonably graded to accommodate high density development. A preliminary concept plan for this property, which includes 148 high density units on a 7.3 acre site, has been submitted by a developer demonstrating that the proposed number of high density units are achievable. The high density portion of this property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

(6) The Shoppes Commercial Center: Like many large commercial centers, The Shoppes is an existing 391,863 square foot center that has experienced significant vacancies. The property owner has submitted a preliminary concept plan to convert a portion of the center to mixed use high density residential. This site is flat with an ample parking field that can adequately accommodate the 267 high density units listed in Table 5-3, below. The property owner proposes adding residential to the southern and most underperforming area of the center. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period.

The high density portion of this property would be rezoned to MU to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

(7) The Commons Commercial Center: Similar to The Shoppes, the Commons is an existing 443,272 square feet center that has experienced significant vacancies. The property owner has submitted a preliminary concept plan to convert a portion of the center to mixed use high density residential. This site is flat with an ample parking field that can adequately accommodate the 300 high density units listed in Table 5-3, below. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period.

The high density portion of this property would be rezoned to MU to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

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

Project (Site) Name	Acres	# of Units Proposed or Entitled	Developed Density	Income Category	Status
Shoppes II	8.0	744	93.0	Lower	Undeveloped, Zoned
Park Overflow	1.8	50	27.8	Lower	Undeveloped, To be Re-Zoned

Table 5-3. Lower Income Sites Expected (2021-2029 Planning Period): Chino Hills					
Project (Site) Name	**Acres**	**# of Units Proposed or Entitled**	**Developed Density**	**Income Category**	**Status**
Los Serranos Golf Course PA IV PA V	12.6 8.69	315 217	25.0 25.0	Lower	Underutilized, To be Re-Zoned
Western Hills Golf Course	8.3	166	20.0	Lower	Underutilized, To be Re-Zoned
Wang	7.3	148	20.3	Lower	Underutilized, To be Re-Zoned
Shoppes	5.7	267	46.8	Lower	Underutilized, To be Re-Zoned
Commons	9.0	300	33.3	Lower	Underutilized, To be Re-Zoned
Habitat for Humanity (4528 Fairway Blvd.)	.1	1	NA	Lower	Vacant, Entitled
Habitat for Humanity (4628 Fairway Blvd.)	.1	1	NA	Lower	Vacant, Entitled
Total Units		**2,209**			
RHNA – Lower Income		2,209			
Difference		0			

5. City Owned Sites

Four of the sites listed in Table 5-3 are owned by the City of Chino Hills: Shoppes II, Park Overflow, Habitat for Humanity 4528 Fairway Boulevard and Habitat for Humanity 4628 Fairway Boulevard. The City is moving forward to facilitate the development of each of these sites.

- Shoppes II site: The City has recently worked with an appraiser to ascertain the value of the Shoppes II site. Following completion of the Housing Element adoption and required subsequent General Plan and Zoning Code amendments, the City will outline a schedule of actions for development of the site. The City expects to move forward with the development of the Shoppes II site in 2024, following completion of the bidding and planning process for the Parks Overflow site, described below.
- Parks Overflow site: The City has retained a consultant to assist with the RFQ and selection process for the lower income senior apartment project. The City also has a state PHLA grant to assist with this process. The City expects that the RFQ will be issued in early 2022. Following selection of a successful bidder, development of the senior housing project is expected to begin in 2024, with a possible completion date in 2025.
- Habitat for Humanity Houses 4528 and 4628 Fairview Boulevard: Transfer of these sites from the City to Habitat for Humanity was approved by the City Council on September 14, 2021. Habitat for Humanity expects to proceed with the sites' development immediately, with construction complete by 2023.

C. ACCESSORY DWELLING UNITS

As discussed previously, Chapter 16.10.140 of the City Zoning Code allows for ADUs consistent with state law. To assist cities with preparation of their 6th Cycle Housing Elements, SCAG prepared and received HCD's concurrence on the SCAG Regional Accessory Dwelling Unit

Affordability Analysis. SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories. The analysis examined current market rents for ADUs and comparable properties for its member counties, and calculated the percent of ADUs expected to be affordable to each income group: extremely low income, very low income, low income, moderate income and above moderate income.

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

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

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

The City did not issue any building permits for ADUs in 2018 or 2019 and issued 5 ADU building permits in 2020. With the adoption of the City's expanded ADU ordinance in early 2021, the City expects the number of ADUs to continue to increase. As of December 1, 2021, the City has issued 13 ADU building permits with an additional 8 ADU projects approved and ready for permit issuance. While the previous years' permitting data for ADUs renders future projections difficult, the number of current ADU projects either permitted or ready for permit issuance at point in the calendar year suggests that a continued increase in ADU permits may be anticipated for subsequent years. Furthermore, the programs outlined in Policy H-1.4 and its associated Actions are intended to facilitate and encourage the production of ADUs and JADUs. With the implementation of these programs, it is reasonable to anticipate increases in the number of ADUs permitted during the planning period relative to prior years. However, to provide a conservative estimate, the City projects the issuance of a 13 ADU building permits, similar to 2021, in subsequent years throughout the 2021-2029 planning period. As shown in Table 5-5, 13 ADUs are projected to be issued annually in Chino Hills, for a total of 104 ADUs issued during the eight-year planning cycle.

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

Year	ADU Building Permits
2021 - 22	13
2022 - 23	13
2023 - 24	13
2024 - 25	13
2025 - 26	13
2026 - 27	13
2027 - 28	13
2028 - 29	13
Total	**104**

Table 5-6, below, allocates the total projected number of Chino Hills ADUs by the SCAG Affordability Assumptions (reference Table 5-4). Of the 104 total projected Chino Hills ADUs, 60 (57.5%) are expected to rent at levels affordable to lower income households; 36 (34.8%) are expected to rent at levels affordable to moderate income households; and 8 (7.7%) are expected to rent at levels affordable to above moderate income households.

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

Income Category	Affordability Assumption for all ADUs - 100% of Total	
Extremely Low	15%	16
Very Low	7.7%	8
Low	34.8%	36
Lower Income (Affordable)	***57.5%***	***60***
Moderate	34.8%	36
Above Moderate	7.7%	8
Total	**100%**	**104**

These projected ADUs are added to the City's total RHNA allocations, as presented in Section VI. Table 6-1, below. While adequate sites have been identified to accommodate the City's RHNA allocation without relying upon ADUs; the City intends for the ADUs to provide a buffer if some of the identified sites buildout at less than the projected number of dwelling units. Throughout the Housing Element planning cycle, Chino Hills commits to creating an ADU tracking program and performing a biennial assessment of ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance.

D. FINANCING RESOURCES

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

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

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

Community Development Block Grants (CDBG): Through the Community Development Block Grant (CDBG) program, the U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). As of 2000, Chino Hills became an entitlement

city, participating directly with HUD in the CDBG program. Each year the City of Chino Hills receives approximately $400,000 of Community Development Block Grant (CDBG) funds from HUD for local community development, housing activities, and public services. The City administers the distribution of funds to service providers and for capital projects. Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three national objectives:

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

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

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

For fiscal year beginning July 1, 2021 and ending June 30, 2022, the City of Chino Hills plans to use CDBG funds to implement the programs listed in Table 5-7 below. These programs provide support services that may help reduce the housing cost burden of lower income households and furthers fair housing.

Table 5-7. CDBG Funded Programs: Chino Hills

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

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

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

- HUD FHA Loans: Provides mortgage insurance on loans made by FHA approved lenders. FHA insures mortgages on single family, multifamily, and manufactured homes.

- California Housing Finance Agency (Cal HFA) Conventional Loans: A variety of terms and low down payment mortgage and deferred payment programs are offered to borrowers to assist with home purchases.

- HASCB Home Ownership Preparation and Education (HOPE) Program: After a year of receiving rental assistance from the HACSB any family can participate in this program, which provides educational programs and a voucher subsidy to help meet monthly home ownership expenses and improve opportunities for homeownership.

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

E. ENERGY CONSERVATION

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

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

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

Recycled Water: The City water supply includes an extensive recycled water system. Using recycled water reduces reliance on scarce and expensive potable water. Recycled water

is the treatment of wastewater to produce water of suitable quality for non-potable or recycled water beneficial uses. The City uses recycled water for:

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

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

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

F. ADMINISTRATIVE RESOURCES

Joint Venture with Affordable Housing Developers: The City is in the process of soliciting qualifications from affordable housing developers for a lower income senior housing project. The City expects to team resources with the selected developer to pursue Low-Income Housing Tax Credits (LIHTC) through the LIHTC program established through the Tax Reform Act of 1986 to incentivize development of affordable, rental-housing development. Grant funds and other available funding resources will also be pursued. The City is also currently partnering with the Pomona Valley Habitat for Humanity to develop two houses affordable to very low income veteran households.

Housing Coordinator: The City will expand it housing coordinator functions within the Community Development Department. Currently the City has one staff member who monitors housing related grants, coordinates the Habitat for Humanity and low income senior housing projects, and is the point of contact for affordable housing questions. In addition, the City is designating another Community Development Department staff member to serve as the ADU coordinator, acting as the primary point of contact for ADU inquiries and prioritizing the efficient and timely review of ADU projects.

VI. HOUSING PLAN

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

- Housing affordability challenges for Chino Hills lower income households, particularly renter households.
- Senior household needs for affordable housing, especially for extremely low, very low and low income renter senior households.
- Rental assistance for extremely low income households and households in poverty.
- Rental housing with 3 bedroom floor plans to accommodate large families.
- Lower income senior and disabled persons need for services such as free or low cost meals and transportation.
- Childcare, medical, and recreation services close to housing, particularly affordable housing to accommodate large families and single parent households.
- Creative reuse of underutilized sites to help offset the lack of vacant, developable land in the City.
- Grant and other funding opportunities to assist with the provision and maintenance of affordable housing.
- Homeless services and sheltering opportunities.
- Support for fair housing goals and actions as identified in the City Analysis of Impediments to Fair Housing Choice.
- High density (affordable) housing dispersed throughout the community.
- Preservation of at risk moderate-income units and mobile home parks.

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

Chino Hills RHNA (2021-2029) [1]	**Number of Units**
• Extremely Low Income (<30% of AMI) [2] [3]	694
• Very low income (<50% of AMI)	694
• Low income (50-80% of AMI)	821
• Moderate income (80-120% of AMI)	789

Chino Hills RHNA (2021-2029) [1]	Number of Units
• Above moderate income (>120% of AMI)	731
• Total RHNA Units for Chino Hills*	3,729

(1) Calculation difference due to rounding.

(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.

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

A. HOUSING GOALS

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

Goal H-1: Provide a range of housing types to meet the needs of existing and future residents.

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

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

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

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability.

B. HOUSING POLICIES, ACTIONS AND METRICS

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

Goal H-1: Provide a range of housing types to meet the needs of existing and future residents.

Policy H-1.1: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA).

Action H-1.1.1: Amend the General Plan and Zoning Map as required to implement the Housing Plan of this Housing Element, within the required 36 months of Housing Element adoption, and involve the public in this process through outreach programs such as workshops and surveys.

Action H-1.1.2: Consult with developers early in the planning process to ensure that proposed development densities are consistent with the RHNA requirements.

Action H-1.1.3: Coordinate with property owners and developers to encourage mixed-use development opportunities on underutilized commercial sites, while ensuring that the addition of housing does not conflict with the function or viability of the other on-site uses.

Action H-1.1.4: Continue to work with residential developers and property owners to provide opportunities for housing at varied density, tenures, and unit types throughout the community.

Action H-1.1.5: Continue to review the City Land Use Plan and available vacant and underutilized land to achieve a mix of single-family and multi-family development to satisfy diverse household needs.

Action H-1.1.6: Continue to apply objective residential design standards to provide high quality housing that is compatible with existing residential neighborhoods.

Policy H-1.1 Metrics
Timeframe:
- Actions H-1.1.1 – By October 1, 2024
- Actions H-1.1.2, H-1.1.3, H-1.1.4, H-1.1.5 – Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund
Implementation Measures:

1) The City will complete the General Plan Land Use Map, Zoning Map and all associated Zoning Code amendments necessary to allow all of the designated Lower, Moderate and Above Moderate residential sites identified in this Housing Plan to proceed by right for developments in which 20 percent or more of the units are affordable to lower income households. These amendments must be completed within three years; and the City commits to completing these amendments as soon as possible and not later than October 1, 2024.
2) As part of the General Plan update process, the City will hold public workshops and provide community surveys to inform the public about the need for housing and receive their input.
3) City staff will keep regular contact with local residential developers and owners of properties with opportunity for high density residential development to ascertain their interest in high density and or affordable housing. Regular contact will be approximately every 6 months.
4) City staff will work with interested property owners, developers and investors by providing site information and answering questions on development options, processes, density bonuses and other available mechanisms to support residential development. This is an on-going action.
5) Staff to continue to review General Plan Land Use Map, Zoning Map and Zoning Code to ensure adequate residential sites are planned and their development is facilitated. This is an ongoing action to be completed every year as part of the annual General Plan reporting process.

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

Policy H-1.2: Provide appropriate zoning and monitoring tools to facilitate development of affordable housing.

Action H-1.2.1: Amend the Zoning Code to establish a minimum development density for the multifamily residential zones, and to allow for owner-occupied and rental multifamily

uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

Action H-1.2.2. Amend the current Zoning Code to comply with current Government Code requirements, including State Density Bonus Law (Government Code Section 65915), Permanent Supportive Housing (Article 11 of the California Government Code), and Low Barrier Navigation Centers (Article 12 of the California Government Code).

Action H-1.2.3: Provide procedures for streamlined residential development processing consistent with State law, including SB 35, and make the streamlined procedures readily available to developers and the public including posting on the City website.

Action H-1.2.4: Establish a monitoring system to tabulate residential development, by number of units, density and affordability, and review annually against the RHNA objections of this Housing Element to ensure compliance with state's no net loss requirements.

Action H-1.2.5: Accommodate residential development that will increase affordable housing opportunities on sites owned by a religious institution consistent with state law.

Action H-1.2.6: Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by state law.

Action H-1.2.7: Amend the Zoning Code to define group homes for employees consistent with the Employee Housing Act.

Action H-1.2.8: Ensure compliance with AB1483, posting all codified standards and fees on the City website, including zoning, development standards, fees and applications including those related to residential development are posted on the City Community Development Department's website.

Policy H-1.2 Metrics

Timeframe:

- Actions H-1.2., H-1.2.2 – As soon as possible and no later than October 1, 2024
- Action H-1.2.3 – By December 31, 2022
- Action H-1.2.4 – By October 1, 2023 and then ongoing
- Action H-1.2.5 – Ongoing, inform religious facilities by October 1, 2023.
- Action H-1.2.6 – Ongoing, with update of density bonus ordinance by December 31, 2022
- Action H-1.2.7- By December 31, 2022
- Action H-1.2.8 – Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development

Funding Source: General Fund

Implementation Measures:

1) The City will amend the Zoning Code City to comply with current Government Code requirements, including State Density Bonus Law (Government Code Section 65915), Permanent Supportive Housing (Article 11 of the California Government Code), Low Barrier Navigation Centers (Article 12 of the California Government Code) and the definition of Group Homes consistent with the Employee Housing Act. These amendments will be completed within three years and no later than December 31, 2022.

2) The City will provide procedures for streamlined residential development processing consistent with State law, including SB 35, and make the streamlined procedures readily available to developers and the public including posting on the City website. SB 35 procedures will be prepared and posted by December 31, 2022.

3) The City will continue to post standards and fees on the City website consistent with AB 1483.

4) The City will amend the Zoning Code as required to facilitate development at densities consistent with the Housing Plan of this Housing Element, including minimum densities for multifamily residential zones and overlay zones as appropriate. These amendments will include:

- Establish minimum densities of 20 du/acre in the RM-3 zone.
- Require a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households.
- Adopt an overlay zone that will set minimum densities of designated Lower Income RHNA sites.
- Adjust RM-3 development standards to allow for reductions in minimum parking, building separation, setbacks, open space and/or FAR standards, and/or increased building heights to accommodate minimum residential densities of 20 du/ac.
- Work with developers to provide a range of affordable housing types and floor plans, including studios to assist the extremely and very low income single households, and 3+ bedrooms to assist larger households.
- Review high density residential development standards annually as part of its annual General Plan reporting process to ensure minimum residential densities of 20 du/ac are achieved.
- Allow for additional development standard adjustments within the overlay zone for projects committed to providing housing affordable to lower income households.

These amendments will be directed at ensuring no net loss. These amendments will be completed within three years and no later than October 1, 2024. The City will establish a monitoring system to tabulate residential development by October 1, 2023, then annually, and as part of the General Plan Annual Performance review, the City will review the number and density of residential development applications and building permits to measure compliance with the quantified objectives of this Housing Element. This review will be conducted on a site by site basis pursuant to Government Code section 65863, and will track the number of extremely low-, very low-, low-, moderate- and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. To ensure compliance with the state no net loss law, no action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. This review will include an update of the available residential site inventory presented in this Housing Element. If a potential shortfall is expected, this review will include the identification of additional sites or increased residential density on currently identified sites. This will be an ongoing process.

5) Encourage residential developers to maximize affordability choices by utilizing streamlining, density bonuses and other similar options. This is an ongoing process.

6) Inform religious facilities in the City about state law allowances for housing with affordability provisions on religious institutions sites.

7) Ensure compliance with AB 1433 by posting codified residential standards and fees on the City website, and checking monthly to ensure information is up to date. In addition, the City will continue its on-going program to convert Planned Development (PD) documents developed under the County to traditional zoning. This program is intended to clarify PD development standards and to make them more accessible to the public. its current policy This is an ongoing process.

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

Policy H-1.3: Facilitate housing options for extremely low and very low income households.

Action H-1.3.1: Seek grant and partnership opportunities with HUD, the State and County and other housing providers to support opportunities for group homes, including

congregate, semi-congregate and SRO housing options that can provide affordable housing options to households at extremely low income levels and in poverty.

Action H-1.3.2. Expand the Housing Coordinator functions within the Community Development Department to include seeking grant opportunities to focus on the extremely and very low income household need, including the implementation and administration of those programs. The City will also continue to seek creative ways to utilize the City Housing In-Lieu Fee fund to facilitate, encourage and expand affordable housing for the City's lowest income households.

Policy H-1.3 Metrics
Timeframe:
- Actions H.1-3.1 and H.1.3.2 - Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund and grant funding where available
Implementation Measures:

1) City staff has quarterly meeting and stays in regular contact with City retained grant consultant and County and State planning and housing agencies to identify potential grant funds to assist with the provision of affordable housing. The City is currently working on an extension of the PHLA grant to support development of the affordable senior housing project and seeks opportunities to facilitate affordable housing and homeless services.
2) City to participate in County and regional planning associations to share housing resources and tools. This is an ongoing process.
3) City staff to stay in regular contact with affordable housing developers and the real estate community to seek opportunities for development of housing options for extremely low and very low households. This is an ongoing process.
4) City staff is currently completing an inventory of all surplus City land that has possibility for development as housing affordable to extremely low and very low income households.
5) City staff will continue to inform Habitat for Humanity of City owned infill sites with potential as housing sites for extremely and very low income households.

Objective of this policy is to facilitate provision of low cost housing options for the City's lowest income households, and to meet the RHNA goals of 694 extremely low and 694 very low income units.

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

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

Action H-1.4.2: Designate a staff member to serve as the ADU coordinator, acting as the primary point of contact for ADU inquiries and prioritizing the efficient and timely review of ADU projects.

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

Action H-1.4.4: Implement permit-ready standard plans to facilitate new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Action H-1.4.5: Develop and maintain an ADU Monitoring Program to track ADU and JADU creation and affordability levels throughout the planning period, with a biennial preparation of an analysis comparing ADU permitting by number and affordability to the

projections in this Housing Element. If this biennial analysis determines that the City's ADU permitting is significantly underperforming the projection in this Housing Element, the City will, within 6 months, update its projection and/or amend applicable zoning standards to facilitate increased ADU development.

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

Policy H-1.4 Metrics
Timeframe:
- Actions H-1.4.1, H-1.4.2, H-14.3, H-1.4.4, H-1.4.5 – By December 31, 2022
- Actions H-1.4.5 and H-1.4.6 – Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund, grants, and other financing mechanisms
Implementation Measures:

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

Objective of this policy is to have a full ADU package in place within 12 months. This package will include flyers, dedicated webpage, incentive program and monitoring program to encourage ADU production. Through these activities, the City looks to have approximately 104 ADUs develop during this planning period, and to offer incentives with the goal of having at least 60 ADUs affordable to Lower income households and 36 ADUs affordable to Moderate income households.

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

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target neighborhood of Los Serranos.

Action H-2.1.1: Continue the installation of infrastructure improvements in the Los Serranos neighborhood, utilizing CDBG funds and other grant funding sources.

Policy H-2.1 Metrics
Timeframe:
- Action H-2.1.1: Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Services and Public Works
Funding Source: CDBG funds and other federal state and regional grant funding mechanisms
Implementation Measures:

1) The City will continue to use CDBG funds and seek other available grant funding to finance infrastructure improvements, including sidewalks and ancillary curb and gutter where needed, the Los Serranos neighborhood.
2) The City will continue to install sidewalk improvements in the Los Serranos neighborhood, as grant funding permits.

Objective of this policy to continue to installation of sidewalks and other identified public improvements that are needed in the Los Serranos neighborhood.

Policy H-2.2: Continue to offer a home improvement assistance to low income households.

Action H-2.2.1: Continue to use available grant funds, including CDBG, to administer a minor home repair program for qualified lower income residents.

Policy H-2.2 Metrics
Timeframe:
- Action H-2.2.1: Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Services
Funding Source: CDBG and other federal state and regional grant funding mechanisms
Implementation Measures:

1) The City will continue to use CDBG funds and other available grant funding to administer a minor home improvement program to assist lower income households.
2) The City will continue to implement a minor home improvement program for lower income households.
3) The City will continue to monitor housing condition in the City and explore opportunities to expand the minor home improvement program to other neighborhoods, including Bayberry.

Objective of this policy to implement and, as feasible to expand, the minor home improvement program to assist lower income households.

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

Policy H-2.3 Metrics
Timeframe: Ongoing and to continue throughout the planning period
Responsible Agency: City of Chino Hills Code Enforcement
Funding Source: General Fund and grant funds if available.
Implementation Measures:

1) Continue to respond to complaints regarding property disrepair and deterioration of residential structures.
2) Continue to provide potentially qualified homeowners information about the City home improvement grant program.
3) Continue to work with property owners to resolve identified conditions of disrepair and deterioration.

Objective of this policy to bring substandard housing units to compliance with applicable health and safety and building code requirements.

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

Action H-2.4.1: Require that any conversion of rental housing to condominiums complies with the City's Condominium Conversion Ordinance.

Action H-2.4.2.: Continue to conserve mobile home parks that are in an economic and physical viable condition.

Action H-2.4.3: Continue to monitor existing affordable units within the City and seek opportunities to expand their affordability terms through use of grants and or partnership with affordable housing providers.

Action H-2.4.4: Ensure that all government assisted affordable housing at risk of conversion to market rate comply with required noticing requirements, including coordination with qualified entities to purchase properties and provide education and support to tenants.

Policy H-2.4 Metrics
Timeframe:
- Actions H-2.4.1, H-2.4.2, H-2.4.4 - Ongoing and to continue throughout the planning period
- Action H-2.4.3 – By December 2024, and continue throughout the planning period.

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund, grants, and other financing mechanisms
Implementation Measures:

1) The City will approach the Heights Apartments owner to pursue options for extending the affordability of the 25 median income units, set to expire December 2024.
2) The City will seek grant funding opportunities to cover the required subsidy to retain the affordability of the 25 median income units.
3) The City will contact affordable housing operators to ascertain their interest in acquiring the units and retaining them as affordable to median or possibly lower-income households.

Objective of this policy is to preserve the affordability of rental housing, the 627 existing mobile home parks, and the 25 median income units at the Heights Apartments.

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

Policy H-3.1: Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Action H-3.1.1: Continue to encourage clustering of housing to preserve environmentally sensitive areas and open space corridors.

Action H-3.1.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds.

Policy H-3.1 Metrics
Timeframe:
- Actions H-3.1.1 and H-3.1.2 - Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund
Implementation Measures:

1) During the last planning period, the City adopted a clustering ordinance to encourage smaller residential lots within hillside areas by allowing reduced lot sizes through the site plan process. This ordinance has resulted in two current development applications with a total unit count of about 160 units. The City will continue to monitor and, if appropriate, develop similar ordinances that encourage residential development of constrained properties.
2) Continue to work closely with developers of large undeveloped properties to facilitate protection of environmental resources while facilitating a mix of residential development.

Objective of this policy is to facilitate development of hillside properties, by accommodating smaller lot residential development while protecting ridgelines and open spaces. Through these actions, the City plans to facilitate development of an estimated 868 residential units on the flatter more accessible portions of large, constrained properties, including Paradise Ranch, Wang property, and Canyon Estates (reference Tables 5-1, 5-2, 5-3).

Policy H-3.2: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Action H-3.2.1: Continue to implement the Green Building Code for new construction, remodel and repairs of residential structures.

Action H-3.2.2: Continue to provide permit fee reductions for installation of energy efficient windows and appliances that increase energy efficiency and reduce housing costs.

Policy H-3.2 Metrics
Timeframe:
- Actions H-3.2.1 and H-3.2.2 - Ongoing and to continue throughout the planning period

Responsible Agency: City of Chino Hills Community Development
Funding Source: General Fund
Implementation Measures:

1) The City staff will continue to provide information to the public regarding Green Building Code requirements, and permit fee reductions for energy efficient windows and appliances.

Objective of this policy is to ensure that all new and rehabilitated properties comply with current energy efficient standards.

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

Policy H-4.1: Promote services that support the varied needs of the residential population.

Action H-4.1.1: Designate ample locations within the City's Land Use Plan to accommodate an adequate supply of childcare, grocery, recreation, medical, education, and personal services for Chino Hills residents.

Action H-4.1.2: Continue parks and recreation after school programs and summer camp activities for children.

Policy H-4.1 Metrics
Timeframe:
Actions H-4.1.1, H-4.1.2 - Ongoing and to continue throughout the planning period
Responsible Agency: City of Chino Hills Community Development and Community Services
Funding Source: General Fund
Implementation Measures:

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

Objective of this policy is to continue to provide commercial and recreational services to all Chino Hills residents, including those with special needs.

Policy H-4.2: Facilitate the development of senior housing opportunities.

Action H-4.2.1: Partner with affordable housing developers to promote senior housing development.

Action H-4.2.2: Identify location(s) for senior housing close to supportive services.

Action H-4.2.3: Seek grant funds and other financing mechanisms to promote affordable senior housing development.

Action H-4.2.4: Work with residential developers to include one-story or other single level living accommodations that expand accessible housing options for persons with mobility disabilities.

Policy H-4.2 Metrics

Timeframe:

- Action H-4.2.1 – Ongoing. The City has selected the parking overflow site, a City owned parcel, and is actively working on an RFQ to select an affordable housing developer to assist the City with its planned affordable senior housing project. Based on the current schedule, the RFQ will be issued first quarter 2022, and development of the senior housing project will begin in October 2024
- Action H-4.2.2 – By October 1, 2024

Actions H-4.2.3, H-4.2.4 – Ongoing and to continue throughout the planning period. The Shady View housing project, currently going through entitlement, proposes one-story single family houses. In addition, the two Habitat for Humanity Houses will provide accommodations for disabled Veterans and their families, and the senior housing project will be fully accessible.

Responsible Agency: City of Chino Hills Community Development

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

Implementation Measures:

1) As discussed in Section V.B.5 of this Housing Element, the City has retained a consultant to assist with the RFQ and selection process for the lower income senior apartment project. The City also has a state grant to assist with this process. The City expects that the RFQ will be issued in early 2022. Following selection of a successful bidder, development of the senior housing project is expected to begin in 2024, with a possible completion date in 2025.
2) As discussed in Action H-1.2.2, the City commits to amending its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code by December 31, 2022.
3) The City will continue to permit by right permanent supportive housing of 6 or fewer persons is as permitted by right in the Chino Hills Zoning Code, and larger residential care facilities either by right or through a staff level review process.
4) The City will continue to encourage developers to add one-story or first floor living options in residential designs.

Objective of this policy is to develop at least 50 rental units affordable to Lower income senior households.

Policy H-4.3: Facilitate the development of accessible housing opportunities and expanded support services for disabled persons.

Policy H-4.3 Metrics
Timeframe: Ongoing and to continue throughout the planning period, with required Zoning Code changes completed by December 31, 2020.
Responsible Agency: City of Chino Hills Community Development, Community Services, Code Enforcement, Public Works
Funding Source: General Fund and available grant funds
Implementation Measures:

1) The City will continue to administer a no-fee application process for reasonable accommodation requests.
2) The City amend the Zoning Code to allow for group homes of more than 6 persons for disabled persons by right in areas zoned for multifamily and mixed use, by December 31, 2022
3) As noted previously, the City will amend its Zoning Code to allow Permanent Supportive Housing by right in areas zoned for multifamily and mixed use as defined in Article 11 of the California Government Code by December 31, 2022.
4) City will continue to support opportunities for group homes and other type of congregate or semi-congregate housing options, including SROs for disabled persons.
5) The City will continue to seek grant funding toward expanding affordable housing and services, including transit and support services, for disabled persons.
6) The City will continue to make available information regarding referral services for seniors and disabled persons, such as in-home care and counseling for housing-related issues, to allow seniors and disabled persons to remain independent in the community.
7) The City will continue to advocate with OmniTrans and other transit provider agencies for free or low cost transit for special needs groups, including disabled and senior persons. Continue to provide information on available transit on the City's website, community newsletters and at community centers.

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

Policy H-4.4: Continue to monitor and respond to the needs of homeless persons within the Community.

Action H-4.4.1: Continue to work with existing area social service providers in addressing the needs of the area homeless population.

Action H-4.4.2: Cooperate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.4 Metrics
Timeframe:
- Actions H-4.4.1, H-4.4.2, H-4.4.3, H-4.4.4, H-4.4.7 - Ongoing and to continue throughout the planning period
- Actions H-4.4.6, H-4.4.7 - By October 1, 2024.

Responsible Agency: City of Chino Hills Community Development, Community Services, Code Enforcement, Public Works
Funding Source: General Fund and available grant funds
Implementation Measures:

1) The City housing coordinator with a focus on affordable housing and homeless needs attends regular county meetings (typically monthly) on available programs and services for homeless persons and persons with disabilities. Information obtained through these meetings are shared with Community Development and Code Enforcement staff and made available to the public. The City will continue these efforts.
2) City staff currently and will continue to coordinate with the City Police Department to assist homeless persons within Chino Hills, linking the individuals with appropriate and available county and non-profit services.

3) The City currently offers and will continue to offer CDBG funding to nonprofit groups that assist special needs and homeless persons (reference Table 5-7). These groups provide domestic violence assistance, adult literacy services, landlord/tenant mediation, and food assistance. The City will continue to allocate available CDBG funds toward non-profit groups that provide housing advocacy, food assistance, and social advocacy.

4) The City will continue to ensure that adequate opportunities for emergency shelters are available in the City.

5) As discussed in Action H-1.2.2, the City will amend its Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for multifamily and mixed use as defined in Article 12 of the California Government Code.

6) The City commits to reviewing its emergency shelter parking standards to ensure consistency with state law. This commitment includes ensuring these parking standards are not based on the number of shelter beds, but are instead reasonably based to accommodate staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. This review will include contacting adjacent cities and emergency shelter providers. The City will update its code to ensure emergency shelter standards are reasonably based.

7) The City will continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to homeless persons.

Objective of this policy is to continue and to expand as resources permit the activities that support homeless persons within the community.

Policy H-4.5: Seek housing opportunities that are affordable to the City's lowest income households, including those at or below poverty levels, extremely low and very low income levels.

Policy H-4.5 Metrics
Timeframe: Ongoing and to continue throughout the planning period.
Responsible Agency: City of Chino Hills Community Development, Community Services, Code Enforcement, Public Works
Funding Source: General Fund and available grant funds
Implementation Measures:

1) The City will continue to provide opportunity for CDBG funding to groups that provide assistance to the City's lowest income households with housing and social services.
2) The City will continue to seek grant funds toward providing housing that is affordable to extremely low and very low income households.
3) The City will continue to work with residential developers to seek opportunities to develop affordable housing, including use of Low Income Housing Tax Credit (LIHTC) program.
4) The City will continue to work with non-profit low income housing developers to provide housing to the lowest income households within the City.
5) The City will continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to households in or near poverty.
6) The City will continue to allow for supportive, transitional, and emergency housing consistent with state law.
7) As discussed in Action H-1.2.2, the City will amend its Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for multifamily and mixed use as defined in Article 12 of the California Government Code.
8) The City will continue to support opportunities for group homes, other type of congregate or semi-congregate housing options, including SROs, that can provide affordable housing options to the lowest income persons in the City, including temporary and low wage workers such as farmworkers.

Objective of this policy is to continue and to expand as resources permit the activities that support the lowest income households within the City.

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability.

Policy H-5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy H-5.1 Metrics
Timeframe: Ongoing with applicable
Responsible Agency: City of Chino Hills Community Development and Community Services
Funding Source: General Fund, CDBG funds, and other grant funds available for fair housing activities
Implementation Measures:

1) The City will continue to provide in-house fair housing services and/or contract with a service provider such as Inland Fair Housing and Mediation Board, and to keep the community informed of these services through the City website and other outreach efforts.
2) The City has an ongoing relationship with a grant funding specialist. The City will set a priority to work with the specialist to identify grant funds that can specifically expand fair housing services, affordable housing and affordable housing services in the City. Such activities will focus on grant funds that can support a commitment of dwelling units affordable for extremely low, very low and low income households; and on services that can assist all lower income households, including non-native English speakers, with mortgage financing and rental housing applications.
3) As part of this Housing Element update, the City held eight public workshops to engage the community and to facilitate understanding in the need for affordable housing. The results of these outreach efforts are presented throughout this Housing Element.
4) The City will continue to participate and prepare all required reporting documents including the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing.
5) The City will continue to highlight Fair Housing services on its website and other available public venues, including community events and at public counters.

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

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

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

Action H-5.2.2: Provide for citizen participation in the planning, development, implementation, and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the Community Development Grant (CDBG) Program.

Action H-5.2.3: Provide a fair housing education program that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Wherever feasible, such programs shall be translated into languages native to the effected populations.

Action H-5.2.4: Work with a contracted provider such as the Inland Fair Housing and Mediation Board to provide fair housing education.

Policy H-5.2 Metrics

Timeframe:

- Actions H-5.2.1, H-5.2.2 , H-5.2.3, H-5.2.4 - Ongoing

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

Funding Source: General Fund, CDBG funds, and other grant funds available for fair housing activities

Implementation Measures:

1) The City will continue to provide in-house fair housing services and/or contract with a service provider such as Inland Fair Housing and Mediation Board.
2) The City has an ongoing relationship with a grant funding specialist. The City will set a priority to work with the specialist to identify grant funds that can specifically expand fair housing services, affordable housing and affordable housing services in the City. Such activities will focus on grant funds that can support a commitment of dwelling units affordable for extremely low, very low and low income households; and on services that can assist all lower income households, including non-native English speakers, with mortgage financing and rental housing applications.
3) As part of this Housing Element update, the City held eight public workshops to engage the community and to facilitate understanding in the need for affordable housing. The results of these outreach efforts are presented throughout this Housing Element.
4) Chino Hills commits to continuing and expanding the public participation process as it moves forward with adopting the Housing Element and subsequent General Plan and Zoning Amendments that implement the Housing Element. This process will include surveys targeted at reaching extremely low, very low and low income households and special needs groups. The surveys will request specific information on housing and service conditions and needs. To reach these targeted groups, the City will reach out to local nonprofit housing groups, religious facilities, fair housing and special needs groups. These groups will also be invited to future housing and General Plan update workshops that the City plans to hold throughout the Housing Element and subsequent General Plan and Zoning Amendment process.
5) The City will continue to participate and prepare all required reporting documents including the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing.

6) The City will continue to highlight Fair Housing services on its website and other available public venues, including community events and at public counters.

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

Policy H-5.3 Support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy H-5.3 Metrics
Timeframe: Ongoing
Responsible Agency: City of Chino Hills Community Development and Community Services
Funding Source: General Fund, CDBG funds, and other grant funds available for fair housing activities
Implementation Measures:

1) The City will continue to facilitate compliance with state and federal laws that affirmatively further fair housing through regular monitoring and reporting as required for CDBG participation. Regular monitoring and reporting are conducted through the City's annul Action Plan, five-year Consolidated Plan, and Analysis of Impediments to Fair Housing Choice.

2) The City will continue to participate and prepare all required reporting documents including the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing.

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

C. SUMMARY OF QUANTIFIED OBJECTIVES

Through its Housing Plan, the City of Chino Hills aims to obtain the quantified objectives outlined in Table 6-1 for new construction and Table 6-2 for all objectives, including rehabilitation and conservation. These objectives establish the target number of housing units to be zoned for, constructed, rehabilitated, and conserved over the Housing Element planning period (2021-2029). The quantified objectives are summarized by income classification for the planning period. For comparison, Table 6-1 also presents the City's RHNA objectives. As shown in the table, the City of Chino Hills 6th Cycle Housing Element meets its RHNA objectives. In addition, Table 6-1 shows the ADUs expected during this planning period. The ADUs serve as additional or buffer units to further assist the City in meeting its RHNA obligations.

Table 6-2 presents new units and also rehabilitation and conservation objectives. Rehabilitation objectives are based on current and expected City Code Enforcement Division actions, and the CDBG minor home repair program. Conservation objectives are based on maintaining the City's existing mobile homes in an economic and physical viable condition and the retention of the Heights Apartments 25 median income units.

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

	Income Group					
Category	**Extremely Low** (1)(2)	**Very Low** (1)	**Low** (1)	**Moderate** (3)	**Above Moderate** (4)	**Total**
6th Cycle Housing Element New Housing Construction Commitment	694	694	821	789	731	3,729

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

	Income Group					
Category	**Extremely Low** (1)(2)	**Very Low** (1)	**Low** (1)	**Moderate** (3)	**Above Moderate** (4)	**Total**
RHNA Allocation	694	694	821	789	731	3,729
Difference (City New Construction vs. RHNA)	0	0	0	0	0	0
ADU Buffer (5)	16	8	36	36	8	104

Notes:

(1) Reference Table 5-3 above.

(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.

(3) Reference Table 5-2 above.

(4) Reference Table 5-1 above.

(5) Reference Table 5-6 above.

Table 6-2. Housing Element Quantified Objectives - ALL (2021-2029 Planning Period): Chino Hills

Quantified Objective	**New Unit Construction** (1)	**New Accessory Dwelling Unit Construction** (2)	**Rehabilitation** (3)	**Conservation** (4)
Extremely Low Income	694	16	1,794	118
Very Low Income	694	8	1,794	118
Low Income	821	36	2,122	139
Median Income (6)	0	0	0	25
Moderate Income	789	36	2,040	134
Above Moderate Income	731	8	1,890	124
TOTAL	**3,729**	**104**	**9,640**	**658**

Notes:

(1) Reference Table 6-1 above.

(2) Reference Table 6-1 above.

(3) Rehabilitation objectives are based on current and expected City Code Enforcement Division actions, and the CDBG minor home repair program.

(4) Conservation objectives are based on maintaining the City's existing mobile homes in an economic and physical viable condition and the retention of the Heights Apartments 25 median income units.

Appendix A
Public Participation Summary

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

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

A. Community Outreach

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

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

- **Community Housing Survey**: City staff conducted a housing survey for community members to participate in, including residents, property owners, business owners, and developers, and was easily accessible on the City website. The survey collected specific information on current housing and service conditions and needs. To reach targeted groups, the City reached out via email to local nonprofit housing groups, religious facilities, fair housing, and special needs groups; and via survey notification postcards to residents of neighborhoods identified as having a greater concentration of lower income households and/or residing in older and lower cost housing, including the City's oldest neighborhoods, Los Serranos and Sleepy Hollow. Direct mailing or hand delivery of the survey notices were also delivered to residents of the City's three mobile home parks: Lake Los Serranos, Rancho Monte Vista, and Western Hills Estates. The list of recipients for the survey is provided in Attachment A-3, List of Housing Survey Recipients. Notifications of the survey were also sent out via the City's e-notify process, the City News section on the City website, water bill inserts, press releases, and through an article in the local Chino Champion newspaper. The survey closed on January 11, 2022 with a total of 1057 persons submitting survey responses. In general, the survey responses indicate a strong support for senior housing and affordable senior housing, and mixed opinions about the amount and type of housing needed in the community. A summary of the survey results is presented below.

Chino Hills Housing Survey

As of **1/11/22**, we have received 1057 completed surveys

11/10/2021	• Published survey on website • Emailed survey to database of 100+ commercial/residential property owners, developers, non-profit developers, religious facilities, special needs and fair housing groups
11/15/2021	• Published survey information on website City News page • Published survey information on City social media accounts: Twitter/Facebook/Instagram
11/22/2021	• Added Housing Survey message to water bills
11/24/2021	• Mailed survey postcards to 2000 residents
12/2/2021	• Mailed survey postcards to 3000 residents (including mobile home park: Lake Los Serranos)
12/10/2021	• Delivered survey postcards to mobile home parks: Western Hills Estates and Rancho Monte Vista
12/21/2021	• Published survey information on City social media accounts: Twitter/Facebook/Instagram
1/5/2022	• Published survey information on City social media accounts: Twitter/Facebook/Instagram

General Housing-Type Comments:

64 No more housing	6 Luxury homes/large lots
50 Senior Housing/Affordable senior housing/Senior assisted living	5 Mixed Use
39 No low-income housing/high density	3 Provide housing to a variety of income types
37 No more housing in Carbon Canyon	3 Housing within walking distance to stores
29 Single family housing	2 Veterans housing
22 Single story homes	2 Housing near public transportation corridors
16 Affordable housing/Low income	2 Manufactured homes
14 Maintain existing open space	1 Temp housing for the homeless
10 Middle income housing/medium density housing	1 Shared housing (for multigenerations)
9 ADUs/smaller houses	1 Seasonal/temporary residences - RV park
7 High density housing	1 Short term rentals
7 No ADUs/additional units on lot	

Other Housing Survey Comments:

42 Too much traffic/address traffic issues (including Carbon Canyon & 71)	4 More grocery stores
13 Maintain suburban/rural community	3 Home rents are too high
12 Fix streets/infrastructure in Los Serranos	2 More restaurants
10 Oppose development at Peyton and Eucalyptus	2 Prevent investors/corporations from buying homes for rentals
8 Missing housing expense category	
6 Consider the drought and state water restrictions	2 Aquatics facility
5 More police presence/focus on lowering crime	
5 Rental assistance/home buyer program	
5 Do not agree with state housing mandates	

B. Community Workshops

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

Planning Commission Housing Element Update Workshops

- **Community Workshop #1** – February 2, 2021 discussion topics: Housing Element Overview, Housing Element Update Process; 6th Cycle Housing Element Schedule, Public Participation, Regional Housing Needs Assessment (RHNA), Default Densities, Available Site Criteria; Preliminary Review of Potential Sites

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

City Council Housing Element Update Workshops

- **Public Workshop #1** – March 23, 2021 discussion topics: high densities, Regional Housing Needs Assessment (RHNA) penalties, existing multi-family units, site inventory, 30 potential high-density sites, draft allocation of high-density RHNA units, and sales tax.
- **Public Workshop #2** – June 8, 2021 discussion topics: Lower Income High Density Housing Development Standards, Recommended Lower Income High Density Housing Sites Update, Recommended Moderate Income Medium Density Sites Update, Draft of the Housing Element Community Profile, and Draft of the Housing Element Community Goals and Policies.

C. Community Comments/Responses

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

Concerns:

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

Suggestions:

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

Site Oppositions:

- Tres Hermanos
- Carbon Canyon
- Crossroads Entertainment Center
- Rimrock and Rock Springs
- Chino Avenue and San Rafael Drive
- Grenier property
- Western Hills Golf Course
- Caballero property.

Attachment A-1: Housing Element Workshop Email Distribution List
Attachment A-2: Written Comments Received
Attachment A-3: List of Housing Survey Recipients

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

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

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

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT COMPANY / PROPERTY OWNER / INTERESTED PARTY CONTACT LIST		
Partnership Housing Inc.	The Rincon	Frank Konrad
PATH Ventures	Thomas Safran & Associates	Allison Arnold
Private - A Ceja villa	Tierra Concepts, Inc.	Mitchell M. Tsai, Attorney at Law
Rancho Cielito	Torti Gallas + Partners	Heart2Serve
READI, LLC	Townhomes on Pomona Rincon Road (Caltrans Surplus)	Greystar
Related California	Trumark Homes	327 Housing Survey Respondents
Restore Neighborhoods LA, Inc.	TRUST South LA	
Rolling Ridge Ranch/Lake Los Serranos Company	UCLA Graduate Student Researcher	
RSI Holding LLC	United States Veterans Initiative	
RSMITumohr	Venice Community Housing	
SCANPH	Ventura County Community Development	
SDG Housing	West Hollywood Community Housing Corp.	
Skid Row Housing Trust	West One Development	
Skyline Multi Housing	Woodview Plaza	
TDA Inc.	WORKS	
Karen Miller	Gail Smith	
David Reed	Tanveer & June Makhani	
Beverly Sample	Rebeca & Robert Armendariz	

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

COMMENT #1

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

Regards
Roger Pelayo
Proud Chino Hills Resident since 2015

Response: Hello Mr. Pelayo,

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

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

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

COMMENT #2

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

Bill Becker

COMMENT #3

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

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

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

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

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

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

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

J Gallagher

COMMENT #4

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

Mark Warner

COMMENT #5

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

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

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

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

Thanks in advance for your help.
Luis Esparza

COMMENT #6

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

The problem of affordable apartment housing in San Bernardino County is the low median income in the County limits the rent collections to a point where affordable housing doesn't make financial sense for any developer. The way to counter that would be to provide monetary incentives (e.g. free land or a subsidy) to the developer.
That raises the question of how. If the City doesn't have the land available to contribute to a project, they should (1) compel future developers of large projects to either donate a portion of land from their site (minimum of 3 acres needed here) if the site is large enough to do that or (2) have developers provide a Developer Fee to the City for affordable housing. That money should be used to attract and subsidize developers of income-restricted housing. Without this, attracting income-restricted housing will be difficult - again due to low rents.

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

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

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

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

COMMENT #7

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

COMMENT #8

Dear City Clerk,

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

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

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

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

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

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

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

   Response: As stated above, Information regarding the penalties of noncompliance and options for legal challenge were provided during staff's Workshop #2 presentation and are included in the March 2 staff report for Workshop #3.
   See the following links:
   Workshop #2 presentation at
   https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint

   Workshop #3 staff report at
   https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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

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

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

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

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

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

   Response: A response to the question of income and racial equality is included in the March 2 staff report for Workshop #3 and will be further discussed during staff presentation for Workshop #3.
   See link to *Workshop #3 staff report* at
   https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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

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

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

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

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

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

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

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

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

    Response: A response to Measure U applicability was provided during staff's presentation at Workshop #2 and is included in the March 2 staff report for Workshop #3.
    See the following links:
    Workshop #2 presentation at
    https://www.chinohills.org/DocumentCenter/View/23439/Housing-Element-Update-6th-Cycle---Workshop-2-Final-PowerPoint

    Workshop #3 staff report at
    https://www.chinohills.org/DocumentCenter/View/23482/03-02-2021-Housing-Plan-Process-PC-Workshop-No-3---Staff-Report

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

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

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

Thank you for your time and consideration.
Luis Esparza

COMMENT #9

Hi Everyone,

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

(My original letter is copied below for completeness)

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

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

Thank you for your time and attention.

Luis Esparza
Chino Hills Resident.

Dear City Clerk,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.
Luis Esparza

COMMENT #10

Ms. Lombardo,

Thank you for your response.

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

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

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

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

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

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

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

Sincerely
Luis Esparza, Chino Hills resident

COMMENT #11

Hi.

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

MY PUBLIC COMMENTS

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

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

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

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

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

Thank you,
Mike Braun

COMMENT #12

Dear Commission,

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

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

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

Best Regards
Theo Hester

COMMENT #13

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

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

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

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

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

Take care,
John Mitchell

COMMENT #14

Dear Planning Commissioners of Chino Hills,

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

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

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

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

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

Sincerely,
Eddie and Susy Lee

COMMENT #15

Dear Commission members and staff,

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

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

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

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

Thank you for your time and consideration.

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

And don't especially forget,

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

Luis Esparza
Chino Hills Resident.

COMMENT #16

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

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

Sincerely,
Daniel Burke

COMMENT #17

Three (3) areas of concern are:

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

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

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

Thank You,
Karen Mailo

COMMENT #18

To Whom It May Concern:

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

Thank you.

Best Regards,
Miriam Peltz | Assistant Property Manager

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

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

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

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

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

COMMENT #19

Chair Jerry L. Blum and Commissioners: March 2, 2021

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

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

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

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

Really?!

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

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

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

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

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

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

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

It's very much appreciated,
Bryan Petroff

Response: Dear Mr. Petroff,

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

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

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

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

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

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

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

COMMENT #20

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

Please let me know your thoughts.
Clark Hatch

Response: Hello Mr. Hatch,

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

Best Regards.

COMMENT #21

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

Carolyn Wilcox

Response: Hello Ms. Wilcox,

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

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

Please let me know if you have other questions.

COMMENT #22

Hello,

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

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

•Leonard Grenier property, horses, and stables on 16.5 acres at Carbon Canyon and Canyon Hills roads.

•Western Hills Golf Course, 10 acres on Carbon Canyon Road between Fairway Drive and Canon Lane

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

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

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

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

Thank you,
Dave, Patrice, and Anthony Porter

COMMENT #23

Dear Community Development Director Joann Lombardo:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thanks again for your communication.

Best Regards,
Bryan Petroff

COMMENT #24

Mr. Mayor and Council Members,

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

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

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

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

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

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

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

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

Sincerely,
John Bruner

COMMENT #25

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

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

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

Thank you very much.
JIMMY L CASTILLO

COMMENT #26

Dear Planning Commission,

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

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

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

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

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



Respectfully,
Ben Jimenez
Resident, Mountain View Neighborhood

COMMENT #27

Planning Commission and Joann Lombardo,

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

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

The HCD website also has this listed ….

New ADU funding laws effective January 1, 2021

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

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

Ken Gallagher

COMMENT #28

Dear Councilmembers,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at https://laborcenter.berkeley.edu/wpcontent/uploads/2020/09/Putting-California-on-the-High-Road.pdf*
2 South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/defaultsource/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10
3 City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

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

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

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

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

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

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

4 City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.
5 City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).
6 California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobshousing.pdf
7 Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs- Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

See the following links for letter attachments:

EXHIBIT A: March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling
EXHIBIT B: Air Quality and GHG Expert Paul Rosenfeld CV
EXHIBIT C: Air Quality and GHG Expert Matt Hagemann CV

COMMENT #29

Dear City Council,

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

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

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

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

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

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

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

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

Thank you,

Scott and Sarah Elmassian

COMMENT #30

Dear Planning Commissioners,

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

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

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

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

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

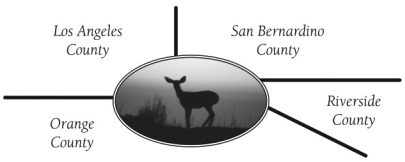
Thank you.

Jack Greening

COMMENT #31

Hills For Everyone

Southern California comes together at the Puente-Chino Hills



December 6, 2021

Submitted via email to: *jlombardo@chinohills.org*

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

RE: 2021-2029 City of Chino Hills 6th Cycle Housing Element Comments

Dear Ms. Lomardo:

Hills For Everyone (HFE) is a 43-year-old non-profit organization that established Chino Hills State Park (CHSP) and is still working to conserve the remaining natural lands in the Puente-Chino Hills Wildlife Corridor at the juncture of Los Angeles, Orange, San Bernardino, and Riverside Counties. Because of the importance of policy and project decisions at the local and regional level, participating in the public process for a Housing Element Update (HEU) is of critical importance.

We write our comments with a goal toward a reduction in greenhouse gas emissions, vehicle miles traveled, and protection/resilience of existing natural lands. To this end, we remain supportive of the general goals in the Housing Element Update and would encourage residential and mixed-use development in the city center because it offers the greatest opportunity for the creation of a vibrant, walkable, bikable, and affordable urban core for residents, businesses, and visitors to enjoy.

HEU Maps

While we realize there are many sources of maps that the City used to create the figures within its HEU we would like to point out that some of them incorrectly show CHSP's boundary. Further, with the recent preservation of land, the Zoning and Land Use Maps are now out of date. We realize the source of maps may prevent correction, but in case they can be corrected they are listed below. These figures include:

Incorrect CHSP Boundaries

- Figure 4-3 – Source HCD AFFH Data Viewer
- Figure 4-7 – Source HCD AFFH Data Viewer

Places the Zoning Map Needs Updating

- Add preservation of the Eastbridge property and the First National Investment property (Phase 1) acquisitions to:
    - Figure 3-1
    - Figure 4-8
    - Figure 4-9
    - Figure B-2 (bottom map, adjust legend for "State Park/Conserved Land"
    - Figure B-3
    - Figure B-14
    - Figure B-18

In case it is helpful, we've attached to our emailed comments a GIS shapefile from the California Department of Parks and Recreation of the correct boundaries. (See **Attachments 1**) And, a map that shows the recent acquisitions of land in the City of Chino Hills that are now permanently protected. (See **Attachment 2**)

Section III. Housing Constraints – Governmental Constraints

As it relates to the City's Parking Standards and meeting the goals of AB 32 and SB 32 (the greenhouse gas reduction bills), and SB 375 (the sustainable communities planning bill), we wholly encourage the City to consider a code update that:

1. **Eliminates Parking Minimums for Businesses**
   Many proposed projects and areas of the City could benefit from eliminating the parking minimums—especially in transit-rich or parking-rich areas. This "plan for" concept is outdated. The market should determine the parking and that, in turn, increases affordability for units.

   Implementation Example:
   - City of Los Angeles, Downtown Community Plan (MC Goal 6.1)

2. **Decouples Parking with Residential**
   Allow developers to provide parking in other ways (i.e., in lieu fees or parking elsewhere/off site.) Parking lots are poorly used land. And, when it rains, parking lots generate urban runoff polluting local waterways—all the way down to the beach.

   Implementation Examples:
   - City of Berkeley (Housing Element, Policy H-12)
   - City of Emeryville (Housing Benefit, Public Benefit Bonuses)

Section III. Housing Constraints – Geological and Other Environmental Constraints

We believe another existing constraint ignored in the HEU is the Wildland Fire Hazards. The City has endured multiple devastating large-scale wildfires in the community which required not

only public safety presence and firefighter activity, but also considerable evacuation of its existing residents. According to Cal Fire, there are large areas in the western portion of the City within a Very High Fire Hazard Severity Zone. (See **Attachment 3**) Identification of these constraints should be included in the HEU, as well as any Fire Prevention and Emergency Preparedness Programs.

We believe another existing constraint includes Ecological Areas. The City of Chino Hills, along with the Cities of Diamond Bar and Industry, have launched a revamped Tres Hermanos Conservation Authority. After the transfer of the 2,445-acre Tres Hermanos land from the City of Industry to the Authority the use of the property was limited to "open space, public use or preservation." Of the entire acreage, 1,750 acres is within the City of Chino Hills. We urge the City to revise its Land Use and Zoning Map to remove Neighborhood Commercial, Mixed Use, and RM-3 (Very High Density Residential) which would maintain consistency with the intent of the Authority's stated goals.

Section IV. Assessment of Fair Housing - Fair Housing Enforcement and Outreach Capacity

We generally agree with the opportunity sites identified in the Lower Income Housing Sites Map with one exception, Site #4 – Western Hills Golf Course. Very low and low affordable sites should be located near transportation and mobility hubs as well as community amenities and services. Many individuals within the very low and low affordable income category do not own a car, must rely on a single car to get multiple individuals to work and school, and rely on mass transit (like buses). Further, those same residents need close access to basic living needs (such as banking, groceries, medical, etc.).

As noted above with our comments on the "Geological and Other Environmental Constraints" getting individuals out of Carbon Canyon during a mass evacuation may exceed their ability. This could force residents in this location to shelter in place during the next fire storm due to lack of transport. As demonstrated in other firestorms, Carbon Canyon is often blocked in one direction due to the fire's progress. This further exacerbates an already dangerous geography.

Public safety and evacuation should be of utmost importance when placing struggling families in harm's way. As indicated in Attachment 3, this geography is within a Very High Fire Hazard Severity Zone (VHFHSZ) and has been documented by the State and by Hills For Everyone in its two Wildfire Studies to burn multiple times, making it "eligible" for this very serious designation. We urge the City to reconsider Site #4 as an entirely "Lower Income" housing site per Table 4-5.

Section VI. Housing Plan – Housing Policies, Actions and Metrics

We support the goals identified in the HEU, but have a few comments. These include:

Action H-1.1.1
We recommend updating the General Plan, Land Use, and Zoning Map to include the recently acquired lands adjacent to CHSP. (See **Attachment 2**)

Action H-1.1.3
There may be opportunities to expand the mixed use development opportunities in the City of Chino Hills. We offer these implementation ideas for consideration:

1. **Adopting an Adaptive Re-Use Ordinance**
   Existing buildings or sites offer reuse opportunities. Changing its use for another purpose—other than what it was designed for. This approach lends itself well to sustainability, affordability, and housing production.

   Policy Examples:
   - Los Angeles Adaptive Reuse Ordinance (Subdivision 26, Subsection A, §12.22)
   - City of Santa Ana Adaptive Reuse Ordinance (Chapter 41, §41-1651)
   - City of Long Beach (Chapter 18.63 Alternative Building Standards for Adaptive Reuse Projects)

2. **Promoting the Downtown as a Hub for Activity and Housing**
   Use creative financing tools to attract businesses, commerce, and developers to the downtown. It should be a priority to have it remain as a central feature of Chino Hills' The Shoppes and ensure day, evening, and nighttime activities are available to all residents—especially those that live downtown.

   Implementation Example:
   - City of Stockton (General Plan, Land Use Element Policy 2-1)

Action H-1.1.4 and Policy H-1.4
New and creative uses of existing space offer even more opportunities for residential to be creatively added to the existing built environment. We suggest:

1. **Including Micro-Units, Tiny Homes or Small Efficiency Dwelling Units (SEDU) as a Housing Type**
   Micro-Units are typically 200-480 square feet in size and usually offer studio and one-bedroom units. Their construction typically costs less than a conventional unit and the rent is 20-30% less too. Tiny Homes tend to be pre-fabricated homes and/or mobile homes with all the home features reduced in size for efficiency. SEDUs are self-contained units that have only one habitable room and are usually not less than 150 square feet. All of these are viable options for those planning to live a minimalist lifestyle.

   Policy Examples:

- Culver City (§17.400.065 Mixed Use Development Standards)
- Pasadena (§14.12.370 Floor Area)
- City of Los Angeles ("Greater Downtown Housing Incentive Ordinance," Ordinance No. 179,076)

For more information: Urban Land Institute's > The Macro View on Micro Units Report https://uli.org/wp-content/uploads/ULI-Documents/MicroUnit_full_rev_2015.pdf

2. **Making "Future Proof" Parking Garages**
   As parking demand goes down, parking garages can be transformed into innovative and affordable housing opportunities. This includes the option for micro-units in former parking structures.

   Implementation Examples:
   - Broadway Autopark (Wichita, KS)
   - SCADpad (Atlanta, GA)

Action H-1.1.5

Encouraging the creation of multi-family homes along well used transportation corridors where amenities are plentiful could reduce single occupancy vehicle use, reduce emissions, and reduce traffic. We offer the following implementation idea:

1. **Creating Transit-Oriented Developments**
   If medium and high-density housing is provided in transit corridors, it reduces the need for single occupancy vehicle use. This helps the state and Southern California Association of Governments meet the greenhouse gas reduction and vehicle miles traveled targets.

   Implementation Examples:
   - City of Berkeley (Housing Element, Policy H-12)
   - City of Santa Ana, Downtown Transit Zone Complete Streets Plan

   Policy Examples:
   - Los Angeles Adaptive Reuse Ordinance (Subdivision 26, Subsection A, §12.22)
   - City of Santa Ana Adaptive Reuse Ordinance (Chapter 41, §41-1651)
   - City of Long Beach (Chapter 18.63 Alternative Building Standards for Adaptive Reuse Projects)

Goal H-3

We support Goal 3 and its policies and actions that protect the valued natural resources within and adjacent to the City.

Action H-3.1.2

We support the concepts in this action, but suggest a revision to the policy language. See the underlined text for new language:

> Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds, as well as direct and indirect impacts to existing protected natural lands.

Action H-3.1.3 (NEW)

Based on our comments above related to the Geological and Other Environmental Constraints we urge the City to adopt a new Action in Goal H-3. We suggest a policy that reads something to this effect:

> Base project consideration in Chino Hills' hillsides on the ability of infrastructure, ingress and egress for evacuations, landform, physical constraints, and emergency response capabilities to support development.

Safety Element Policy Considerations

We recognize the City is focused on the HEU, but when the Safety Element is updated, we urge consideration of preventative measures the City can take to reduce fire frequency, save lives and property, and reduce fire-related costs to the taxpayer.

To this end, we would wholly support a Safety Element Policy similar to that being considered in the County of Los Angeles. This draft document presently states:

> "Policy S 34.1: Prohibit new subdivisions in VHFHSZs unless entirely surrounded by existing built development, will connect to public infrastructure, and the level of service capacity of adjoining major highways can accommodate evacuation. Discourage subdivisions in all other FHSZs."

Continued expansion of urban uses into the wildland-urban interface would trigger a cascade of harmful events, including increasingly fraught and panicked evacuations, post-fire homelessness, ever-greater fire-fighting costs borne by the public at large, and massive clearing of native habitat around new structures. The latter, according to state law, can be up to the length of a football field.

We also support policies in the Safety Element that address site design, evacuation, home hardening, and other important factors. All of which are important parts of an improved safety regime.

Hills For Everyone is appreciative of the opportunity to comment on the City's HEU. If you have any questions, please reach out at (714) 996-0502.

Sincerely,

Claire Schlotterbeck

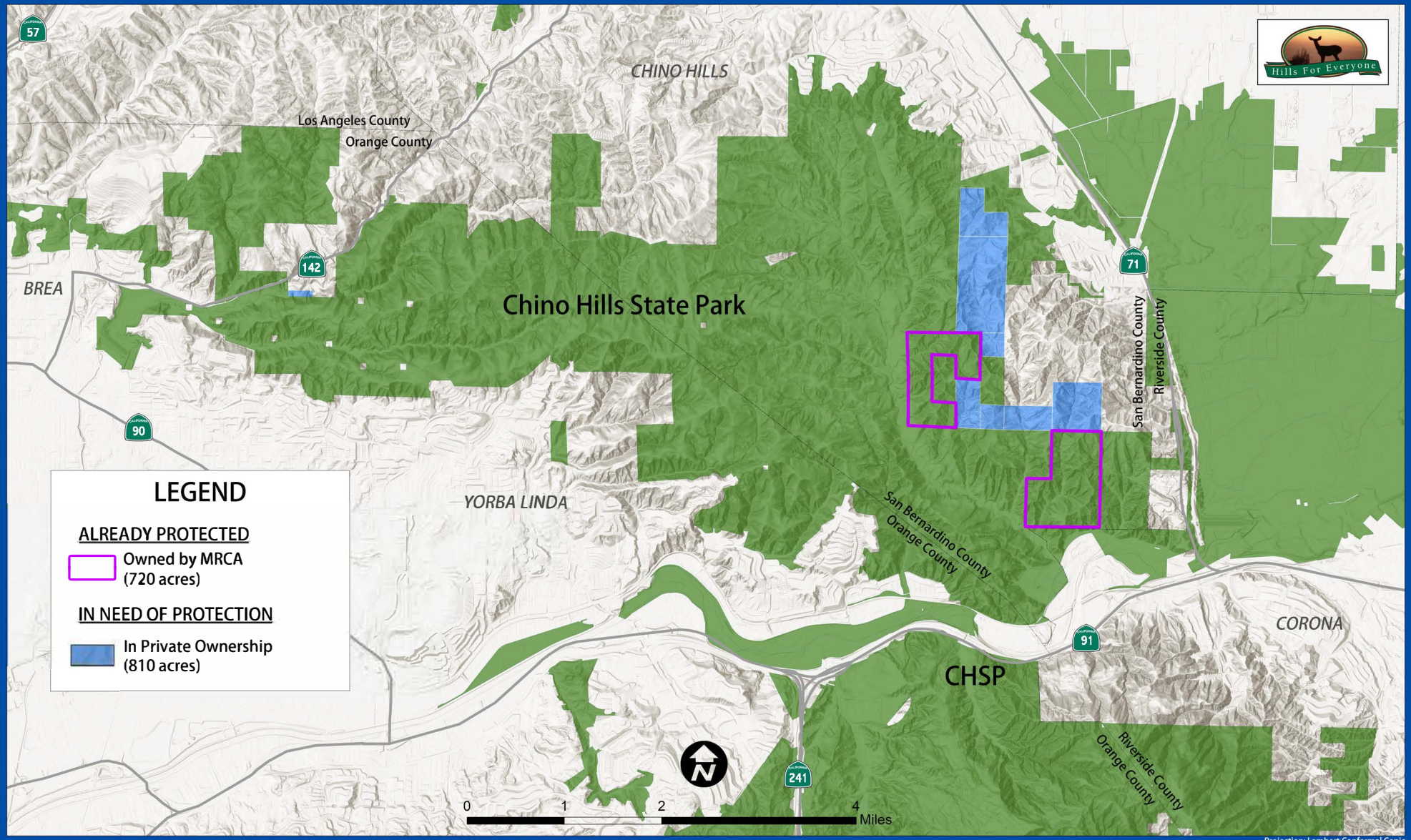
Claire Schlotterbeck
Executive Director

Attachments:

1 – GIS Shapefile of Chino Hills State Park
2 – 2020/2021 Acquisitions Adjacent to Chino Hills State Park
3 – CalFire Very High Fire Hazard Severity Zone Map

cc: California Department of Housing and Community Development - *HousingElements@HCD.ca.gov*

Natural Lands Included in SB 266 (the Chino Hills State Park Expansion Bill)



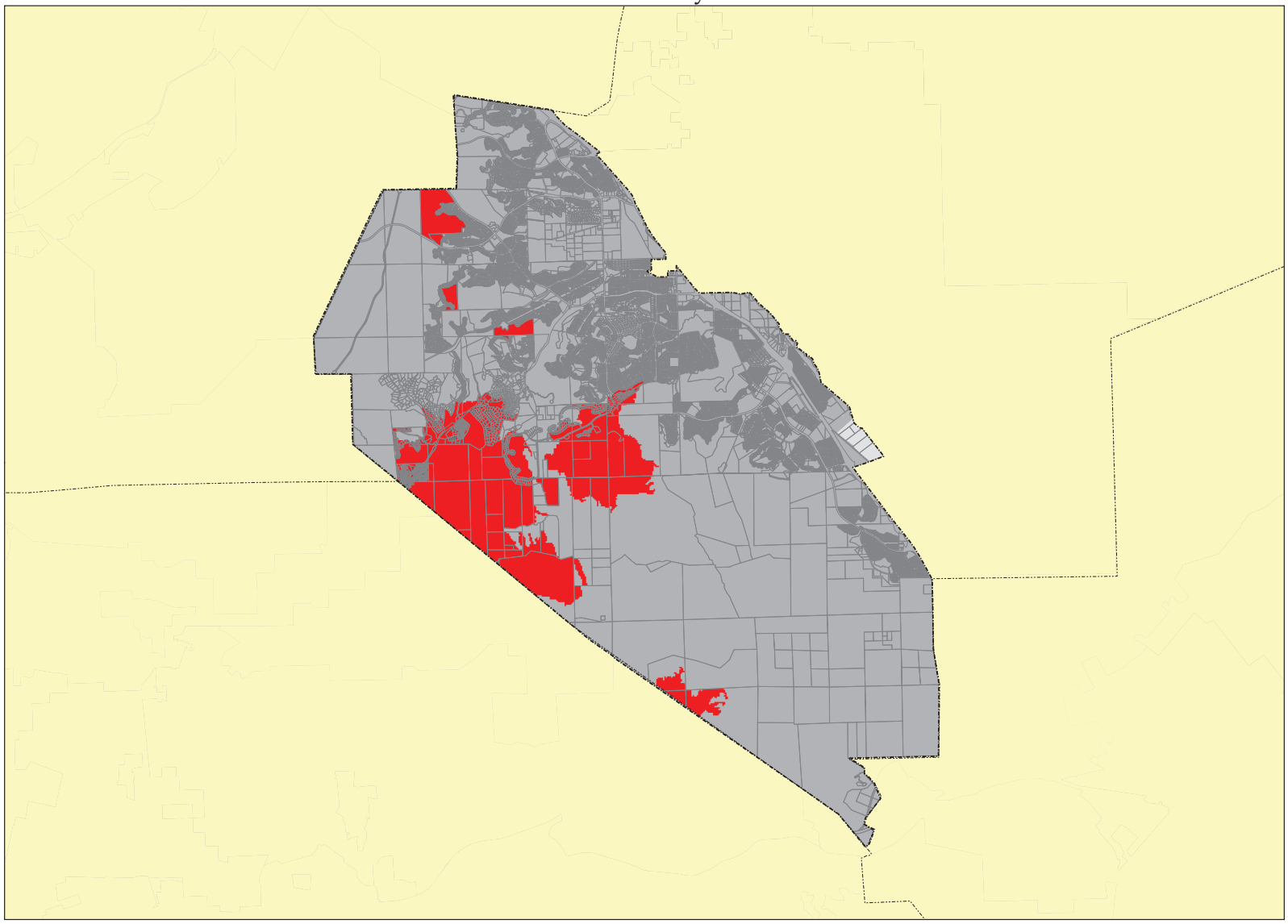
Data Provided by Department of Parks and Recreation; First American Title; OC Parks; and Orange County Transportation Authority.
Map Last Updated September 2021

Projection: Lambert Conformal Conic
Datum: North American 1983
Scale: 1: 60,000

Chino Hills

Attachment 3

Very High Fire Hazard Severity Zones in LRA
As Recommended by CAL FIRE



Fire Hazard Severity Zones

Local Responsibility Area	State or Federal Responsibility Area
VHFHSZ	VHFHSZ
Non-VHFHSZ	Non-VHFHSZ

City Boundary
Parcels
County Boundary

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of **potential** fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at http://frap.cdf.ca.gov/projects/hazard/lrahaz.html. The State Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A which includes requirements for new buildings located in designated Wildland-Urban Interface Fire Areas. These requirements include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High FHSZs within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at http://frap.cdf.ca.gov/projects/hazard/vhfhsz/ (click on "Continue as guest without logging in"). Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add areas to the recommended VHFHSZ, but cannot remove areas from the recommended VHFHSZ. Only those areas identified by the local government as zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.

Projection Albers, NAD 1983
Scale 1: 32,000
at 36" x 36"
October 29, 2008

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at http://frap.cdf.ca.gov
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,
State of California
Mike Chrisman, Secretary for Resources,
The Resources Agency
Ruben Grijalva, Director,
Department of Forestry and Fire Protection

MAP ID: FHSZL_c36_ChinoHills

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_3)

APPENDIX A: Public Participation Summary – Attachment A-3, Survey Recipient List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT HOUSING SURVEY EMAIL RECIPIENT LIST		
A Community of Friends	Cross-Roads Housing, Education, & Community	HOPE, Inc.
Abode Communities	Curt Pringle and Associates	Housing Authority, City of San Buenaventura
Adjacent Lot next to Goddard School	CVUSD	Illumination Foundation
Allison Arnold	David Van Arsdell	Inland Fair Housing and Mediation Board
American Family Housing, Inc.	Deaf Seniors of Riverside (DSR)	Innovative Housing Opportunities
Back Bay Development LLC	Domus Development LLC	Jamboree Housing
BAPS	EAH Housing	Jennifer Bars
Bella Communities	Egan Simon Architecture	Jones Lang LaSalle Brokerage, Inc.
Biz Park	Ethan Christopher LLC	Karen Riordan
Bridge Housing	Family Assistance Program	LA Family Housing
Boys Republic	Foundation for Affordable Housing V, Inc.	Lennar - Inland
Buddhist Temple	Foundation for Quality Housing Opportunities	Lewis Management Corp
C & C Development Co., LLC	Frank Konrad	LINC Housing
Casa Major, Inc.	Gordon Ranch	LNR Partners, LLC
CBRE Property Management	GASKA, Inc.	LOMCO
Century Housing	Global One Development Center	Long Beach Forward
Chino Valley Community Church	Gonzalez Goodale Architects	Long Beach Residents Empowered
Clifford Beers Housing	Greystar	LTSC Community Development Corporation
Community Corp of Santa Monica	Habitat for Humanity, Greater LA	Luis Esparza
Coptic Church	Heart2Serve	Many Mansions
Corporation for Better Housing	Hoffman Land	Market Place
County of Ventura	Hollywood Community Housing Corp.	Mary Erickson Community Housing
Crossroads Entertainment	HOMES FOR LIFE FOUNDATION	McCormack Baron Salazar
Mercy House	SCANPH	Ventura County Community Development

APPENDIX A: Public Participation Summary – Attachment A-3, Survey Recipient List

CITY OF CHINO HILLS – 6TH CYCLE HOUSING ELEMENT HOUSING SURVEY EMAIL RECIPIENT LIST		
Meta Housing Corporation	Skyline Multi Housing	Mailed survey postcards to 5,000 residents, including 3 mobile home parks (Lake Los Serranos, Rancho Monte Vista, Western Hills Estates) and residents in the Sleepy Hollow and Los Serranos communities
Mitchell M. Tsai, Attorney at Law	TDA Inc.	
Montebello Housing Development Corp.	TELACU/CO TRM	
The Mulholland Drive Company	The Architects Collective	Added housing survey message to all City water bills
National Community Renaissance (CORE)	The Commons at Chino Hills (YAH Investments LLC)	
NCAAR	The Rincon	
New Economics for Women	Thomas Safran & Associates	
Partnership Housing Inc.	Tierra Concepts, Inc.	
PATH Ventures	Torti Gallas + Partners	
Private - A Ceja Villa	Townhomes on Pomona Rincon Road (Caltrans Surplus)	
Rancho Cielito	Trumark Homes	
READI, LLC	TRUST South LA	
Related California	United States Veterans Initiative	
Restore Neighborhoods LA, Inc.	Venice Community Housing	
Rolling Ridge Ranch/Lake Los Serranos Company	West Hollywood Community Housing Corp.	
RSI Holding LLC	West One Development	
RSMITumohr	Woodview Plaza	
SDG Housing	WORKS	
shrkenny11@xxx.com	Yasmin Tong Consulting	
Skid Row Housing Trust		

APPENDIX B
Candidate Site Analysis
Planning Period 2021-2029

1. Overview

The Candidate Site Analysis was prepared by City staff and presented in six (6) Planning Commission and two (2) City Council workshops during the Housing Element Update process. The workshops primarily focused on sites with sufficient density to qualify as lower income sites, applying the default density approach to accommodate the City's RHNA allocation. Sites zoned for medium density residential (RM-1 allows up to 12 du/ac) that qualify as moderate-income sites were also reviewed and presented to Planning Commission and City Council. Medium density sites typically are developed with townhomes, condominiums, or low-density apartments that rent for 80-120% of area median income. During the workshops, staff presented all available vacant sites that have opportunity to develop high density residential and developed sites that are likely to redevelop with high density residentialduring the planning period.

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

Site Selection

The Housing Element is required to identify sites by income category to meet the City's RHNA allocation. The sites identified[1] within the Housing Element represent the City's ability to develop housing at the designated income levels or densities within the planning period (2021-2029), including lower (extremely low, very low and low), moderate and above moderate. The City's RHNA allocationis met under the following methods:

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

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

[1]"Identified Site" – is defined as a site that has been analyzed for the accommodation of RHNA units based on availability, pending or entitled projects, developer/owner interest, capacity, governmental constraints, topography, and other environmental constraints. Identified sites are subject to change if new information becomes available.

Table B-1. Chino Hills RHNA for the 6th Cycle Housing Element	
TOTAL RHNA UNITS FOR CHINO HILLS*	3,729
Extremely Low Income (<30% of AMI)(2)(3)	694
Very low income (<50% of AMI)	694
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (>120% of AMI)	731

(1) Calculation difference due to rounding.
(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.
(3) AMI = Area median income, based on the County of San Bernardino average incomes.

Assembly Bill 1397

Consistent with the updated Housing Element Law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this appendix is primarily limited to sites that are between .5 acres and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. One (1) site, Los Serranos Golf Course is identified as larger than 10 acres for the high-density portion of the site. Los Serrano's includes multiple planning areas and a parcel map comprising of Parcel A at 12.6 acres containing 315 units, and Parcel B at 8.7 acres containing 217 units to accommodate for high density residential for lower RHNA. The remainder of the sites identified for Lower RHNA will be under 10 acres in size. As shown in the Table 4-4 of the Housing Element, a total seven (7) existing sites achieved a developed density of 20 du/ac or higher at similar acreage and have successfully operated as a high-density residential development. Four (4) of the seven (7) sites were approved under the County of San Bernardino, and three (3) were approved by the City of Chino Hills and built during the previous housing cycle. The three sites recently built, Avalon Bay, Capriana and Crossings at Chino Hills, are approximately 15-acres in size and successfully built at densities above 20 du/ac. Although recent developed densities in the city have achieved 20 du/ac on sites larger than 10 acres, the Housing Element includes a program under Policy H-1.2 to require a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households. The smaller sites were included as they are sites approved for very low-income qualified families through a Veterans Build Program operated by Pomona Valley Chapter of Habitat for Humanity. The City expects building plans to be submitted and building permits issued by 2022.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites

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

2. Constraints and Resources

Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons and floodplains. These areas contain Chino Hills State Park, geologic hazards and sensitive

biological habitat. As a result of these constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of relatively flat City land area. Residential development is largely concentrated in the eastern and central areas of the City that meets with the Chino Valley. Commercial andother non-residential land uses are also clustered around the eastern edge, and along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road and the 71 Freeway.

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

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

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

In addition to rezone strategies to accommodate for lower RHNA, City staff worked closely with developers and property owners to establish an allocated amount based on realistic development

densities for each of the sites. The developers evaluated grading and onsite infrastructure necessity, topography constraints (if any), open space and parking. This strategy assisted City staff to achieve the City's lower RHNA obligation based on shortfall sites and set minimum densities from State law.

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

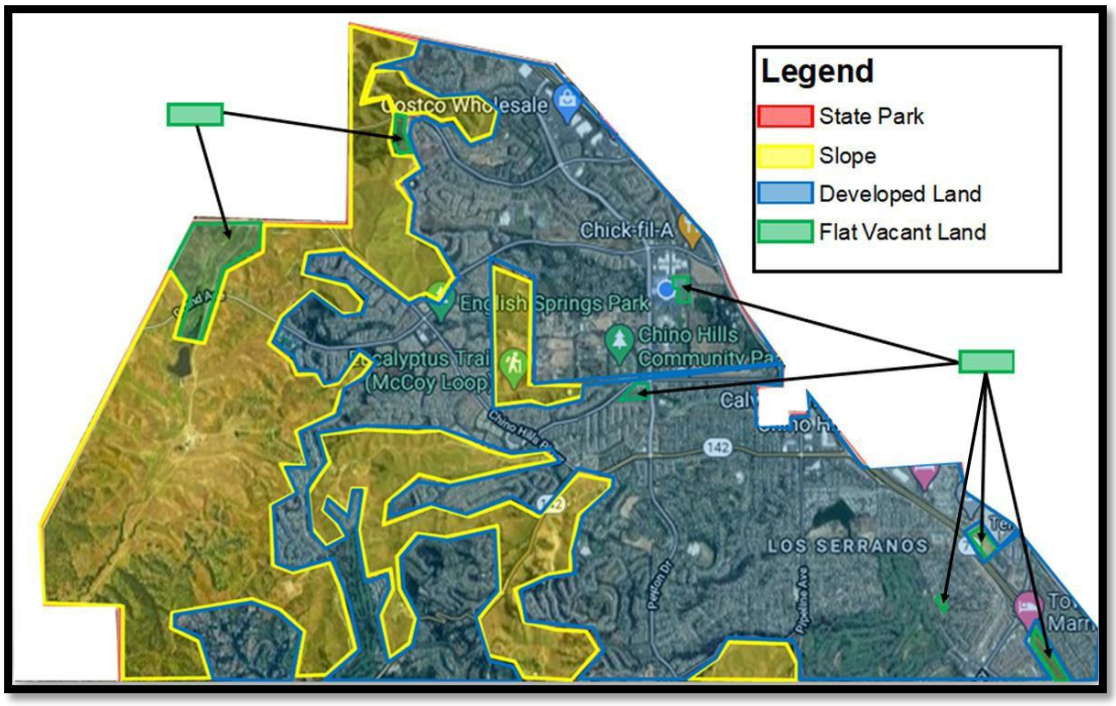


Figure B-1 Northern Section – Constraints

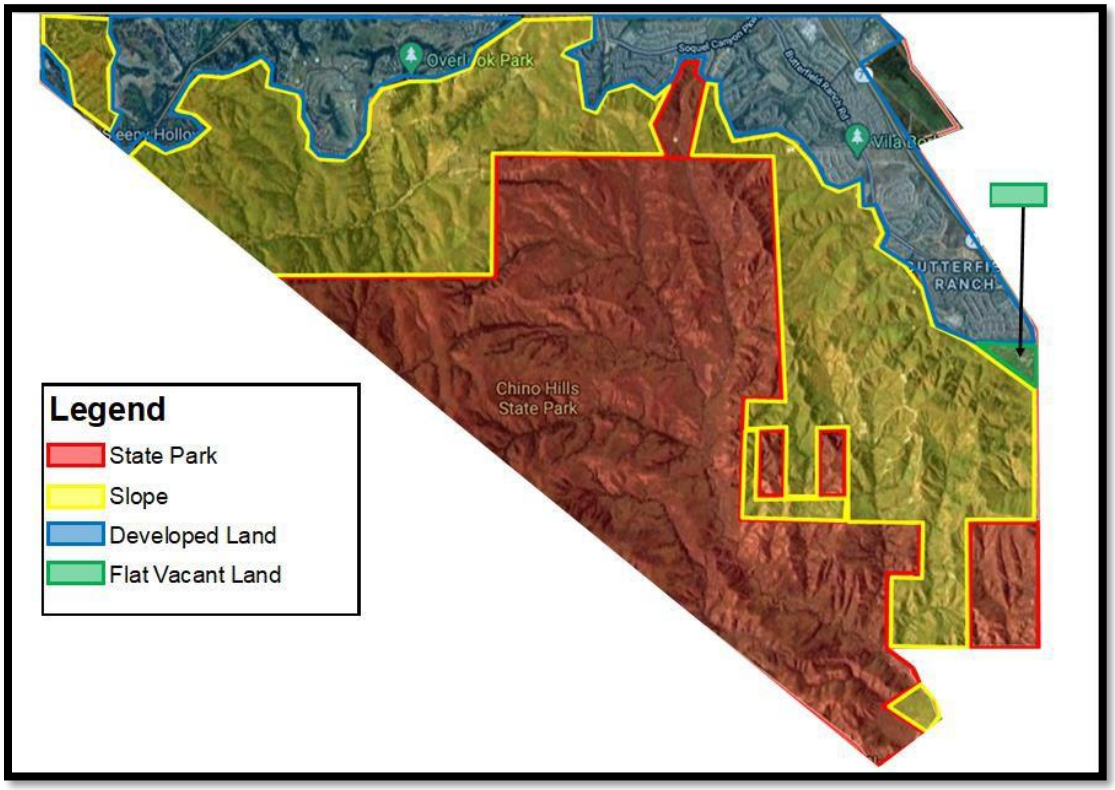


Figure B-2 Southern Section – Constraints

Water, Sewer, and Dry Utilities

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

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

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

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

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

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

Environmental Constraints

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

Density Used to Accommodate RHNA

Lower Income

As discussed in the Housing Element, California Government Code Section 65583.2(c)(3)(B) provides an alternative through "default density" for jurisdictions to meet lower income RHNA requirements. Default density allows jurisdictions a streamline option to meet City's Lower RHNA unit allocation required by State. The City of Chino Hills is in the County of San Bernardino, which is identified as a metropolitan area by the State. Jurisdictions within metropolitan areas are required under default density to zone appropriate sites by right to allow at least 30 du/ac, and permit development at a minimum of 20 du/ac. The density requirements under State law allow jurisdictions to zone for sites that are suitable and qualify as affordable sites for lower income. HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdictions share of regional housing need for lower income households. Housing Element Table 4-4 of the 6th Cycle Housing Element has been expanded to include the built densities of the City' existing multi-family developments. As shown in the table, a total seven (7) existing sites achieved a developed density of 20 du/ac or higher at similar acreage and have successfully operated as a high-density residential development. Four (4) of the seven (7) sites were approved under the County of San Bernardino, and two (2) were approved by the City of Chino Hills and built during the previous housing cycle. The three sites recently built, Avalon Bay, Capriana and Crossings at Chino Hills, are approximately 15-acres in size and successfully built at densities above 20 du/ac.. Appendix B of the Housing Element analyzes site capacity based on the metropolitan minimum density requirements and recent multi-family development of 20 du/ac or higher within the City. Additionally, staff has worked closely with property owners and developers to ensure the sites will achieve the density required. Zoning that will accommodate lower RHNA are as follows.

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

Moderate Income

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

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

Above Moderate Income

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

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

Achievable Yield on Each Site

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

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

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

Sites Identified in Prior Planning Periods

The Shoppes II site is the one vacant site identified in the prior planning period that is carried forward in the 6th Cycle Housing Element. The site, as previously described in the 5th Cycle Housing Element, had been zoned to allow 235 very high-density housing units on approximately 3.5 acres of the City owned 8-acre site. In spring of 2021, the City increased the residential zoning capacity of the Shoppes II site to 295 units. The 6th Cycle Housing Element designates the entire 8-acres of the Shoppes II site for very high-density housing and increases the number of units to 744 to accommodate lower-income housing. The required rezoning of the Shoppes II site to accommodate the increased number of very high-density units is included in Policy H-1.2 of the Housing Plan and will be completed by October 1, 2024.

3. Site Analysis for Lower RHNA

Sites identified to meet the City's Lower RHNA were identified based on their ability to meet the required development density for metropolitan areas as established by state law. They will be zoned at 30 du/ac with a minimum of 20 du/ac to meet default density requirements. Sites that have been identified will accommodate the City's Lower RHNA for planning period 2021-2029. Given the unique nature and current conditions of the City, slopes and hillside properties comprise of 71% of all land within the City. Additionally, the City is largely built out with minimal vacant land

suitable for high density. This creates a unique challenge for the Cityto meet its obligations for the current RHNA cycle from 2021-2029. However, the City has identified non-vacant underutilized properties to meet lower RHNA allocation and discussed further in this section.

A total of nine (9) sites are identified to accommodate the lower RHNA allocation. Five (5) sites are vacant and accommodate 43% (944 units) of the allocated lower RHNA, and four (4) sites are non-vacant underutilized properties which includes two (2) commercial centers and two (2) golf courses, accommodating the remaining 57% (1,265 units) of the lower RHNA.

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

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

Site No.	Name	Size (acres)	Unit Count	Anticipated Density (min. 20 du/ac)
1	Shoppes II	**8.0**	**744**	**93.0 du/ac**
2	Park Overflow	**1.8**	**50**	**27.8 du/ac**
3	Los Serranos Golf Course (Total Lower RHNA)	**21.3 (Total)**	**532**	**-**
	• Planning Area IV	**12.6**	**315**	**25.0 du/ac**
	• Planning Area V	**8.7**	**217**	**25.0 du/ac**
4	Western Hills Golf Course	**8.3**	**166**	**20.0 du/ac**
5	Wang	**7.3**	**148**	**20.3 du/ac**
6	Shoppes	**5.7**	**267**	**46.8 du/ac**
7	Commons	**9.0**	**300**	**33.3 du/ac**
8	Habitat for Humanity (4528 Fairway Blvd.)	**.1**	**1**	**N/A**
9	Habitat for Humanity (4628 Fairway Blvd.)	**.1**	**1**	**N/A**
Total			**2,209**	
RHNA			**2,209**	

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

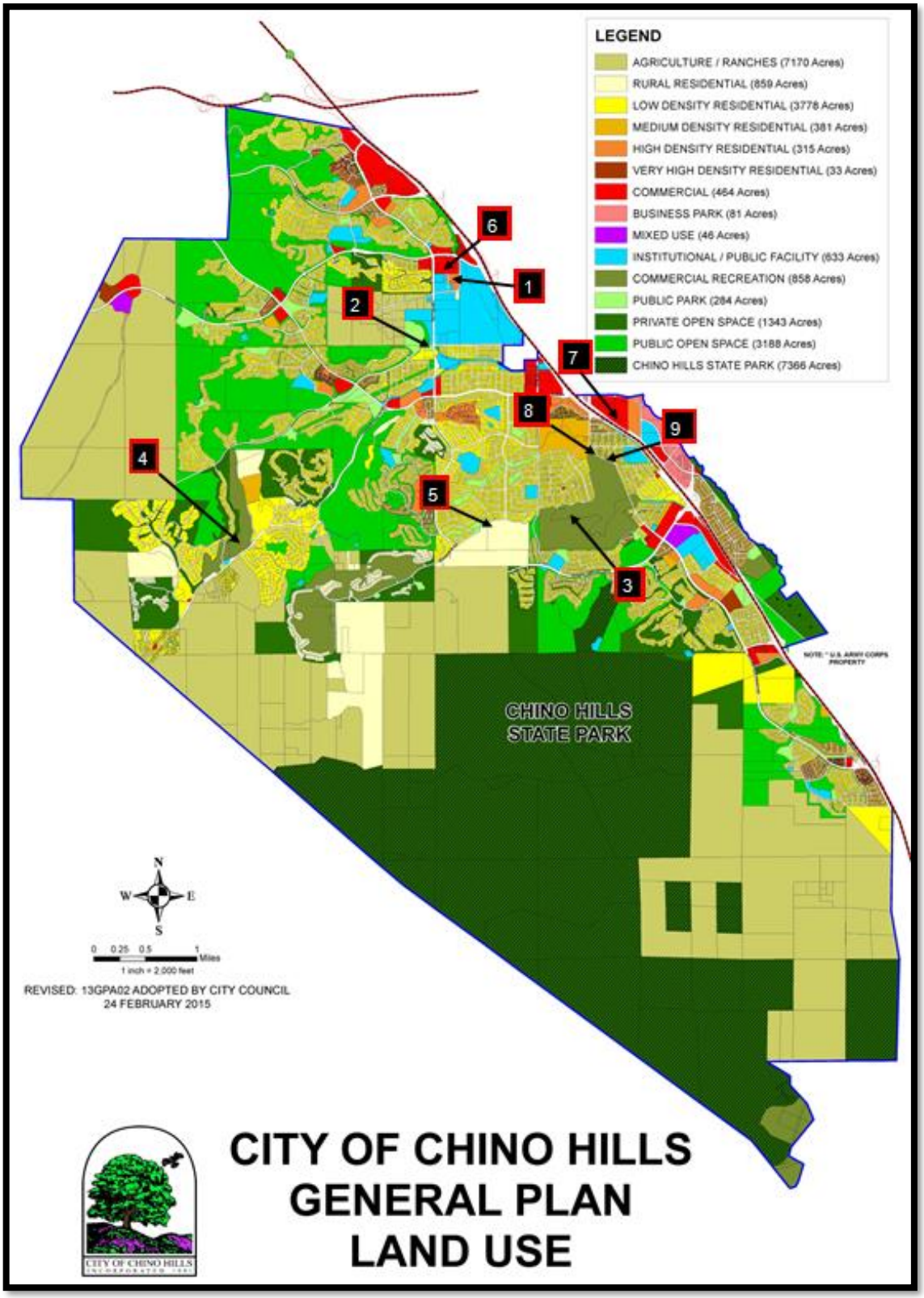


Figure B-3– Map of Identified Lower RHNA Sites

Site Selection Analysis

Identified Sites

Site 1 – Shoppes II

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

Shoppes II

- Allocated Units – 744
- Density – 93.0 du/ac
- Size – 8.0 ac
- Current Zoning – Specific Plan 04-01
- Current General Plan – High Density Residential
- Use – Vacant
- Constraints – None
- Proposed Zone – Specific Plan 04-01 (high density-increased unit cap)
- Maximum Density – 93 du/ac



Figure B-4 Shoppes II

Site 2 – Community Park Overflow

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

Community Park Overflow

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

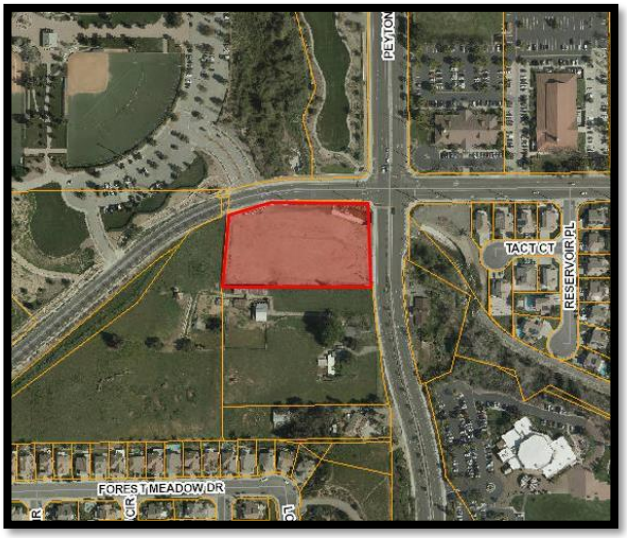


Figure B-5 Community Park Overflow

Site 3 – Los Serranos Golf Course

Los Serranos Golf Course was established in 1925 and remains as one of the oldest courses in California. The 36-hole golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. In recent years, the golf course has been underperforming, and the owner seeks to redevelop thesouthern 9-hole section of the golf course into residential development. City staff worked closelywith the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted a preliminary concept site plan that includes two very high-density sites: Planning Area (PA) IV containing 315 units on 12.6 acres and PA V containing 217 units on 8.69 acres, for a total of 532 high density units. The property owner has worked with a golf course designer to redevelop the 36-hole into an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site for housing development. The property owner's efforts to redesign the golf course, provide a preliminary concept plan for housing and keen interest demonstrates that the proposed number of high-density units is both achievable and likely to occur during this planning period. The high-density portion of this property would be rezoned to RM-3 to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. A complete application for this project and its subsequent development is expected during this 6th Cycle planning period. Development of this site will contribute to the Woodview Road and Pipeline Avenue intersection improvement to enhance public safety and traffic circulation. The site is flat and contains an underground blueline stream which enters a culvert located on the southwestern section of the golf course, and spans from west to east. The site has all proper infrastructure surrounding the property ready for residential development. Although recent developed densities in the city have achieved 20 du/ac on sites larger than 10 acres, the Housing Element includes a program under Policy H-1.2 to require a maximum parcel size of 10 acres for designated high density RHNA sites unless the applicant can demonstrate through the provision of detailed site plans that the site is suitable for a minimum density of 20 du/acre and/or can accommodate lower income households...Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-6 illustrates an aerial image of the site.

Los Serranos Golf Course

- Allocated Units – 532
- Density – Parcel A - 25 du/ac, Parcel B – 24.9 du/ac
- Size – Parcel A – 12.6 ac, Parcel B 8.6 ac, Total 21.3 ac
- Current Zoning – Commercial Recreation (C-R)
- Current General Plan – Commercial Recreation
- Use – Golf Course
- Constraints – Blue Line Stream
- Proposed Zoning – RM-3 or equivalent
- Maximum Density – 35 du/ac



Figure B-6 Los Serranos Golf Course

Site 4 – Western Hills Golf Course

Western Hills Golf Course is an 18-hole course established in the early 1960's to serve the local and regional communities and includes a country club. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. In recent years, the golf course has underperformed, and the owner seeks to redevelop the south section of the golf course (which includes clubhouse, parking, and large open grass areas) to residential development and redesign the balance of the golf course for continued golfuse. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. The property owner has submitted a preliminary conceptual plan to develop this site with high density residential. Although the golf course is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. Thesite is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. The property owner has indicated intent to use the proceeds from the sale of the housing site to redesign and construct a new club house. Based on this information, the existing golf course use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-7 illustrates an aerial image of the site.

Western Hills Golf Course

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



Figure B-7 Western Hills Golf Course

Site 5 – Wang Property

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. Although the property is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-8 illustrates an aerial image of the site.

Wang Property

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

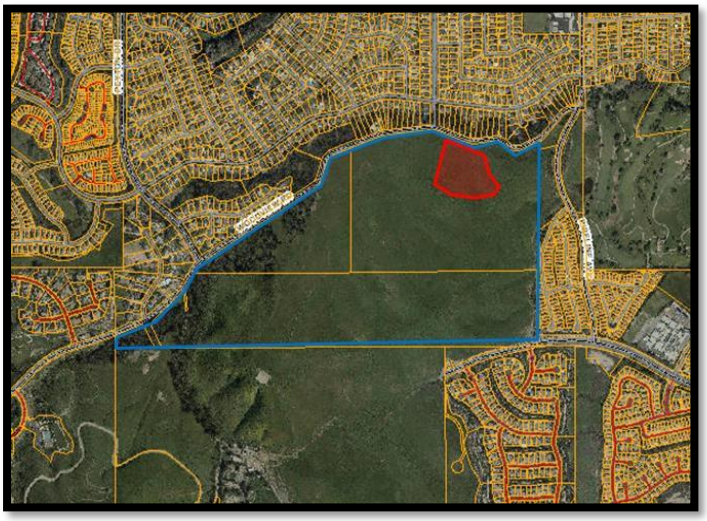


Figure B-8 Wang Property

Site 6 – The Shoppes

The Shoppes is an existing 391,863-square foot commercial center surrounded by the Shoppes II site and City Hall to the south, Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Currently, the center is 86% occupied which includes approximately 5% of lease square footage based on annual renewals. Additionally, the center includes an anchor building underutilized and current tenant seeks to downsize to a more efficient tenant space for the use. The property owner intends to redevelop the underutilized southeastern section of the commercial center to a mixed-use development that will retain retail space and include high density residential. Although the commercial center is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B-9 illustrates an aerial image of the site.

The Shoppes

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



Figure B-9 The Shoppes

Site 7 – The Commons

The Commons is an existing 443,272-square foot commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and commercial office zoned vacant land to the north within the City of Chino. Currently, the center is largely underutilized and experienced significant vacancies. One of the major tenant spaces (former Toys r Us), which encompasses 12% (63,339 sq. ft.) of the total square footage for the center, has remained vacant for several years. In addition, the undeveloped pad adjacent to the former Toys r Us space, is entitled for two additional buildings totaling 41,500 sq. ft., which encompasses 8 of total square feet, has failed to begin construction to lease at economical rents. The area to redevelop comprises of 20% of total building square footage for the center. The property owner intends to redevelop the underutilized portion of the commercial center by developing a mixed-use project to retain retail square footage and include high density residential. The property owner has also supplied the City with a letter (Figure B-10.1) of intent to redevelop the underutilized portion of the center to include high density residential. Although the commercial center is larger than 10 acres, the project will include a parcel map with entitlements to subdivide into a smaller parcel of adequate size to accommodate high density for lower RHNA. The site is flat, presents no environmental constraints, and includes proper infrastructure surrounding the site ready for residential development. Based on this information, the existing commercial use on this site does not constitute an impediment to additional residential development during this 6th Cycle Housing Element period. Figure B- 10 illustrates an aerial image of the site.

The Commons

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



Figure B-10 The Commons

YAH INVETMENTS LLC

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

Letter of Intent for Proposed Development
The Commons at Chino Hills
Project Name: finished pad south ex-Toys-R-Us and the land north Aryes
Applicant/Project Owner: Yah Investments, LLC

June 9, 2021

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

Dear Joann

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

Project Summary.

Owner is YAH Investments, LLC

Current vacancy:

The part of Parcel 3 is currently a vacant Land.
The part of Parcel 5 is currently:

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

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

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

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

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

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

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

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

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

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

Sincerely,
Yah Investments LLC
Emad Bolous
E. Bolous

Figure B-10.1 – Letter of Intent - Commons

Site 8 and 9 – Habitat for Humanity 4528 & 4628 Fairway Blvd.

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



Figure B-12 4528 Fairway Blvd.



Figure B-13 4628 Fairway Blvd.

4528 Fairway Blvd.

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

4628 Fairway Blvd.

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

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

Table B-3 - Lower Income RHNA Allocation Site Detail

Site N	APN	Name	Lot Area (acre	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Income Category	Previous Planning Period	Environmental Constraints
1	1022-021-30, 31	Shoppes II	8.0	Flat	Specific Plan 04-01	High Density Residential	Vacant	City	Yes	**744**	**93**	Low	Yes	None
2	1032-221-05	Park Overflow	1.8	Flat	Specific Plan 04-01	Public Park	Vacant/Overflow Lot	City	Yes	**50**	**27.8**	Low	No	None
3	1028-351-01	Los Serranos Golf Course	21.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	**532**	**25**	Low	No	None
4	1031-011-40	Western Hills Golf Course	8.3	Mild Slope (<10%)	C-R	Commercial Recreation	Golf Course	Private	Yes	**166**	**20**	Low	No	None
5	1030-041-03, 04 & 1017-251-05	Wang	7.3	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	**148**	**20.3**	Low	No	Topography
6	1022-021-49	Shoppes	5.7	Flat	Specific Plan 04-01	Commercial	Commercial Center	Private	Yes	**267**	**46.8**	Low	No	None
7	1025-471-06, 07 & 1025-461-06	Commons	9.0	Flat	Specific Plan 06-01	Commercial	Commercial Center	Private	Yes	**300**	**33.3**	Low	No	None
8	1028-111-13	Habitat for Humanity (4528 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	**1**	**N/A**	Low	No	None
9	1028-113-23	Habitat for Humanity (4628 Fairway Blvd.)	0.1	Flat	R-S	Low Density Residential	Vacant	City	Yes	**1**	**N/A**	Low	No	None
									TOTAL	**2,209**				
									RHNA	**2,209**				
									DIFFERENCE	**0**				

4. Site Analysis for Moderate Income RHNA

Sites identified to meet the City's Moderate Income RHNA were identified based on their ability to develop multi-family residential for medium density zones. Sites that have been identified will accommodate the City's Moderate Income RHNA which qualify under medium density for planning period from 2021-2029.

A total of three (3) sites were identified to accommodate for Moderate Income RHNA. All three (3) sites are currently vacant, with one (1) site currently zoned medium density residential with a current application for multi-family development. The other two (2) sites are largeproperties with portions of steep topography and portions of less than ten percent topographythat can accommodate medium density residential.

Table B-4 provides a summary of sites to accommodate Moderate Income RHNA obligations.

Table B-4. Legend for Figure B-14. Moderate Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA

Site No.	Name	Size (acres)	Unit Count	Anticipated Density
11	Canyon Estates	**13.3**	**160**	**12.0 du/ac**
12	Wang	**30.5**	**275**	**9.0 du/ac**
13	Rancho Cielito[1]	**29.5**	**354**	**12.0 du/ac**
Total			**789**	
Moderate Income RHNA			**789**	

1. Rancho Cielito project has a complete application that is expected to be approved during this 6th Cycle planning period, there are no pending multi-family projects included as lower or moderate income sites included in the 6th Cycle Housing Element.

Figure B-14 provides location of the three (3) identified sites to accommodate for lower RHNA.

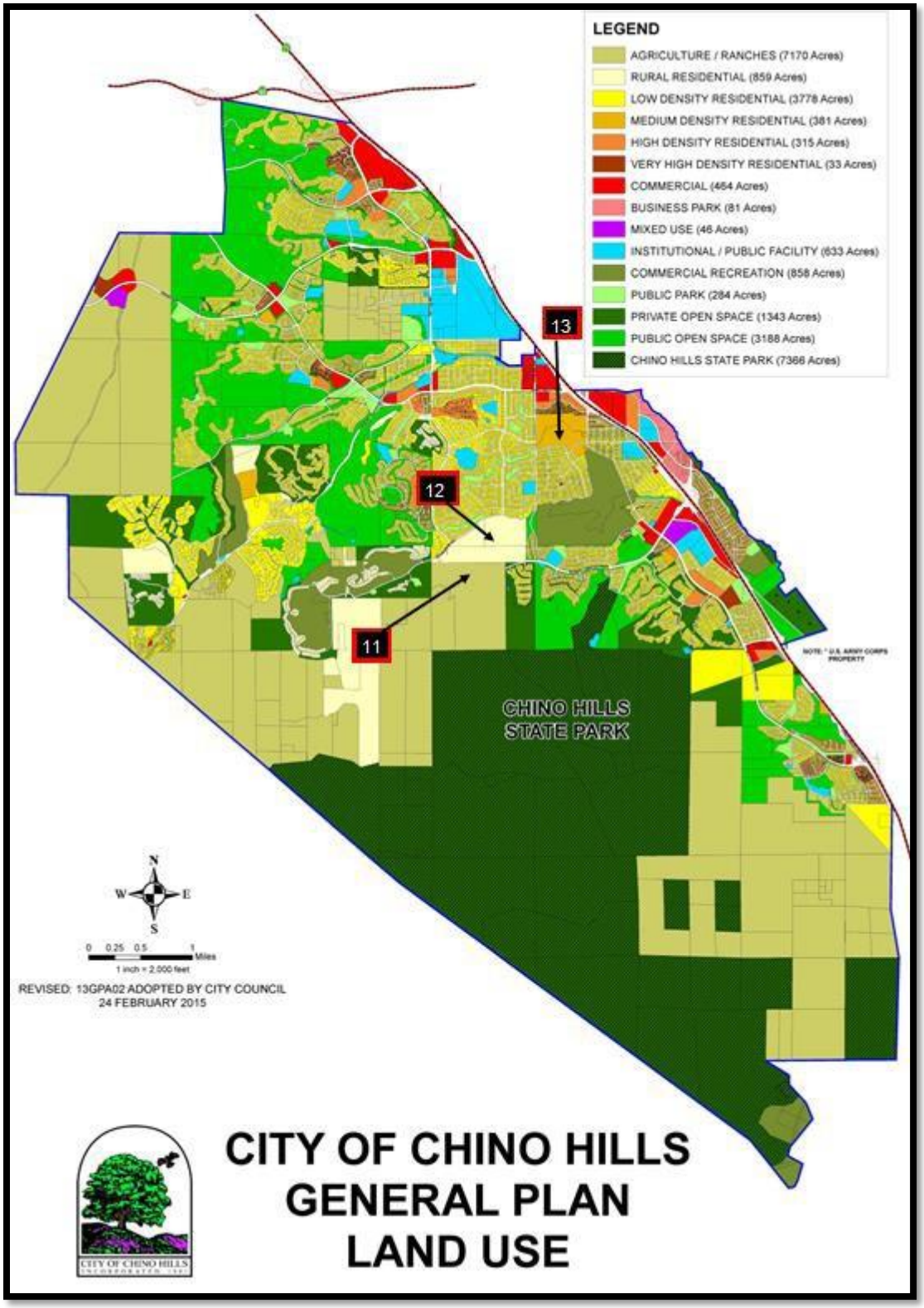


Figure B-14 Map of Identified Moderate Income RHNA Sites

Site Selection Analysis

Currently, one (1) site has a project application for a multi-family development that will accommodate Moderate Lower Income RHNA. The additional two (2) sites will include portions of each site with mild topography and will be rezoned to accommodate the remaining Moderate Income RHNA. Each selected site discussed below provides a location and size description, environmental constraints (if any), density and unit accommodation, and aerial map.

Identified Sites

Site 11 –Canyon Estates

The Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to thewest and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property will also include key infrastructure as part of the City's circulation element. Figure B-15 illustrates an aerial image of the site.

Canyon Estates Property

- Allocated Units – 160
- Density – 12 du/ac
- Size – 13.3 ac
- Current Zoning – Planned Development 00-01
- Current General Plan – Agriculture/Ranches
- Use – Vacant
- Constraints – Topography
- Proposed Zoning – RM-2 or equivalent

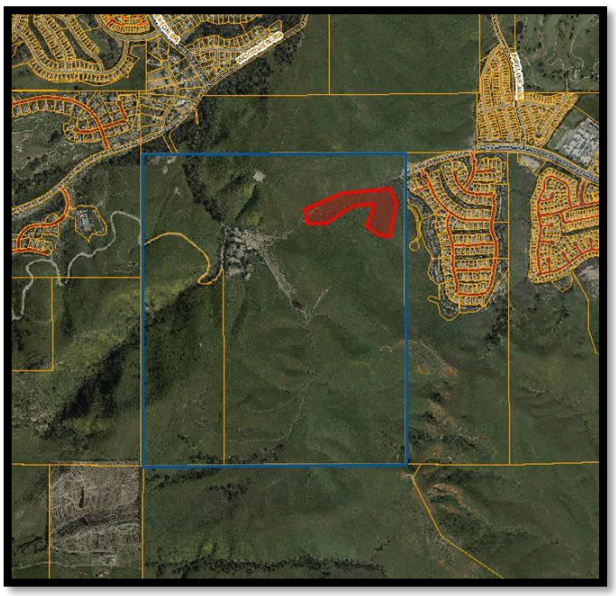


Figure B-15 Canyon Estates Property

Site 12 – Wang Property

The Wang property is a vacant residentially zoned property surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Although the site contains areas of steep topography, the mild slope portions can accommodate development for high density residential. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate high density development. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation. The property includes proper infrastructure surrounding the site ready for residential development. Figure B-16 illustrates an aerial image of the site.

Wang Property

- Allocated Units – 275
- Density – 9.0 du/ac
- Size – 30.5 ac
- Current Zoning – Rural Residential (R-R)
- Current General Plan – Rural Residential
- Use – Vacant
- Constraints – Blue Line Stream, mild topography
- Proposed Zoning – RM-2 or equivalent



Figure B-16 Wang Property

Site 13 – Rancho Cielito

Rancho Cielito is in the Los Serranos community and surrounded by Los Serranos Mobile Home Park to the north, single-family residential to the east, west and south. The site consists of Lake Los Serranos on the north half, and vacant land on the south half of the property. Currently, an application is being processed for a medium density multi-family development consisting of an east and west village, totaling 354 units on 29.5 acres. Because these multifamily units will be rentals, the City expects these units to be available to moderate income households. Figure B-17 illustrates an aerial image of the site.

Rancho Cielito

- Allocated Units – 354
- Density – 12.0 du/ac
- Size – 29.5 ac
- Current Zoning – Medium Density Residential (RM-1)
- Current General Plan – Medium Density Residential
- Use – Lake (north)/Vacant (south)
- Constraints – Lake Los Serranos



Figure B-17 Rancho Cielito

Table B-5 below provides current Zoning, General Plan, and other pertinent information for each site identified.

Table B-5 - Moderate RHNA Allocation Site Detail

Site No.	APN	Name	Lot Area (acres)	Topography	Current Zoning	Current GP	Use	Ownership	Infrastructure Availability	Unit Count	Density	RHNA Income Category	Previous Planning Period	Environmental Constraints
11	1017-251-09, 14	Canyon Estates Property	13.3	Slope (>10%)	PD 19-161 (R-S)	Agriculture/ Ranches	Vacant	Private	No	**160**	**12**	Moderate	No	Topography, protected trees
12	1030-041-03, 04 & 1017-251-05	Wang	30.5	Slope (>10%)	R-R	Rural Residential	Vacant	Private	Yes	**275**	**9**	Moderate	No	Topography/Blue Line Stream
Active Project (Site 13)	1025-561-04	Rancho Cielito	29.5	Flat	RM-1	Medium Density Residential	Body of water/vacant	Private	No	**354**	**12**	Moderate	No	Adjacent to body of water
									TOTAL	**789**				
									RHNA	**789**				
									DIFFERENCE	**0**				

5. Site Analysis for Above Moderate Income RHNA

The City will meet its Above Moderate Income RHNA obligations under approved entitlements, preliminary concept site plans indicating developer interest, and undeveloped single-family residential properties throughout the City. All identified Above Moderate sites are expected to rent or sell for above moderate-income ranges.

A total of three (3) entitled, two (2) project applications, and three (3) pre-application or concept site plan properties will accommodate the City's Above Moderate RHNA. These projects sites are currently vacant or under-utilized and are expected todevelop in the 2021-2029 Planning Period.

Table B-6 provides a summary of projects to accommodate Above Moderate Income RHNA obligations, and Figure B-18 shows location of Above Moderate sites.

Table B-6. Above-Moderate Income Units Expected (2021-2029 Planning Period) – Chino Hills					
Site No.	**Project Name**	**Size**	**# of Units Proposed or Entitled**	**Income Category**	**Status**
Processing Entitlements					
14	Shady View	130	159	Above Moderate	Application process on-going
15	Los Serranos Golf Course	26.6	124	Above Moderate	Preliminary Concept Plan
16	Canyon Estates	88.6	166	Above Moderate	Preliminary Concept Plan
17	Paradise Ranch	85.0	50	Above Moderate	Application process on-going
21	Wang	14.8	69	Above Moderate	Preliminary Concept Plan
Entitled					
18	Morningfield Estates	1.3	7	Above Moderate	Approved, no building permits issued
19	Vila Borba Tract 16414	19.9	220	Above Moderate	Entitled, pending final map
20	Vila Borba Tract 16413	17.4	19	Above Moderate	Approved, no building permits issued
Total Units			**814**		
RHNA Above Mod			731		
Difference			+ 83		

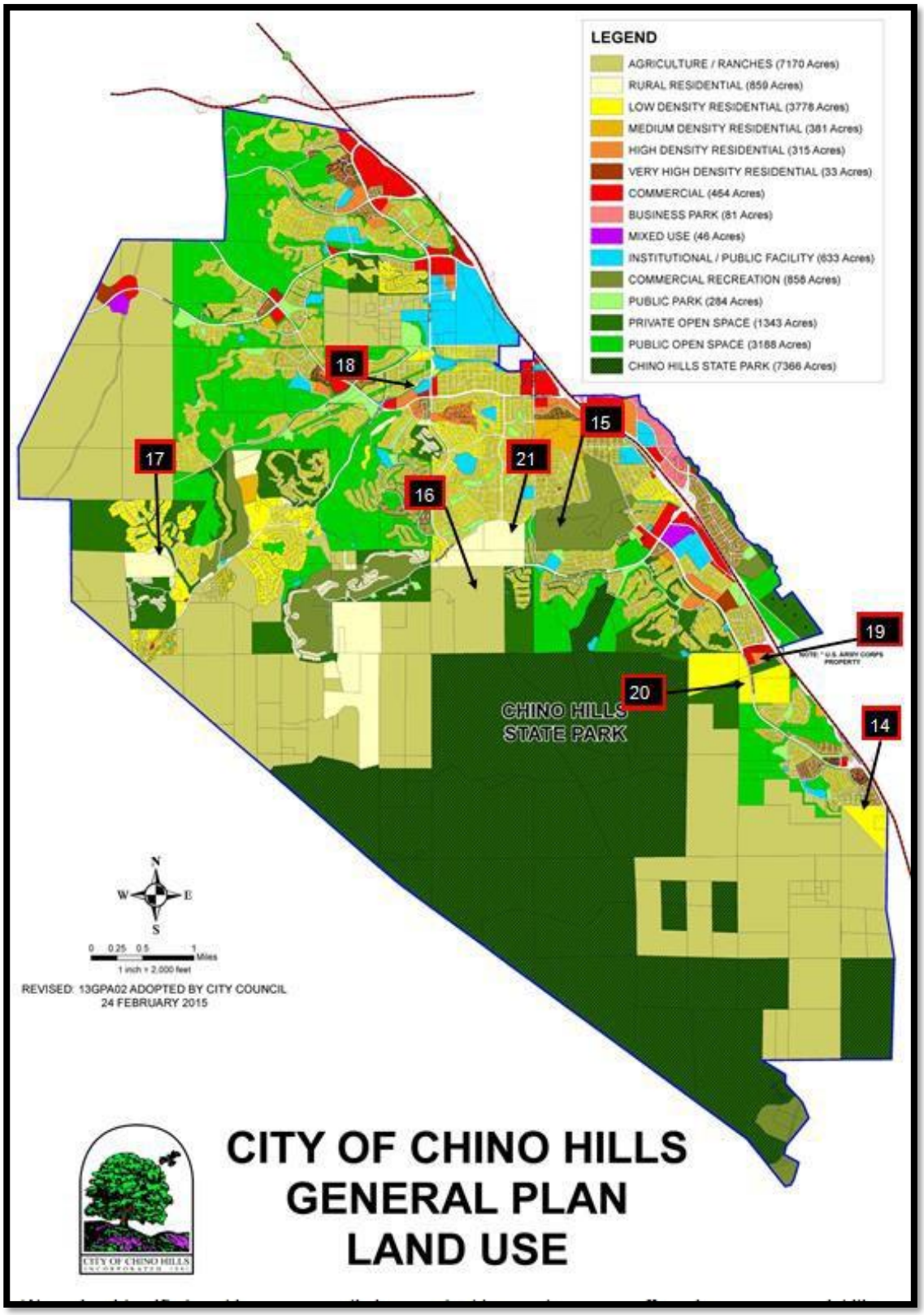


Figure B-18 Map of Identified Above Moderate Income RHNA Sites

Table B-7 below provides current Zoning, General Plan, and other pertinent information for each site identified.

Table B-7 - Above Moderate Income RHNA Allocation Site Detail

Site No	APN	Name	Lot Area (acre	Topography	Current Zoning	Current GP	Use	Ownership	Unit Count	RHNA Income Categor	Previous Planning Period
14	1057-261-06	Shady View	130.0	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	**159**	Above	No
15	1028-351-01	Los Serranos Golf Course	26.6	Flat	C-R	Commercial Recreation	Golf Course	Private	**124**	Above	No
16	1017-251-14	Canyon Estates Property	88.6	Slope (>10%)	PD 00-01	Agriculture/Ranches	Vacant	Private	**166**	Above	No
17	1000-051-09	Paradise Ranch	85.0	Slope (>10%)	R-R	Rural Residential	Single-Family Home	Private	**50**	Above	No
18	1032-261-29 thru 36	Morningfield Estates	1.3	Flat	R-S	Low Density Residential	Vacant	Private	**7**	Above	No
19	1033-081-17	Vila Borba Tract 16414	19.9	Flat	RM-2	High Density Residential	Vacant	Private	**220**	Above	No
20	1033-411-01 thru 19	Vila Borba Tract 16413	17.4	Mild Slope (<10%)	R-S	Low Density Residential	Vacant	Private	**19**	Above	No
21	1030-041-03	Wang	14.8	Slope (>10%)	R-R	Rural Residential	Vacant	Private	**69**	Above	No
								TOTAL	**814**		
								RHNA	**731**		
								DIFFERENCE	**83**		

Accessory Dwelling Units

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

The SCAG analysis groups Chino Hills in the San Bernardino/Riverside Counties calculation shown in Table B-8 below:

Table B-8. SCAG Affordability Assumption for Rented ADUs by Income Group - Riverside and San Bernardino Counties

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

The City did not issue any building permits for ADUs in 2018 or 2019 and issued 5 building permits in 2020. With the adoption of the City's expanded ADU ordinance in early 2021, the City expects the number of ADUs to continue to increase. As of December 1, 2021, the City has issued 13 ADU building permits with an additional 8 ADU projects approved and ready for permit issuance. While the previous years' permitting data for ADUs renders future projections difficult, the number of current ADU projects either permitted or ready for permit issuance at point in the calendar year suggests that a continued increase in ADU permits may be anticipated for 2021 and subsequent years. Furthermore, the programs outlined in Policy H-1.4 and its associated Actions are intended to facilitate and encourage the production of ADUs and JADUs. With the implementation of these programs, it is reasonable to anticipate increases in the number of ADUs permitted during the planning period relative to prior years. Given the number of ADUs currently permitted, approved and pending, the City projects the issuance of 13 ADU building permits in 2021. Considering these factors, the City expects to continue issuing ADU building permits in similar numbers in subsequent years, throughout the 2021-2029 planning period. As shown in Table B-9, 13 ADUs are projected to be issued annually in Chino Hills, for a total of 104 ADUs issued during the eight-year planning cycle.

Table B-9. Number of Projected ADU Building Permits per Year (2021-2029): Chino Hills	
Year	ADU Building Permits
2021 - 22	13
2022 - 23	13
2023 - 24	13
2024 - 25	13
2025 - 26	13
2026 - 27	13
2027 - 28	13
2028 - 29	13
Total	**104**

Table B-10, below, allocates the total projected number of Chino Hills ADUs by the SCAG Affordability Assumptions (reference Table 5-4). Of the 104 total projected Chino Hills ADUs, 60 (57.5%) are expected to rent at levels affordable to lower income households; 36 (34.8%) are expected to rent at levels affordable to moderate income households; and 8 (7.7%) are expected to rent at levels affordable to above moderate-income households.

Table B-10. Affordability Assumption for Rented ADUs: Riverside and San Bernardino Counties		
Income Category	Affordability Assumption for all ADUs - 100% of Total	
Extremely Low	15%	16
Very Low	7.7%	8
Low	34.8%	36
Lower Income (Affordable)	*57.5%*	***60***
Moderate	34.8%	36
Above Moderate	7.7%	8
Total	100%	**104**

These projected ADUs are added to the City's total RHNA allocations, as presented in Table B-11, below. While adequate sites have been identified to accommodate the City's RHNA allocation without relying upon ADUs; the City intends for the ADUs to provide a buffer if some of the identified sites buildout at less than the projected number of dwelling units. Throughout the Housing Element planning cycle, Chino Hills commits to creating an ADU tracking program and performing a biennial assessment of ADU development performance. As stated in HCD guidance, the City may use other justifiable analysis to calculate anticipated ADU performance.

Summary of Sites to Accommodate the RHNA

Table B-11 provides a summary of the City's 6th RHNA cycle to accommodate the housing needs for the City of Chino Hills by income level.

Table B-11. Summary of 6th RHNA Cycle for Chino Hills

Category	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Units	**2,209**	**789**	**731**	**3,729**
Entitled Units	2[1]	0	246[2]	248
Projects Processing Applications	0	354[3]	209[4]	563
Identified Sites (not entitled or pending)	2,207[5]	435[6]	359[7]	3,001
ADU's (buffer)	60	36	8	104
Total Capacity	**2,269**	**825**	**822**	**3,916**

1. Habitat for Humanity Site 8 & 9, September 14, 2021 (transfer of land date)
2. Morningfield Estates Site 18, Vila Borba TR 16414 Site 19, Vila Borba TR 16413 Site 20
3. Rancho Cielito Site 13
4. Shady View Site 14, Paradise Ranch Site 17
5. Sites 1-8 for Lower RHNA include Shoppes II, Park Overflow, Los Serranos Golf Course, Western Hills Golf Course, Wang, Shoppes, Commons
6. Canyon Estates Site 11, Wang Site 12
7. Wang Site 21, Canyon Estates Site 11, Los Serranos Golf Course Site 3

APPENDIX C
Review of Past Performance

HCD provided two letters commenting on the adequacy of the City of Chino Hills 5th Cycle Housing Element (2014-2021). The letters, dated December 10, 2013, and April 26, 2018, found that the City's adopted 5th Cycle Housing Element complies with State Housing Element Law (Article 10.6 of the Government Code).

This Appendix to the City of Chino Hills 6th Cycle Element provides additional review of the 5th Cycle Housing Element's housing project and program performance. Specifically, this Appendix provides a review of the Housing Program Implementation measures presented in the 5th Cycle Housing Element and evaluates each measure's accomplishments, effectiveness, and appropriateness.

As presented in Table C-1, "Housing Program Implementation (2014-2021 Planning Period) – Review of Performance", below, the City of Chino Hills has accomplished the objectives of its 5th Cycle Housing Element and will carry these or similar programs forward as part of the 6th Cycle Housing Element. Table C-2, "Comparison of 5th Cycle Housing Element Allocated RHNA Units with Units Built by Type", provides a detailed list of the projects and units allocated to the 5th Cycle Housing Element and the status of those projects and units. Table C-3, "Summary of 5th Cycle Housing Element - Comparison of Allocated RHNA Units to RHNA, and Actual Zoned / Built Units to RHNA by Income Group (2014-2021 Planning Period)", shows that based on default density, Chino Hills met or exceeded the number of units provided in all income categories.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
STATE DIRECTIVE: PROVISION OF ADEQUATE HOUSING SITES **GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER**				
MEASURE 1.1 **ADEQUATE SITES PROGRAM: COMPREHENSIVE REVIEW OF THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE 2014-2021 PLANNING PERIOD**	Identify appropriate sites for very high density residential development, including mixed use developments, permitting densities of at least 30-35 dwelling units per acre (du/ac).	Review Land Use Element and available vacant sites, including the Overton Moore (Avalon Bay) and Tres Hermanos "A" sites and underutilized commercial sites, and recommend to the City Council as appropriate.	(1) Amended General Plan Land Use and Zoning Maps to designate Avalon Bay for Very High Density Residential development (up to 35 du/ac) – February 2014. Construction of the Avalon Bay apartments consisting of 331 units was completed 2016. (2) Amended General Plan Land Use and Zoning Maps, including the Tres Hermanos "A" site, to Very High Density Residential and Mixed Use (up to 35 du/ac) – February 2015. Amended General Plan Land Use and Zoning Maps for 15101 Fairfield Ranch Road to Very High Density Residential (up to 35 du/ac) to allow the Crossings Apartments – March 2015. Construction of the Crossings Apartments consisting of 346 apartments was completed 2018. (3) Established a Mixed Use ordinance allowing up to 35 du/ac – June 2015. The Mixed Use ordinance resulted in two mixed use projects: Santa Barbara (326 apartment units) and the Bristol (110 townhomes and very small lot single family detached units), completed 2017 and 2018, respectively. (4) Annually reported on these actions and reported to HCD in the Annual Progress Reports, each year during this planning period.	The General Plan Land Use and Zoning Map amendments committed to by the 5th Cycle Housing Element were very effective, resulting in a total of 672 new high density apartment units and 110 for sale medium density units. This program will be carried over to the 6th Cycle Housing Element and with the focus shifted to seven (7) potential high density housing sites to satisfy the lower income unit requirement and two (2) Habitat for Humanity houses that will be affordable to very low income veteran households, discussed in the Housing Constraints, Fair Housing and Resources section of this element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 1.2 **DEVELOPMENT CODE AMENDMENTS**	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments such as offering incentives to developers including, but not limited to, density bonus incentives and concessions, flexibility in development standards, expedited processing, and support of funding applications as appropriate and necessary to encourage and facilitate the development of housing affordable to lower-income households.	Accomplishments include those listed for Measure 1.1 above. Also, the City has identified a potential site for an affordable senior housing project, and is carrying this project over to the 6th Cycle Housing Element.	As described for Measure 1.1 above, Development Code amendments have been very effective. This program will be carried over to the 6th Cycle Housing Element. The affordable senior housing project is an active project of the 6th Cycle Housing Element, with the City currently in the process of issuing a Request for Qualifications from affordable housing developers.
MEASURE 1.3 **DENSITY BONUS**	Comply with Density Bonus requirements.	Update City Density Bonus ordinance pursuant to Government Code Section 65915.	The City follows state Density Bonus law and makes this information available to potential affordable housing developers. To date, the City has received applications for and approved two (2) density bonus housing projects, resulting in twenty-five (25) apartment units affordable to medium income households, and fourteen (14) for sale townhome units affordable to moderate income households.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: REMOVE GOVERNMENTAL CONSTRAINTS **GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS**				
MEASURE 2.1 **EXPEDITED PROJECT REVIEW**	Provide fast track permit processing for projects with an affordable component.	Ensure developers and non-profit entities receive priority processing for affordable housing projects.	The City provides efficient review of all housing projects. For Accessory Dwelling Units (ADUs), the City expedites reviews consistent with the intent of State law. The offer to further expedite processing of affordable housing projects has not resulted in affordable housing units.	This program has not been effective for affordable housing overall but has been for ADUs. This program will be carried over to the 6th Cycle Housing Element with a focus on ADUs.
MEASURE 2.2	Provide rehabilitation assistance to ensure	Continue to publicize the City CDBG funded rehabilitation	The City continues to provide information regarding home rehabilitation programs on its website and through over digital	On-going and effective.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
HOUSING REHABILITATION PROGRAM	maintenance of the older housing stock.	program to achieve improvement to older units citywide and in the City's annual call for projects. Information to the public is available on the City Community Services Department website, in City utility bills, at City Hall, and in the library.	formats. An average of five (5) home rehabilitation projects were achieved including removal of blight, roof repairs, floor repairs, etc.	This program will be carried over to the 6th Cycle Housing Element.
MEASURE 2.3 **CODE ENFORCEMENT**	Bring substandard units into compliance with City codes.	Continue to inform property owners of available rehabilitation assistance to correct code violations. Continue to focus efforts in Los Serranos and Sleepy Hollow.	The City continues to provide effective Code Enforcement services throughout the City. Approximately 1,200 code enforcement cases relating to substandard units resulted in unit improvements such as electrical upgrades, removal of blight, etc.	On-going and effective throughout the City. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 2.4 **MOBILE HOME PARK PROGRAM**	Preserve the City's mobile home parks.	Ensure adequate notice of pending mobile home conversions and meet with park tenants if the project becomes at-risk to conversion.	No conversions or pending conversions occurred during the 5th Cycle planning period.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING **GOAL 3: ENSURE THAT NEW HOUSING IS SENSITIVE TO THE NATURAL ENVIRONMENT**				
MEASURE 3.1 **SUSTAINABLE DEVELOPMENT**	Promote sustainable residential development.	Continue to encourage clustering, infill development, maintenance of open space, transit development, residential and commercial linkages, and energy efficiency in residential design.	The City adopted a clustering ordinance in 2017. Two pending clustering developments are currently being processed by the City: Hidden Oaks consisting of 53 housing units and Paradise Ranch consisting of 50 units. Infill development during the 5th Cycle planning period included the Santa Barbara with 324 apartments, the Bristol with 110 attached and small lot for sale houses, Lago Los Serranos with 95 condominiums, Crystal View with 29 condominiums, Avalon Bay with 331 apartments, The Crossings with 346 apartments, and Jade Tree with 65 condominiums – all of which are constructed and occupied. In addition, two (2) approved and under construction projects include the Reserve with 42 infill apartments and Morningfield with 7 single family houses.	This program has resulted in 157 pending housing units. It is effective. This program will be carried over to the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 3.2 **GREEN BUILDING**	Develop green building programs.	Develop and adopt appropriate programs that encourage energy efficient residential development and maintenance, including potential energy retrofits for existing residential structures; Green Building standards for new development; and Green outreach programs to educate the community about energy conservation and energy efficient programs and products.	The City has adopted the 2019 Building Code, including the Green Building Code. All residential development follows the current Green Building Code.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: PROVIDE HOUSING SERVICES **GOAL 4: PROVIDE SUPPORT SERVICES TO MEET THE HOUSING NEEDS OF THE CITY'S RESIDENTS, SPECIFICALLY ELDERLY HOUSEHOLDS AND OTHER SPECIAL NEEDS GROUPS**				
MEASURE 4.1 **SB2 COMPLIANCE – EMERGENCY SHELTERS**	Comply with Government Code requirement for permitting emergency shelters.	The City will present to its Planning Commission and City Council an amendment to the Business Park (BP) zone to permit emergency shelters by right.	The City amended the Development Code to allow for emergency shelters in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as emergency shelter use.	Necessary and appropriate for addressing needs of the homeless in accordance with state law This program will be carried over to the 6th Cycle Housing Element.
MEASURE 4.2 **SB2 COMPLIANCE – TRANSITIONAL AND SUPPORTIVE HOUSING**	Comply with Government Code requirement for permitting transitional and supportive housing.	The City will present to its Planning Commission and City Council an amendment to define transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14. The zoning code will be amended to ensure both transitional and supportive housing uses are treated as residential uses, subject to the same processing and permitting requirements of similar uses in the same zone without	The City amended the Development Code to allow transitional and supportive housing consistent with definitions in Health & Safety Code Sections 50675.2 and 50675.14 in 2014. Because transitional and supportive housing of 6 person or fewer are permitted by right, the City does not have a record of how many exist in the City. Recently, one transitional home reached out to the City for letters of support to assist with its application for County funding, and the City provided the requested letters.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
		undue special regulatory requirements, and will not be limited to one zone.		
MEASURE 4.3 **SB2 COMPLIANCE – SRO**	Comply with Government Code requirement for permitting Single Residence Occupancy (SRO) housing.	The City will present to its Planning Commission and City Council an amendment to the BP zone for SRO development subject to a conditional use permit.	The City amended the Development Code to allow for SROs in the Business Park Zone in 2014. The City currently has 19.34 acres of Business Park zoned land, distributed into five parcels throughout the City. Of those parcels, 17.37 acres are currently developed and comprise 326,641 square feet of space potentially available as SRO use. There are currently five (5) existing hotels built in the City, one of which is in the Business Park zone and constructed in 2009. To date, there have been no requests to develop an SRO in the City.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 4.4 **SERVICES FOR THE ELDERLY**	Increase awareness of services available to households with seniors. Partner with the nonprofit organization Community Senior Services (CSS) by administering $5,000 in CDBG funds to assist seniors in Chino Hills.	Contact social service providers to pursue home-sharing and other programs.	The City of Chino Hills currently participates in a senior lunch service program offered Monday through Friday at the Chino Senior Center, located at 13170 Central Avenue in Chino. Transit services for seniors are available through OmniRide micro-transit services at a fee of $2 per trip for senior/disabled/Medicare and veteran residents. Chino Hills promotes these and other senior services through its City website. Family Service Association, the organization that ran the senior meal program, decided not to reapply for CDBG funds. The last year they requested funding was for the 2017-2018 program year. The organization still assists Chino Hills residents, but no longer receives CDBG funding from us.	On-going and effective. This program will be modified to focus on services available to senior households in the 6th Cycle Housing Element.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
MEASURE 4.5 **SUPPORT SERVICES FOR THE HOMELESS**	Provide support services for the homeless.	Continue to work with existing area social service providers, such as the House of Ruth, in addressing the needs of the area homeless population. Coordinate with the San Bernardino County Office of Homeless Services to support surveys of homeless populations and homeless services.	The City of Chino Hills cooperates with the San Bernardino County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The City distributes portions of its Community Development Block Grant (CDBG) funding to organizations that serve the homeless, including Chino Neighborhood House, Heart 2 Serve, and House of Ruth.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
STATE DIRECTIVE: PROVIDE HOUSING SERVICES **GOAL 5: PROMOTE AND ENCOURAGE HOUSING OPPORTUNITIES FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY, REGARDLESS OF AGE, SEX, ETHNIC BACKGROUND, PHYSICAL CONDITION, OR FAMILY SIZE**				
MEASURE 5.1 Barrier free Housing	Promote implementation of state standards for the provision of disabled accessible units in new developments.	Provide technical assistance to prospective homeowners, contractors, and developers regarding barrier free housing for persons with disabilities including developmental disabilities.	The City Development Code provides for a process through which individuals with disabilities can request reasonable accommodations to various City laws, rules, policies, practices, and/or procedures of the City, including land use and zoning regulations. The City of Chino Hills does not charge a permit fee to residents requesting a reasonable accommodation. To date, two (2) reasonable accommodation requests have been approved. All new housing in Chino Hills complies with current state building code requirements for disabled access in compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 5.2 Child Care Services	Provide additional childcare services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	The City continues to promote its Mobile Rec Program. The program rotates to different parks Monday – Thursday. Los Serranos Park was added as part of the rotation when it opened in 2019.	On-going and effective. This program will be carried over to the 6th Cycle Housing Element.
MEASURE 5.3 Fair Housing	Further fair housing practices in the county.	Continue to make information to the public available on the City Community Services Department	The City contracts with the Inland Fair Housing and Mediation Board to design and coordinate delivery of a fair housing education program in English and Spanish that reaches	On-going and effective.

Table C-1. Housing Program Implementation (2014-2021 Planning Period) – Review of Performance				
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**5TH CYCLE PLANNING PERIOD ACCOMPLISHMENTS**	**EFFECTIVENESS AND APPROPRIATENESS**
		website, in City utility bills, at City Hall, and in the library.	members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. The City continues to make this information available through its website and other public information sources. The City has and continues to zone for high density housing throughout the City and has successfully used the state default density to facilitate development of the Avalon Bay and the Crossings apartments. This commitment is reflected in the 6th Cycle Housing Element's Lower Income high density housing site inventory.	This program will be carried over to the 6th Cycle Housing Element.

Table C-2. Comparison of 5th Cycle Housing Element Allocated RHNA Units with Units Built by Type (2014-2021 Planning Period)						
5th Cycle Housing Element Allocated RHNA Projects by Income Group (2014-2021 Planning Period)				**Status of 5th Cycle Housing Element Allocated RHNA Units (Zoned / Built by Density)**		
Project Name	**# of Units Proposed or Entitled**	**Density (Du/Ac)**	**Income Category by Default Density**	**# of Units Zoned / Built during 2014-2021 Planning Period**	**Built Density (DU/AC)**	**Status**
Vila Borba -1	183	2.2	Above Moderate	183	2.2	Building Complete.
Vila Borba -2	149	2.4	Above Moderate	149	2.4	Building Complete.
Vila Borba -3	19	1.7	Above Moderate	19		Building permits approved.
Other SFD Development	268	0.1-3.0	Above Moderate	268	0.1-3.0	Building Complete.
Vila Borba -4	280	17.4	Moderate	220		Rezoned - not built. Difference of 60 units added to The Shoppes II site.
Country Club Villas	70	14.9	Moderate	70	14.9	Phase 1 & 2 consisting of 42 units, including 9 moderate income units built – Complete. Phase 3 consisting of 18 units, 5 of which will be moderate income) – In grading phase.
Lago Los Serranos	95	11.8	Moderate	95	11.8	Building Complete.
Villagio (Capriana) Apartments	286	19	Moderate	286	19	Building Complete.
Windmill Creek (Crystal View) Condos	29	11.1	Moderate	29	11.1	Building Complete.
Higgins Brick (Santa Barbara) Mixed-Use	308	13.5	Moderate	324	14.4	Building Complete.
The Shoppes Residential	235	47	Affordable	295		Rezoned - not built. 60 additional units from Vila Borba-4 site.
Overton Moore (Avalon Bay) VHD	368	26	Affordable	331	22.1	Building Complete.
Added Projects – Not Included in 5th Cycle Housing Element						
Crossings of Chino Hills	NA		Affordable	346	23.1	Building Complete.
TOTAL UNITS (2014-2021 Planning Period)	**2,290**			**2,615**		

Table C-3. Summary of 5th Cycle Housing Element Comparison of Allocated RHNA Units to RHNA, and Actual Zoned / Built Units to RHNA by Income Group (2014-2021 Planning Period)						
5th Cycle Housing Element Comparison of Allocated Housing Units to RHNA by Income Group (Using Default Densities) (2014-2021 Planning Period)				5th Cycle Element Units Zoned / Built Comparison to RHNA by Income Group (Using Default Densities) (2014-2021 Planning Period)		
Based on Default Density	**City of Chino Hills**	**RHNA**	**Difference**	**City of Chino Hills (Zoned/Built)**	**RHNA**	**Difference**
Above Moderate	619	333	286	619	333	286
Moderate	1,068	164	904	1,024	164	860
Low	386	148	238	755	148	607
Very Low	109	109	0	109	109	0
Extremely Low	108	108	0	108	108	0
Subtotal Affordable	603	365	238	972	365	607
TOTAL UNITS	**2,290**	**862**	**1,428**	**2,615**	**862**	**1,753**

RESOLUTION NO. 2022-015

A RESOLUTION OF THE CITY OF CHINO HILLS, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING GENERAL PLAN AMENDMENT 21GPA01 FOR THE CITY OF CHINO HILLS 2021-2029 6TH CYCLE HOUSING ELEMENT

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council does hereby make the following findings of fact:

A. State Housing Element statutes (California Government Code [CGC] Sections 65580–65589.9) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City of Chino Hills 6th Cycle Housing Element (project) has been prepared to comply with these state statutes within the context of the physical and socio-economic conditions unique to Chino Hills and covers the eight-year planning cycle from 2021-2029.

B. Beginning in February of 2021, the City of Chino Hills began the process of updating its previous 5th Cycle Housing Element. The update to the Housing Element reflects current conditions and brings it into compliance with state legislation passed since the adoption of the previous 5th Cycle element in 2013.

C. This Housing Element update process included eight public workshops held with the Planning Commission and/or City Council. The public workshops were designed to inform the community about the Regional Housing Needs Assessment (RHNA) and the Housing Element update process and to gain their input.

D. An extensive public outreach was undertaken to inform the public and interested parties about the Housing Element update process and the workshops, including: public advertisements; flyers emailed to over 100 entities, including property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, fair housing and special needs groups; press releases; postings on and e-notifications through the City website; a housing survey; and a dedicated webpage to keep the public informed about the Housing Element update process.

E. On June 15, 2021, the Planning Commission reviewed the Draft/Review Copy Housing Element and recommended that the City Council approve submission of the draft to the State of California Department of Housing and Community Development (HCD) for state review. On June 22, 2021, the City Council reviewed the Draft/Review Copy Housing Element and approved its submission to HCD for state review. On July 6, 2021, the City submitted the Draft/Review Copy Housing Element to HCD for its review.

F. On September 3, 2021, HCD provided the City comments on its Draft/Review Copy Housing Element. HCD requested additional information regarding a number of issues. The Housing Element incorporates the additional information requested by HCD.

G. On December 13, 2021, during a web-based meeting between HCD and City Community Development staff, HCD requested more additional information. The Housing Element also incorporates this requested information.

H. The Housing Element relies on vacant and non-vacant sites to meet the City's RHNA obligation. Pursuant to Government Code 65583.2, the City Council finds that the existing uses on the identified non-vacant are not an impediment to additional residential development. Due to declining uses, COVID-impacted uses, and general development trends, the existing uses are likely to discontinue in whole or part during the 2021-2029 planning period, accommodating the additional units identified in the Housing Element.

I. An Initial Study/Mitigated Negative Declaration (ISMND) was prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines.

J. Public notice of the availability of the ISMND and Planning Commission public hearing on the Housing Element was published in the Chino Champion on November 13, 2021.

K. The Planning Commission of the City of Chino Hills held a duly noticed public hearing on December 21, 2021, to review and consider the staff report prepared for the Housing Element, receive public testimony, and review all correspondence received on the project.

L. On December 21, 2021, the Planning Commission of the City of Chino Hills adopted Resolution No. PC 21-21, recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Reporting program under the California Environmental Quality Act, and approving General Plan Amendment 21GPA01 for the City of Chino Hills 2021-2029

6th Cycle Housing Element.

M. On January 11, 2022, the City Council of the City of Chino Hills held a duly noticed public hearing, to review and consider the staff report prepared for the Housing Element, receive public testimony, and review all correspondence received on the project. The City Council took testimony, provided staff direction to retain the existing site inventory included in the 6th Cycle Housing Element, and to continue the public hearing till January 25, 2022.

SECTION 2. Based upon oral and written testimony and other evidence received at the public hearing held for the project, and upon studies and investigations made by the City Council and on its behalf, the City Council does hereby find as follows regarding the ISMND and Mitigation Monitoring Reporting Program:

A. As required by the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, the City of Chino Hills prepared an Initial Study to determine if the project may have a significant effect on the environment.

B. To ensure that the project will have a less than significant impact on the environment, the following mitigation measure was included in the IS/MND and Mitigation Monitoring Reporting Program, prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City of Chino Hills Local Procedures for Implementing CEQA:

   i. Mitigation Measure TRC-1, Native American Monitoring: Prior to and during any ground disturbing activities, the Applicants for future residential development projects identified within the land inventory for the final adopted 6th Cycle Housing Element shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

C. A Notice of Completion and Notice of Intent to Adopt a Mitigated Negative Declaration for the ISMND was filed with the State Clearinghouse (SCH

Number 2021110174) and made available for public review from November 10, 2021 through December 10, 2021. One comment letter was received during the review period. This comment letter was from Hills for Everyone, which provided comments regarding the Housing Element, but did not raise any issues relevant to the ISMND; and consequently, no modifications to the ISMND are required as a result of the comments.

D. The ISMND prepared for this project reflects the City's independent judgment and analysis. The City Council finds that there is no substantial evidence that the project would have a significant impact on the environment with the inclusion of the mitigation measure set forth above in Section 2.

SECTION 3. With regard to the approval of General Plan Amendment 21GPA01, based upon oral and written testimony and other evidence received at the public hearing held for this item, and upon studies and investigations made by the City Council and on its behalf, the City Council does further find, pursuant to Section 16.60.030 of the Chino Hills Municipal Code (CHMC) and Government Code Sections 65580–65589.9, as follows:

A. FINDING: That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment.

FACT: The 2021-2029 Housing Element complies with the State of California mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community and is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq). The project has been prepared to comply with these State statutes within the context of the physical and socio-economic conditions unique to Chino Hills and covers the eight-year planning cycle from 2021-2029. It has been prepared with extensive public input, including eight public workshops, and with input from the Planning Commission, City Council, and HCD.

The Housing Element contains policies and programs that provided needed housing and housing services to households, including those with lower incomes and special needs.

B. FINDING: That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan.

FACT: The proposed amendment is consistent with the following goals, policies, and actions of the General Plan:

- Policy LU-5.1: Promote infill, mixed use, and higher density development.

- Action LU-2.2.2: Continue to identify appropriate sites to meet the City's RHNA allocation.
- Housing Goal H-1: Provide a range of housing types while maintaining the City's overall low-density character.
- Policy H-1:1: Provide a variety of residential opportunities in the City, including large lot estates, low density single-family homes, medium density townhomes, and high-density condominiums and apartments.
- Action H-1.1.1: Continue to review the City Land Use Plan and available vacant and underutilized sites to identify appropriate sites for housing at varying densities.
- Goal H-4: Provide Support Services to Meet the Housing Needs of the City's Residents
- Goal H-5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

C. FINDING: That the proposed amendment will not conflict with provisions of the CHMC, subdivision regulations, or any applicable specific plan

FACT: Policies and actions of the Housing Element require amendments to the General Plan, Zoning Map, and Zoning Code as required to implement the Housing Plan of this Housing Element, within the required three years and 120 days from the beginning of the planning period.

D. FINDING: In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.

FACT: As discussed above, policies and actions of the Housing Element require amendments to the General Plan, Zoning Map, and Zoning Code, as required to implement the Housing Plan of this Housing Element, within the required three years and 120 days from the beginning of the planning period.

E. FINDING: With respect to all applications which seek to increase density for single-family detached residential development projects, including residential developments in the Planned Development district or in a PD development, that a fiscal impact analysis has been prepared as required by the City and paid for by the applicant. Further, this report shall include an analysis of the modified project's effect on the City's revenues, expenditures, service levels, capital improvement needs and modified project's ability to generate tax revenue.

FACT: The Housing Accountability Act (Government Code section 65589.5) establishes state overarching policy that a local government not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. Jurisdictions without a housing element in compliance with State Housing Element Law or without a complete site inventory are further limited in the ability to deny a housing development application. Among other requirements (including those related to housing development regardless of affordability levels), the Housing Accountability Act states that a local agency shall not disapprove or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, for development of an emergency shelter or a housing development project for very low, low-, or moderate-income households unless it makes written findings, based upon a preponderance of the evidence in the record.

The 2021-2029 Housing Element complies with the State of California mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community and is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq). Land use changes that occur consistent with the Housing Element are not subject to the above requirement for a fiscal impact analysis.

SECTION 4. The City Council of the City of Chino Hills does hereby adopt the Initial Study/Mitigated Negative Declaration (ISMND), the Mitigation Measure set forth in Section 2. above and Mitigation Monitoring Reporting Program under the California Environmental Quality Act. This document is on file in the City Clerk's Office and is incorporated into this Resolution by reference.

SECTION 5. The City Council of the City of Chino Hills does hereby approve General Plan Amendment 21GPA01, the 2021-2029 6th Cycle Housing Element. This document is on file in the City Clerk's Office and is incorporated into this Resolution by reference.

SECTION 6. The City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of February 2022.

RAY MARQUEZ, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) §
CITY OF CHINO HILLS)

I, CHERYL BALZ, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that the foregoing Resolution No. 2022R-015 was duly adopted at a regular meeting of the City Council of the City of Chino Hills held on the 8th day of February 2022, by the following vote, to wit:

AYES:	COUNCIL MEMBERS:	MARQUEZ, ROGERS, BENNETT, JOHSZ, MORAN
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Chino Hills, California, this 9th day of February 2022.

CHERYL BALZ, CITY CLERK

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	CHINO HILLS
Housing Element Cycle	6th
Contact Information	
First Name	Joann
Last Name	Lombardo
Title	unity Development Director
Email	jlombardo@chinohills.org
Phone	(909) 364-2741
Mailing Address	
Street Address	Drive
City	Chino Hills
Zip Code	91709

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS	3400 Main Street (The Shopp	91709	1022-021-49		Commercial	Specific Plan 04-01:Co	0	no max	5.7	Commercial Center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	267	0	0	267			
CHINO HILLS	Shoppes Drive and City Cente	91709	1022-021-30, 31		High Density Residential	Specific Plan 04-01:Mi	29	73	8	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vac	744	0	0	744			
CHINO HILLS	Eucalyptus Avenue and Peyto	91709	1032-221-05		Public Park	Specific Plan 04-01:Pa	0	no max	1.8	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	50	0	0	50			
CHINO HILLS	Los Serranos Country Club Dr	91709	1028-351-01		Commercial Recreation	Commercial Recreatio	0	no max	21.3	Golf Course	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	532	0	0	532			
CHINO HILLS	Fairway Drive and Carbon Ca	91709	1031-011-40		Commercial Recreation	Commercial Recreatio	0	no max	8.3	Golf Course	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	166	0	0	166			
CHINO HILLS	Woodview Road and Pipeline	91709	1030-041-03, 04		Rural Residential	Rural Residential (R-R)	1	2	7.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	148	0	0	148			
CHINO HILLS	Chino Hills Parkway and Ram	91709	1025-471-06, 07 & 1025-461-06		Commercial	Specific Plan 06-01:Co	0	no max	9	Commercial Center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	300	0	0	300			
CHINO HILLS	4528 Fairway Boulevard	91709	1028-111-13		Low Density Residential	Low Density Residenti	1	6	0.1	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1			
CHINO HILLS	4628 Fairway Boulevard	91709	1028-113-23		Low Density Residential	Low Density Residenti	1	6	0.1	Vacnt	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	1	0	0	1			
CHINO HILLS	3300 Woodview Road	91709	1017-251-09, 14		Agriculture/Ranches	Planned Development	1	0.2	13.3	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	160	0	160			
CHINO HILLS	Woodview Road and Pipeline	91709	1030-041-03, 04		Rural Residential	Rural Residential (R-R)	1	2	30.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	275	0	275			
CHINO HILLS	15303 Country Club Drive	91709	1025-561-04		Medium Density Resident	Medium Density Resid	8	12	29.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	354	0	354			
CHINO HILLS	Shady View Drive/Via La Cres	91709	1057-261-06		Low Density Residential	Low Density Residenti	1	6	130	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	159	159			
CHINO HILLS	Los Serranos Country Club Dr	91709	1028-351-01		Commercial Recreation	Commercial Recreatio	0	no max	26.6	Golf Course	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	124	124			
CHINO HILLS	3300 Woodview Road	91709	1017-251-09, 14		Agriculture/Ranches	Planned Development	1	0.2	88.6	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	166	166			
CHINO HILLS	Canyon Hills Road/Spring Cre	91709	1000-051-09		Rural Residential	Rural Residential (R-R)	1	0.2	85	One Single-Family H	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	50	50			
CHINO HILLS	Morningfield Drive and Elkwo	91709	1032-261-29 thru 36		Low Density Residential	Low Density Residenti	1	6	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	7	7			
CHINO HILLS	Butterfield Ranch Road and A	91709	1033-081-17		High Density Residential	High Density Residenti	12	25	19.9	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	220	220			
CHINO HILLS	Butterfield Ranch Road and A	91709	1033-411-01 thru 19		Low Density Residential	Low Density Residenti	1	6	17.4	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	19	19			
CHINO HILLS	Woodview Road and Pipeline	91709	1030-041-03, 04		Rural Residential	Rural Residential (R-R)	1	2	14.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	69	69			
CHINO HILLS																	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS	3400 Main Street (The Shoppes)	91709	1022-021-49	267	0	0	0	Shortfall of Sites	5.7	Commercial	Specific Plan 04-01:Cor	Mixed Use	Specific Plan 04-01	46	100	267	Non-Vacant	Commercial			
CHINO HILLS	Shoppes Drive and City Center Drive (Shoppes II)	91709	1022-021-30, 31	744	0	0	0	Shortfall of Sites	8	High Density Residential	Specific Plan 04-01:Mix	High Density Res	Specific Plan 04-01	93	100	744	Vacant	Vacant			
CHINO HILLS	Eucalyptus Avenue and Peyton Drive (Park Overflow)	91709	1032-221-05	50	0	0	0	Shortfall of Sites	1.8	Public Park	Specific Plan 04-01:Par	High Density Res	Specific Plan 04-01	25	35	50	Vacant	Vacant			
CHINO HILLS	Los Serranos Country Club Drive/Pipeline Avenue	91709	1028-351-01	55	477	0	0	Shortfall of Sites	21.3	Commercial Recreation	Commercial Recreation	Very High Densit	Affordable Housin	25	35	532	Non-Vacant	Golf Course			
CHINO HILLS	Fairway Drive and Carbon Canyon Boulevard	91709	1031-011-40		166	0	0	Shortfall of Sites	8.3	Commercial Recreation	Commercial Recreation	Very High Densit	Affordable Housin	20	35	166	Non-Vacant	Golf Course			
CHINO HILLS	Woodview Road and Pipeline Avenue	91709	1030-041-03, 04	70	78	0	0	Shortfall of Sites	7.3	Rural Residential	Rural Residential (R-R)	Very High Densit	Affordable Housin	20	35	148	Vacant	Vacant			
CHINO HILLS	Chino Hills Parkway and Ramona Avenue	91709	1025-471-06, 07 &	200	100	0	0	Shortfall of Sites	9	Commercial	Specific Plan 06-01:Cor	Mixed Use	Specific Plan 06-01	33	35	300	Non-Vacant	Commercial			
CHINO HILLS	4528 Fairway Boulevard	91709	1028-111-13	1	0	0	0		0.1	Low Density Residential	Low Density Residentia	Low Density Res	Low Density Resid	1	6	1	Vacant	Vacant			
CHINO HILLS	4628 Fairway Boulevard	91709	1028-113-23	1	0	0	0		0.1	Low Density Residential	Low Density Residentia	Low Density Res	Low Density Resid	1	6	1	Vacant	Vacant			
CHINO HILLS	3300 Woodview Road	91709	1017-251-09, 14		0	160	0	Shortfall of Sites	13.3	Agriculture/Ranches	Planned Development	Medium Density	Affordable Housin	9	12	160	Vacant	Vacant			
CHINO HILLS	Woodview Road and Pipeline Avenue	91709	1030-041-03, 04		0	275	0	Shortfall of Sites	30.5	Rural Residential	Rural Residential (R-R)	Medium Density	Affordable Housin	9	12	275	Vacant	Vacant			
CHINO HILLS	15303 Country Club Drive	91709	1025-561-04		0	354	0		29.5	Medium Density Residential	Medium Density Resid	Medium Density	Medium Density R	9	12	354	Vacant	Vacant			
CHINO HILLS	Shady View Drive/Via La Cresta	91709	1057-261-06		0	0	159		130	Low Density Residential	Low Density Residentia	Low Density Res	Low Density Resid	1	6	159	Vacant	Vacant			
CHINO HILLS	Los Serranos Country Club Drive/Pipeline Avenue	91709	1028-351-01		0	0	124		26.6	Commercial Recreation	Commercial Recreation	Medium Density	Specific Plan:Med	4	12	124	Non-Vacant	Golf Course			
CHINO HILLS	3300 Woodview Road	91709	1017-251-09, 14		0	0	166		88.6	Agriculture/Ranches	Planned Development	Medium Density	Specific Plan:Med	4	12	166	Vacant	Vacant			
CHINO HILLS	Canyon Hills Road/Spring Creek Way	91709	1000-051-09		0	0	50		85	Rural Residential	Rural Residential (R-R)	Rural Residentia	Rural Residential (	1	2	50	Non-Vacant	one single family house - 50 units (existing house to remain)			
CHINO HILLS	Morningfield Drive and Elkwood Circle	91709	1032-261-29 thru 36		0	0	7		1.3	Low Density Residential	Low Density Residentia	Low Density Res	Low Density Resid	1	6	7	Vacant	Vacant			
CHINO HILLS	Butterfield Ranch Road and Avenida de Portugal	91709	1033-081-17		0	0	220		19.9	High Density Residential	High Density Residenti	High Density Res	High Density Resid	8	25	220	Vacant	Vacant			
CHINO HILLS	Butterfield Ranch Road and Azores Drive	91709	1033-411-01 thru 19		0	0	19		17.4	Low Density Residential	Low Density Residentia	Low Density Res	Low Density Resid	1	6	19	Vacant	Vacant			
CHINO HILLS	Woodview Road and Pipeline Avenue	91709	1030-041-03, 04		0	0	69		14.8	Rural Residential	Rural Residential (R-R)	Medium Density	Specific Plan:Med	4	12	69	vacant	Vacant			
CHINO HILLS																	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CHINO HILLS																					

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Specific Plan 04-01:Commercial	Commercial: https://www.chinohills.org/Doc
Specific Plan 04-01:Mixed Use	Mixed Use: https://www.chinohills.org/Docu
Specific Plan 04-01:Park	Community Park/Center https://www.chinoh
Commercial Recreation (C-R)	Recreation: CHMC 16.12
Commercial Recreation (C-R)	Recreation: CHMC 16.12
Rural Residential (R-R)	Residential: CHMC 16.10
Specific Plan 06-01:Commercial	Commercial:https://www.chinohills.org/Doc
Low Density Residential (R-S)	Residential: CHMC 16.10
Low Density Residential (R-S)	Residential: CHMC 16.10
Planned Development PD 19-161/Single Family Resident	Residential: CHMC 16.20
Rural Residential (R-R)	Residential: CHMC 16.10
Medium Density Residential (RM-1)	Residential: CHMC 16.10
Low Density Residential (R-S)	Residential: CHMC 16.10
Commercial Recreation (C-R)	Recreation: CHMC 16.12
Planned Development PD 19-161/Single Family Resident	Residential: CHMC 16.20
Rural Residential (R-R)	Residential: CHMC 16.10
Low Density Residential (R-S)	Residential: CHMC 16.10
High Density Residential (RM-2)	Residential: CHMC 16.10
Low Density Residential (R-S)	Residential: CHMC 16.10
Rural Residential (R-R)	Residential: CHMC 16.10

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

ıills.org/DocumentCenter/View/11275/General-Plan---Final-approved-by-CC-2-14-15-4-21?bidId=