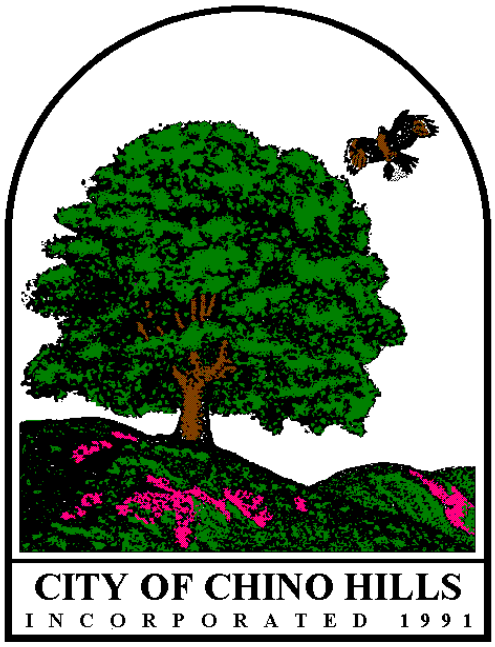


City of Chino Hills

2014-2021 Housing Element Update

Adopted by City Council – October 8, 2013

Final Document – November 26, 2013

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CHINO HILLS 2014-2021 HOUSING ELEMENT UPDATE

EXECUTIVE SUMMARY

This Housing Element Update reflects the City of Chino Hills' continued efforts to provide adequate and affordable housing for all persons in the community. The City of Chino Hills has focused its efforts on identifying new housing sites to support affordable housing. These actions have resulted in the following accomplishments:

- Assistance for Low Income households under the Home Improvement Program, which provides grants of up to $5,000 for minor home improvements and to increase disabled access.

- Assistance for persons with fair housing complaints and landlord/tenant disputes.

- Financial support to the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children.

- An application for a General Plan Land Use Map and Zoning Map Amendment to change the designation for the 16.5 gross acre property (Overton Moore site) from Commercial to Very High Density Residential. The environmental review for the project is complete and it is expected to be reviewed by Planning Commission and City Council in June-July 2013.

- A draft General Plan and Zoning update is being completed to allow for a new Mixed Use category that would permit a mix of multi-family housing and commercial uses on sites that were previously commercial. The multi-family will be permitted at a density of up to 50 dwelling units per acre. Currently, two properties are being considered: a portion of the Tres Hermanos property and the former Higgins Brick property. Completion is expected by December 2013-January 2014.

- A draft General Plan and Zoning update is being completed to allow for conversion of a portion of the Tres Hermanos property from Commercial to Very High Residential Density with a density of up to 35 dwelling units per acre. Completion is expected by December 2013-January 2014.

Through these actions and the policies and programs presented in this Element, the City will meet its Regional Housing Needs Assessment (RHNA) allocation for the 2014-2021 planning period and prepare for the subsequent planning period. Table 1 illustrates the residential sites and units expected to be available during this planning period, and compares these sites to the City's RHNA obligation for the current planning period.

Table 1 City of Chino Hills Entitled, Proposed, Potential Residential Units 2014 – 2021						
Project Name	**# of Units Proposed or Entitled**	**Site Size (Acres)**	**Density (Du/Ac)**	**General Plan**	**Zoning**	**Income Category**
1. Vila Borba *	**183**	83	2.2	Low Density	R-S	Above Mod
2. Vila Borba *	**149**	62.9	2.4	Low Density	R-S	Above Mod
3. Vila Borba *	**19**	10.9	1.7	Low Density	R-S	Above Mod
4. Vila Borba *	**280**	16.13	17.4	High Density	RM-2	Moderate
5. Country Club Villas*	**70**	4.7	14.9	Medium Density	RM-1	Moderate
6. Lago Los Serranos*	**95**	8.06	11.8	Medium Density	RM-1	Moderate
7. Villagio Apartments**	**286**	15.09	19	High Density	RM-2	Moderate
8. Shoppes Residential*	**235**	5	47	Very High Density	SP 04-01	Affordable
9. Windmill Creek Condos*	**29**	2.62	11.1	Medium Density	RM-1	Moderate
10. Higgins Brick Mixed Use**	**308**	22.80	13.5	Mixed Use	MU	Moderate
11. Tres Hermanos Mixed Use**	**490**	20	25.7	Mixed Use	MU	Moderate
12. Tres Hermanos VHD**	**427**	14	30.5	Very High Density	RM-3	Affordable
13. Overton Moore VHD**	**368**	14.14	26	Very High Density	RM-3	Affordable
14. Other SFD Development***	**268**	Various	0.1-3.0	Various	Various	Above Mod
TOTAL UNITS	**3,207**					
Total Above Moderate	**619**					
Total Moderate	**1,558**					
Total Affordable	**1,030**					

Notes:
* Currently Entitled
** General Plan Amendment in Process
*** Other Single Family Units Expected to Develop during Planning Period (10% of all potential single family units)

I. INTRODUCTION

A. Community Overview

The City of Chino Hills encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 74,796[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 1, Vicinity Map.)

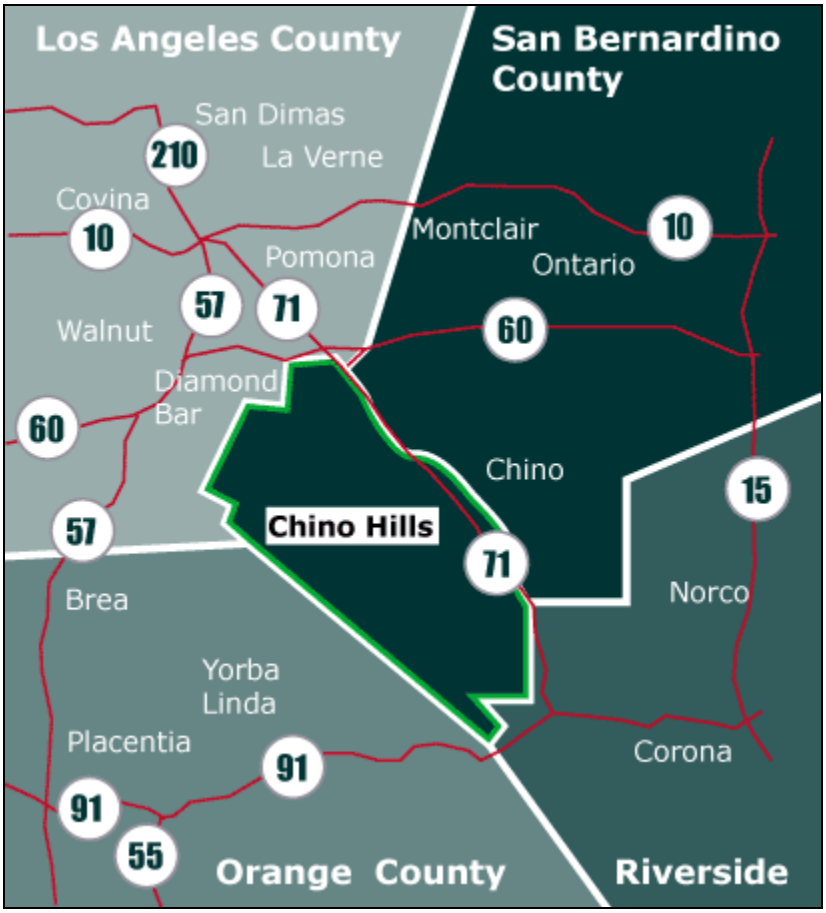


Figure 1. Vicinity Map

[1] 2010 U.S. Census Report, Profile of General Population and Housing Characteristics.

The City incorporated in December 1991. Since that time, the City has adopted a General Plan and a Development Code. The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and

- Concentrate higher densities in those areas of the City that are best suited to development.

As a result of these constraints, the predominant development pattern in the City is the clustering of residential tracts within defined planned development areas/villages with the steeper topography set aside as open space. A mix of medium and higher intensity apartment and townhouse projects is located within each planned development area/village. Commercial uses and services are concentrated 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], and to 23,784 in 2012[3]. Over 97 percent of the developable residential lands are currently built-out. The remaining available residential sites are predominately located in the hillside and environmentally sensitive areas.

B. Purpose of the Element

The provision of adequate housing for families and individuals of all economic levels is an important issue. It has been a main focus for state and local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the Government Code in 1980. The amendment instituted the requirement that each local community is to include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated in the General Plan of each municipality.

The requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

> ."... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."
>
> ."... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

[2] 2000 Census.
[3] City General Plan Update Land Use Inventory, January 2013.

.".. The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs."

C. Legislative Requirements

State law requires each municipality to accomplish the following tasks:

- Identify and analyze the current and projected housing needs of all economic segments of the community.
- Evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- Inventory and assess the availability of land suitable for residential use.
- Establish a series of goals, objectives, policies and programs aimed at responding to the identified housing needs, the market and governmental constraints, and the housing opportunities.

This Housing Element has been prepared in accordance with applicable State law. It has also been prepared consistent with the City of Chino Hills General Plan and the community's vision of its housing needs and objectives.

D. Scope and Content

The Housing Element consists of five major components:

1. An analysis of the City's demographic and housing characteristics and trends;
2. A summary of the existing and projected housing needs of the City's households;
3. A review of the potential market, governmental, and environmental constraints to meeting the City's identified housing needs;
4. An evaluation of the resources available to achieve the City's housing goals; and
5. A statement of the Housing Plan for the planning period to address the City's identified housing needs, including the housing goals, policies and programs.

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 one element 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 that promote 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 will annually review its progress in implementing this Housing Element and ensuring consistency between this and the City's other General Plan Elements. An annual monitoring program is included as part of the Housing Plan, Section VI of this Element.

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 its Housing Element Update, the City of Chino Hills conducted four public workshops during November and December 2012. The workshops were held before the Planning Commission. The public was invited through the City website, newspaper public notice, newspaper article, and invitation to interested individuals. At these workshops, City staff discussed proposed land use changes to accommodate current and expected RHNA and to allow for mixed use development that would combine multi-family residential uses with commercial. Three members of the public attended the first of these meetings. The Planning Commission and community members expressed support for these changes. No members from the community attended the last three meetings.

As this Housing Element is finalized, community input will continue to be solicited for this Housing Element through the noticing process listed above. Planning Commission and City Council public hearings on the Element are expected to be held in late Summer/early Fall of 2013.

G. SOURCES OF INFORMATION

A number of data sources were utilized to create the Chino Hills Housing Element. These resources include:

- City of Chino Hills General Plan.

- City of Chino Hills Community Development Department Building Division permit records, January 2008 through January 2013.

- City of Chino Hills Community Development Department Neighborhood Services Division activity records, January 2008 through January 2013.

- City of Chino Hills Consolidated Plan 2008-2013.

- City of Chino Hills Consolidated Annual Performance and Evaluation Report 2009-2010.

- Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA), October 2012.

- Department of Finance Population and Housing data, January 2012.

- 2000 and 2010 U.S. Census Report Summaries.

- 2013 City of Chino Hills General Plan Update Land Use Inventory.

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

II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the major components of housing needs including trends in Chino Hills' population, households, and the type of housing available. These changes reflect both local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Chino Hills in terms of individual persons and attempts to identify any population trends that may affect future housing needs.

- Section B, Household Characteristics, analyzes Chino Hills in terms of households, or living groups, to see how past and expected household changes will affect housing needs.

- Section C, Housing Stock, analyzes the housing units in Chino Hills in terms of availability, affordability, and condition.

- Section D, Assisted Housing at Risk of Conversion, analyzes housing units that are currently restricted to low income housing use and are "at-risk" to converting to market rate units.

This assessment of Chino Hills' housing needs is used as the basis for identifying appropriate policies and programs in this Element.

A. POPULATION CHARACTERISTICS

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

1. Population Growth Trends

As shown in Table 2, the Southern California region, including San Bernardino County, has been growing. Between 1990 and 2010, the combined populations of Riverside, San Bernardino, Los Angeles and Orange Counties grew by 3,191,175 persons or 23.02 percent. During this same period, the population in San Bernardino County increased by 616,830 persons, or 43.49 percent.

In comparison to surrounding jurisdictions, the City of Chino Hills has experienced phenomenal growth since its incorporation. The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. Since that 1993 count, Chino Hills' population has increased another 39.02 percent to 66,787 persons, according to the 2000 Census. As the City reaches build-out, its population growth has slowed substantially. According to the 2010 Census, Chino Hills' population was 74,799, a 12.0 percent increase over the 2000 Census count.

Table 3 compares the growth in Chino Hills to neighboring jurisdictions during the period from 2000 through the year 2010. During that period, the City of Chino Hills' population grew 12.02 percent, while surrounding jurisdictions grew between 0 and 16 percent.

Table 2
Regional Population Growth by County: 1990-2010

	Population			Change 1990-2010	
County	**1990**	**2000**	**2010**	**# of Persons**	**% Increase**
Los Angeles	8,863,052	9,519,338	9,818,605	955,553	10.78%
Orange	2,410,668	2,846,289	3,010,232	599,564	24.87%
Riverside	1,170,413	1,545,387	2,189,641	1,019,228	87.08%
San Bernardino	***1,418,380***	***1,709,434***	***2,035,210***	***616,830***	***43.49%***
Totals	**13,862,513**	**15,620,448**	**17,053,688**	**3,191,175**	**23.02%**

Source: 1990, 2000, 2010 Census Reports

Table 3 Population Trends: Chino Hills and Surrounding Areas 2000 & 2010			
Jurisdiction	**2000 (a)**	**2010 (b)**	**% Increase**
Brea	35,410	39,282	10.9%
Chino	67,168	77,983	16.1%
Chino Hills	***66,787***	***74,796***	***12.0%***
Diamond Bar	56,287	55,544	-1.3%
Pomona	149,473	149,058	-0.3%

Source:
(a) 2000 Census.
(b) 2010 Census.

2. Age Characteristics

The 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 4 illustrates the age distribution of Chino Hills residents from the 2000 and 2010 Census Reports. Chino Hills is a maturing community, as evidenced by the increase in median age from 32.3 years in 2000 to 36.6 years 2010. In comparison, the County also had a 2000 median age of 30.3 years, but a 2000 median age of 31.7 years, below that for Chino Hills. The median age for the City, as well as the state and country, is expected to continue to increase, as the Baby Boom generation ages[4]. In terms of housing, the aging of the population may increase the number of senior-aged households, which typically require smaller, more affordable housing options.

Table 4 City of Chino Hills Age Characteristics: 2000 & 2010				
	2000 (a)		**2010 (b)**	
Age Range	**# of Persons**	**# of Persons**	**# of Persons**	**% of Population**
0-4	5,836	5,836	4,355	5.8%
5-14	12,689	12,689	11,664	15.6%
15-19	5,171	5,171	6,582	8.8%
20-24	3,178	3,178	4,835	6.5%
25-34	9,737	9,737	8,281	11%

[4] The Baby Boom is defined as the generation of people born between 1946 and 1964, during the post World War II period when there was a marked increase in the national birth rate.

Table 4 City of Chino Hills Age Characteristics: 2000 & 2010				
	2000 (a)		2010 (b)	
35-44	14,037	14,037	11,926	15.9%
45-54	9,575	9,575	13,498	18.0%
55-64	3,736	3,736	8,390	11.3%
65+	2,828	2,828	5,265	7.1%
Total	66,787	66,787	74,796	100%
Median Age	32.3		36.6	
County of San Bernardino Median Age	30.3		31.7	

Source: (a) 2000 U.S. Census.
(b) 2010 U.S. Census.

3. Race/Ethnicity Characteristics

The racial and ethnic make-up of a population affects housing needs. This is due to the unique household characteristics of different groups, and household size in particular. Table 5 summarizes race/ethnicity for the City based on 2000 and 2010 Census data. As illustrated in Table 5, the majority of Chino Hills' residents are White. The most notable shift in population is the increase in Asian/Pacific Islander population which has increased from 22% in 2000 to 33% in 2010.

Table 5 City of Chino Hills Race/Ethnic Composition: 2000 & 2010				
	2000 (a)		2010 (b)	
Race and Ethnicity	**Number of Persons**	**% of Population**	**Number of Persons**	**% of Population**
White	37,656	56%	41,076	54%
Asian/Pacific Islander	14,829	22%	24,997	33%
Black	3,697	6%	3,986	5%
American Indian/Eskimo/Aleut	375	1%	816	1%
Other	10,230	15%	7,839	11%
Hispanic or Latino (any race)	17,151	26%	21,802	29%

Source: (a) 2000 U.S. Census.
(b) 2010 U.S. Census.

4. Employment

Chino Hills' General Plan designates several hundred acres for commercial and business park development along the 71 Freeway corridor. 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.

Most of the existing employment in Chino Hills is service related. The U.S. Census Bureau 2006 Sector Summary by Zip Code tallied employment in the 91709 zip code, which comprises all of Chino Hills. According to the 2006 Census tally, there were 927 business establishments totaling 7,055 employees in the 91709 zip code. (Refer to Table 6.)

Table 6
City of Chino Hills 91709 Zip Code
Businesses by Industrial Sector 2006

Industrial Sector	Number of Establishments
Total	927
Forestry, fishing, hunting, and agriculture	2
Construction	92
Manufacturing	11
Wholesale trade	81
Retail trade	114
Transportation & warehousing	20
Information	14
Finance & insurance	59
Real estate & rental & leasing	57
Professional, scientific & technical services	138
Admin, support, waste mgt, remediation services	3
Educational services	54
Health care and social assistance	12
Arts, entertainment & recreation	90
Accommodation & food services	17
Other services (except public administration)	90
Unclassified establishments	68

Source: The U.S. Census Bureau 2006 Sector Summary by Zip Code

A general measure of the balance of a community's employment opportunities with the needs of its residents is a "jobs/housing ratio." A balanced community would have a match between

employment and housing opportunities so that most of its residents could choose to work in the community.

The “jobs/housing ratio” concept is promulgated by the Southern California Association of Governments (SCAG) in response to the requirements of the Federal Clean Air Act as a means of addressing serious air quality and transportation issues. The concept of balancing the “jobs/housing ratio” is viewed favorably in that if people can live and work within the same community, the Southern California region as a whole will benefit from reduced traffic congestion and improved air quality.

As defined by SCAG, a balanced subregion or community is one having an employment to housing ratio of 1.2 jobs per dwelling unit. Based on a 2007 estimate of 8,769 jobs[5] in the City and a 2007 population of 78,668, the jobs/housing ratio for Chino Hills would be 0.111 jobs per dwelling unit. This indicates that the City is “jobs poor” and “housing rich,” and that most of Chino Hills residents commute outside the City to work. According to the 2010 Census, 56,674 persons (75.8 percent of the City’s population over the age of 16 years old) work outside the home. Of these workers, 93.8 percent commute by vehicle to work, with a median travel time to work of 36.4 minutes.

Adherence to jobs/housing balance ratios in accordance with the Federal Clean Air Act and SCAG policies represents a constraint on the expansion of housing opportunities within the City. Because the City is “jobs poor,” opportunities to convert commercial or business parklands to residential uses are not feasible.

B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability is 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 wish to initiate a homebuyer assistance program or participate or publicize the programs that are available elsewhere.

The Bureau of 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.

As shown in Table 7, there are a total of 22,941 households in Chino Hills according to the 2010 Census. As illustrated in the Table, families represent the City's predominant household type, comprising 84 percent of the City's 2010 households, a 1 percent decline from the 2000 Census in which 85 percent of Chino Hills households were families. This family-orientation has served as a major contributor to Chino Hills’ popularity and related population growth. The City’s trend

[5] American Fact Finder, 2007 employment / business data; http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ECN_2007_US_00A1; accessed February 2013.

toward family housing is expected to shift slightly as the population ages and the need for smaller housing increases in response to a growing senior and young adult population.

Single-person households represent the second largest household group in Chino Hills, comprising 12 percent of all 2010 households, a 1 percent increase from the 2000 Census in which 11 percent of Chino Hills households were single persons. "Other" households reflect unrelated individuals living together (roommates) and comprise four percent of the City's households in both the 2010 and 2000 Census counts.

Table 7
City of Chino Hills
Household Type: 2000 & 2010

	2000 (a)		2010 (b)	
Household Type	**No. of Households**	**% of Total**	**No. of Households**	**% of Total**
Families	17,075	85%	19,321	84%
Singles	2,120	11%	2,713	12%
Other	844	4%	906	4%
Total	20,039	100%	22,940	100%

Source: (a) 2000 Census estimated to the City's boundaries;
(b) 2010 Census estimated to the City's boundaries.

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.

Average household size in Chino Hills was 3.25 persons per occupied unit in 2010, decreasing from 3.33 persons per household in 2000. (Refer to Table 8.) In contrast, the average household size for the County of San Bernardino has increased to 3.26 persons in 2010 from 3.15 persons in 2000.

Table 8
City of Chino Hills and County of San Bernardino
Household Size: 2000 & 2010

Jurisdiction	**2000 (a)**	**2010 (b)**
Chino Hills	3.33	3.25
San Bernardino County	3.15	3.26

Source: (a) 2000 Census estimated to the City's boundaries;
(b) 2010 Census estimated to the City's boundaries.

2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects 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.

According to the 2010 Census, the incidence of overcrowding in Chino Hills was minimal, with 2.9 percent of the City's households defined as overcrowded, compared to 8.8 percent for the County. "Severely" overcrowded households (greater than 1.5 persons per room) comprised only 0.8 percent of the City's total 2010 households, compared to 2.3 percent for the County. Of these overcrowded households, 624 are below the poverty level, with 415 or 66.5% being owner households and 209 or 33.5% being renter households.

3. Household Income

An important factor, with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford.

Chino Hills Median Income: Chino Hills has a substantially higher income than the County, and notably higher than surrounding communities. According to the 2010 Census, median household income in Chino Hills was $101,905. In comparison, the median income of County of San Bernardino was $55,853. In surrounding jurisdictions, median income varied: Brea, $81,278; Chino, $73,400; and Diamond Bar, $90,153. (Refer to Table 9.)

According to the most recent edition of the “Inland Empire Quarterly Economic Report” (October 2007), published by the San Bernardino Associated Governments, Chino Hills’ median income has risen to $ $100,394. Chino Hills has the second highest median income of all cities located in the Inland Empire.

Table 9
City of Chino Hills, Surrounding Cities and County
Median Household Income – 2010 Census

Jurisdiction	Median Income
Brea	$81,278
Chino	$73,400
Chino Hills	**$101,905**
Diamond Bar	$90,153
County of San Bernardino	$55,853

Table 10, below, shows the percent of Chino Hills and San Bernardino County households by income range. These income figures suggest that Chino Hills does not have great disparities in income, with 86 percent of the community identified by HUD’s Comprehensive Housing Affordability Strategy (CHAS) 2004 data as above moderate income. The County has a greater

dispersion of income, with 59 percent listed as above moderate income. This conclusion is further supported by the poverty status information for the City. The 2010 Census further indicates that 3.6 percent of Chino Hills' households live below the poverty level. This percentage is relatively low when compared to the County of San Bernardino, in which 12.7 percent of households live below the poverty level.

Table 10
Households by Income Level

	Chino Hills		San Bernardino County	
Income Group	**Total Households**	**Percent**	**Total Households**	**Percent**
Extreme Low (0-30%)	743	4%	63,429	12%
Low (31-50%)	623	3%	61,521	12%
Moderate (51-80%)	1,473	7%	90,485	17%
Above Moderate (80%+)	17,135	86%	312,892	59%
Totals	**19,974**	**100%**	**528,327**	**100%**

Source: CHAS Databook, 2004

State Income Categories: According to data from the State of California Department of Housing and Community Development (HCD), the year 2012 median income for a four-person household in San Bernardino County is $63,000[6]. The Federal Department of Housing and Urban Development (HUD) in conjunction with HCD has developed the following income categories that are broadly based on their percentage of County median income:

- Extremely Low Income – generally 30 percent or less of the County median
- Very Low Income – generally between 31 and 50 percent of the County median
- Low Income – generally between 51 and 80 percent of the County median
- Median Income – generally between 81 and 100 percent of the County median
- Moderate Income – generally between 101 and 120 percent of the County median
- Upper Income - greater than 120 percent of the County median.

These income ranges are used to determine eligibility for various subsidized housing programs. The 2012 income limits for these categories by household size are presented in Table 11, below:

[6] Correspondence from Glen A. Campora, Assistant Deputy Director, Division of Housing Policy Development, State of California Department of Community Development, dated February 1, 2012.

Table 11 San Bernardino 2012 Area Median Incomes and Income Limits Adjusted by Household Size				
	Maximum Income by Household Size			
Income Category	**1 Person Household**	**2 Person Household**	**3 Person Household**	**4 Person Household**
Extremely Low Income	$14,100	$16,100	$18,100	$20,100
Very Low Income	$23,450	$26,800	$30,150	$33,500
Lower Income	$37,550	$42,900	$48,250	$53,600
Median Income	$44,300	$50,650	$56,950	$63,300
Moderate Income	$53,100	$60,750	$68,350	$75,950

* Income limits for extremely, very low and lower income levels are set by HUD based on historical income information; median and moderate income levels are set by HCD based on mathematical averages of County income.
Source: HCD February 1, 2012.

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These “special needs" groups include the elderly, 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 12.

Table 12 City of Chino Hills Special Needs Groups		
Needs Group	**Number of Households/Persons**	**Total % of All City Households/Persons**
Elderly (65 +) (Households)*	5,265	7.0%
Large Households (Overcrowding)*	1,316	6.5%
Disabled (Persons)**	7,016	10.5%
Female-Headed Households *	2,381	10.4%
Female-Headed Households (With Children)*	1,136	5.0%
Farmworkers (Persons)*	212	0.6%
Homeless (Persons)***	63	0

Sources: *2010 Census; **2000 Census; ***2007 San Bernardino County Homeless Census Survey Comprehensive Report.

The identified special needs groups are defined below:

Elderly: The special needs of many elderly households result from their limited, fixed incomes, physical disabilities and dependence needs. According to the 2010 Census, 7.0 percent of the City's households contain elderly members aged 65 or older, and 3.9 percent of all City elderly live with incomes below the poverty level. This is a decrease from 2000 Census information, which indicated that 4.9 percent of the City's elderly households lived below the poverty level. According to the 2010 Census, 1,944 elderly households were below the poverty level, of which 1,584 or 81% owned their homes and 360 or 19% rented their homes. Low-income elderly owner households typically need assistance with home maintenance and housing support services (such as in-home care, utility and property tax bill payments); and low-income elderly renter households typically need assistance with housing affordability and housing support services.

As discussed above, the median age for the City, as well as the state and the country, is expected to continue to increase. In terms of housing, senior-aged households typically require smaller, more affordable housing options and/or assistance with home maintenance. To address the housing needs of Chino Hills' elderly population, the Housing Element establishes policies and programs to assist seniors with housing rehabilitation programs for owner-households, affordable housing for renter households, and housing support services for all senior households.

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. According to the City of Chino Hills Consolidated Plan for Fiscal Years 2008-2013 based on 2000 Census information, 20 percent of all the households in Chino Hills were large households. Of these large households, 89 percent were owner households. While most of the City's housing stock contains three or more bedrooms (77 percent), nearly all are owner occupied units (92 percent); leaving limited availability for large renter families.

The substantial number of large family households is reflective of the City's large percentage of family households. While large families traditionally experience housing needs related to their lower incomes, large family households in Chino Hills are expected to be predominately upper income and adequately housed in the City's larger single-family homes. This information is supported by the overcrowding information presented in II.B.2, above, that indicates only 6.5 percent of Chino Hills' households are overcrowded, compared with 14.6 percent Countywide. However for the 10% of large households that are renter households, housing affordability and the availability of rental units with 3 or more bedrooms could be a concern.

Section V.C. of this Element identifies available housing programs that encourage the development of rental multi-family units. Specifically, the Low Income Housing Tax Credit (LIHTC) Program provides for federal tax credits for private developers and investors who agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. The City will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multi-family projects that cater to larger families.

Disabled: Physical and mental 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 fatality rates. Mental disabilities include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease, AIDS-related infections and conditions related to brain trauma. According to the 2000 Census, 7,016 persons (10.5 percent of the City population) are disabled. Of these disabled persons, 1,068 or 15.2 percent of the disabled persons are aged 65 years and older.

Pursuant to Chapter 507, Statutes of 2010 (SB 812), an analysis of housing needs for persons with developmental disabilities is required as part of the housing element process. A "development disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. In San Bernardino County, Inland Regional Center (IRC) is a community based agency that supplies services and support to developmentally disabled persons and their families in the region, including Chino Hills. According to the IRC, the agency currently serves the following numbers of Chino Hills residents, listed by age group.

AGE 0-14	AGE 15-22	AGE 23-54	AGE 55-65	AGE 65+	TOTAL
10,143	5,069	9,201	1,167	444	26,024

Housing opportunities for the disabled can be addressed through the provision of affordable, barrier-free housing, including group and supportive housing situations. This Housing Element sets forth policies to implement State standards for the provision of disabled accessible units in new developments. Other policies and programs of the Housing Element provide for rehabilitation assistance to enable disabled renters and homeowners to modify their dwelling units to improve accessibility.

Female-Headed Households: Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 2010 Census, Chino Hills has an estimated 2,361 female-headed households (10.4 percent of all households). Of these female-headed households, 1,136 (5.0 percent of all households) live with children under the age of 18 years, 14.5 percent of which live under the poverty level.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of single parent households, the parent becomes unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

Although female-headed households in Chino Hills represent a smaller special needs group than elderly and disabled persons, the Housing Element provides for the needs of this group through policies that promote continued use of existing affordability programs, such as rent subsidies. Housing opportunities for female-headed households with children are addressed through policies for the provision of affordable childcare, and for the location of family housing sites in close proximity to commercial uses.

Farmworkers: The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. Estimates of the "farmworker" population in the City is extrapolated from individuals who categorize their employment as "Agriculture, Forestry, Fishing and Hunting, and Mining" in the 2010 Census. Based on this grouping, the 2010 estimate for Chino Hills' "farmworker" population is 212, or 0.6 percent of the City's total population.

Historically, the City of Chino Hills was not an agrarian community, although cattle grazing did and continues to occur in the undeveloped hillside areas. Existing agricultural production is limited to 36.2 acres of undeveloped Business Park zoned land, and 35.8 acres with the Boys Republic site which is used primarily to feed their onsite cattle. Consequently, very few farmworkers are expected to reside in the City. The 212 workers noted in the Census count likely include oilfield workers, horticulturists and animal husbandry workers.

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 low and very 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 2007 San Bernardino County Homeless Census Survey Comprehensive Report, there are currently 3,530 homeless persons in the County. There are currently several facilities and agencies that serve the needs of the homeless in the vicinity of Chino Hills. These include the Frazee Center and Salvation Army located in the City of San Bernardino, and Inland Empire Temporary Homes located in Loma Linda. Other nearby facilities serving the homeless are the Chino Neighborhood House and the Chino Aletheian Foundation in the City of Chino. These facilities provide emergency food and clothing to very-low income persons, including the homeless. Isaiah's Rock, a nonprofit organization located in downtown Chino, also offers food, clothing and shelter for persons and families in need.

For the past two years, the City has allocated portions of its Community Development Block Grant (CDBG) funds to support the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children. The Housing Element calls for the City to continue these efforts and to coordinate with existing social service providers from surrounding communities to address the needs of the area's homeless population.

C. HOUSING CHARACTERISTICS

A housing unit is defined as a house, apartment, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a 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.

1. Housing Growth

Chino Hills experienced rapid residential growth since its incorporation in 1993. The City's 1993 housing stock of 16,286 units had increased by 25 percent to 20,389 units by 2000, and by 16 percent to 23,617 by 2010, for an overall increase of 45 percent since its 1993 incorporation. As

depicted in Table 13, Chino Hills housing unit growth has been significantly greater than San Bernardino County and surrounding jurisdictions.

Table 13
Housing Trends
Chino Hills and Surrounding Areas 1993, 2000 & 2010

	Number of Housing Units			% Increase	% Increase	% Increase
Jurisdiction	**1993(a)**	**2000(c)**	**2010(d)**	**1993-2000**	**2000-2010**	**1993-2010**
Brea	12,815	13,255	14,785	3%	12%	15%
Chino	16,640	17,665	21,797	6%	23%	31%
Chino Hills	**16,286(b)**	**20,389**	**23,617**	**25%**	**16%**	**45%**
Diamond Bar	17,813	18,043	18,455	1%	2%	4%
Pomona	38,948	39,330	40,685	1%	3%	4%
San Bernardino County	572,379	610,317	699,637	7%	15%	22%

Source: (a) State of California Department of Finance, Estimate for January 1993.
(b) City of Chino Hills General Plan, July 1992.
(c) 2000 Census.
(d) 2010 Census.

2. Housing Type, Tenure and Vacancy

Housing Type: Table 14 describes Chino Hills' housing types as described by the 2000 Census and the 2013 City of Chino Hills Land Use Inventory. The majority of the City housing stock is single family, which increased 8 percent between 2000 and 2013. Multi-family units increased by 114 percent between 2000 and 2013, while mobile homes remained largely unchanged. The increase in the share of multi-family units will help meet the City's need for more affordable rental housing.

Table 14
City of Chino Hills
Housing Unit Mix: 2000 & 2013

	# of Housing Units		Percent Change
Housing Type	**2000(a)**	**2013(b)**	**2000- 2013**
Single Family (Attached and Detached)	17,864	19,230	8%
Multi-Family	1,840	3,930	114%
Mobile Homes	633	633	0%
Total Units	20,337	23,793	17%

Source:
(a) 2000 Census
(b) City Community Development Department Land Use Inventory, 2013

Housing Tenure: According to the 2010 Census, the City had a high rate of owner-occupied housing (81.6 percent owners and 18.4 percent renters) (Reference Table 15, below). In comparison, the County's housing stock is comprised of approximately 62.7 percent ownership units and 37.3 percent rentals.

For Extremely Low income households in Chino Hills, the rate of owner-occupied housing is lower than the City average: 472 or 63% of all Extremely Low income households own their own homes; and the balance 286 or 37% of all Extremely Low income households rent their homes.

Table 15
City of Chino Hills
Tenure of Occupied Housing Units

Housing Type	Number of Units	% Total Occupied Units
Owner-occupied	18,181	81.6%
Renter-occupied	4,099	18.4%
Total occupied units	**22,280**	**100%**

Source: 2010 Census.

Housing Vacancy: According to the 2010 Census, approximately 2.9 percent of the Chino Hills housing stock is vacant. Of the owner-occupied housing stock, 1 percent is vacant and of the rental housing stock, 5.4 percent is vacant. A certain level of vacancies in the housing market is desirable. Vacancies help ensure sufficient choice among different units, moderate housing costs, and provide an incentive for unit upkeep and repair. A 1.5 percent to 2 percent vacancy rate for owner occupied homes and a 4-5 percent vacancy rate for rentals are considered optimal. The vacancy rates in Chino Hills are close to these optimal thresholds.

3. 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 over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. According to the 2010 Census, only 18 percent of Chino Hills housing stock is over 30 years old. The majority of the housing units built prior to 1970 (40+ years old) are located in Los Serranos and the Sleepy Hollow area of Carbon Canyon. (Refer to Figure 2, Target Neighborhoods.)

The Neighborhood Services Division of the City Community Services Department conducts periodic windshield inventories of the older areas, specifically Los Serranos and Sleepy Hollow, to evaluate structural condition and code violations. Though there have been dramatic improvements in the neighborhoods due to recent code enforcement efforts such as Neighborhood Clean-Up and Take Back the Neighborhood, a substantial number of violations remain. According to the City Consolidated Plan (2008-2013), roughly 30 percent (or 1,652 of the 5,507 developed residential lots in Los Serranos) continue to have code violations. The City has volunteer graffiti abatement teams, a hotline for code enforcement issues, and also operates a Home Improvement Program to help address these issues.

To help maintain these older neighborhoods, the Neighborhood Services Division has designated these areas as target areas. The City applies portions of its CDBG allocation to these target areas, focusing on neighborhood clean-up and infrastructure improvement programs. These efforts include home improvement grants and installation of curb/gutter and side walk in the Los Serranos neighborhood.

The City also has an active code enforcement program in the Los Serranos and Sleepy Hollow neighborhoods. Through its Consolidated Plan, the City sets a goal of continuing these efforts by correcting 1,000 code violations and assisting 5 housing rehabilitations each year.

4. Housing Costs

Ownership Housing: The value of homes varies substantially within the City of Chino Hills, depending on the age, size and location of the home. According to the 2010 Census, Chino Hills' homes had an estimated overall median value of $536,000. As shown in Table 16, for-sale housing prices in Chino Hills ranks third highest compared to surrounding communities, slightly lower than Brea and Diamond Bar, but substantially higher than Chino, Pomona and the County as a whole.

A current review of sale prices for existing single family detached homes in Chino Hills indicates that average home prices range from $150,000 for homes over thirty years old and less than 1,200 square feet or one-bedroom condominiums, to $490,000,000 for newer homes of over 5,000 square feet in hillside areas and on large lots.[7] Sale prices for single family attached homes in the City range from $219,000 for 1-bedroom townhomes to $380,000 for 3-bedroom townhomes.

Table 16
Housing Sales Prices: Chino Hills and Surrounding Areas
2010

Jurisdiction	Median Price Home
Brea	$567,200
Chino	$378,900
Chino Hills	**$536,000**
Diamond Bar	$548,000
Pomona	$311,300
County of San Bernardino	$278,400

Source: 2010 Census

[7] chinohillsrealty.com; accessed February 22, 2013.

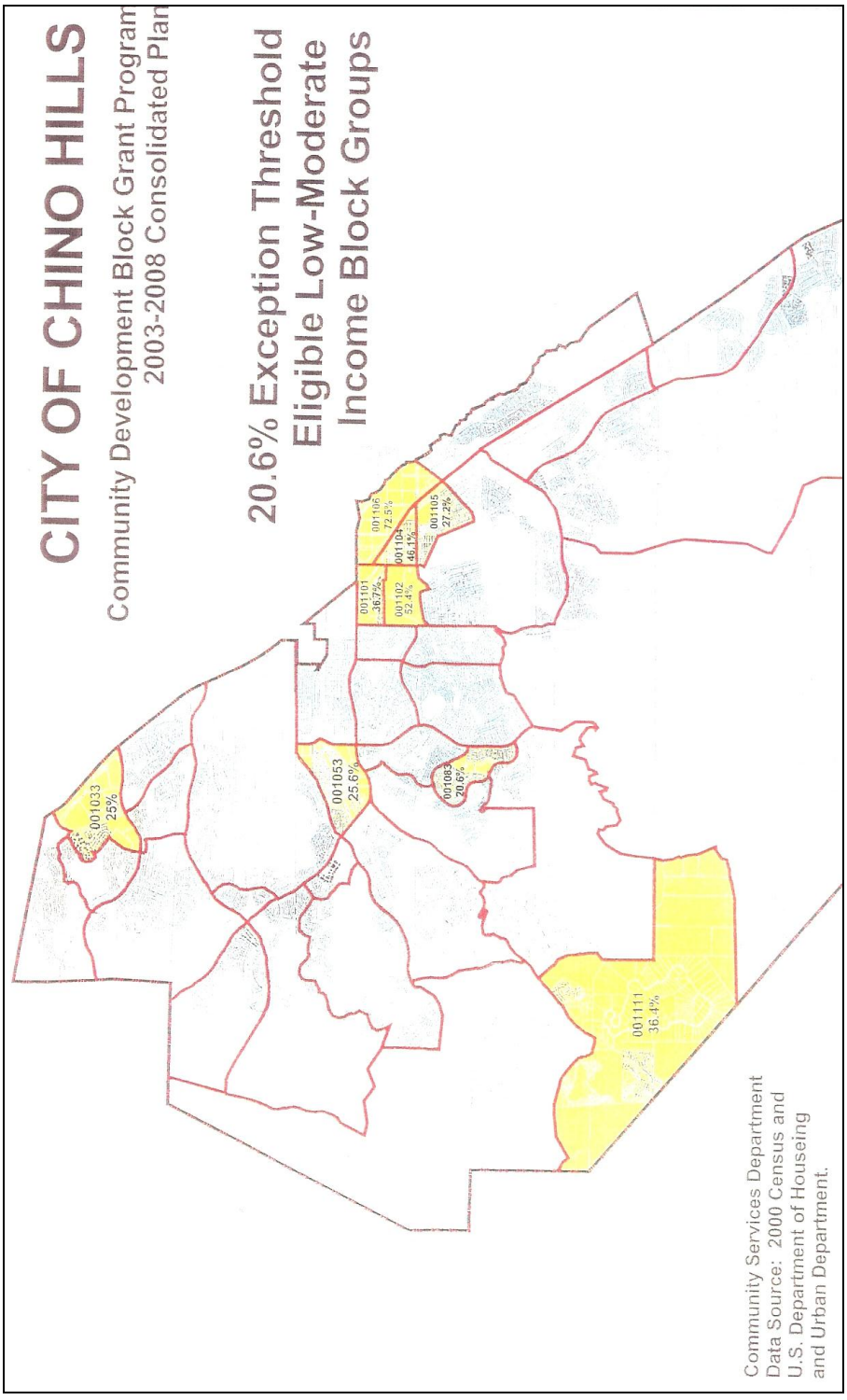


Figure 2. Target Neighborhoods

Rental Housing: The rental housing market in Chino Hills is comprised primarily of apartments, with some privately owned condominiums and single-family homes offered for rent. According to the 2010 Census, the median monthly rent in Chino Hills is $1,771. As indicated in Table 17, the median rent in Chino Hills ranks highest compared to surrounding communities. This could indicate that the demand for rental housing in Chino Hills is greater than the supply, and a need for more multi-family for-rent residential development in the City.

Table 17
Monthly Rent Prices: Chino Hills and Surrounding Areas
2010

Jurisdiction	Median Monthly Rent
Brea	$1,395
Chino	$1,261
Chino Hills	**$1,771**
Diamond Bar	$1,737
Pomona	$1,087
County of San Bernardino	$1,092

Housing Affordability: Federal and state guidelines suggest that lower income households should not spend more than 30 percent of their gross income on housing. According to the 2010 Census, of the Chino Hills' households owning their home, 48.1 percent paid more than 30 percent of their income for housing. Of Chino Hills' renter households, 57.7 percent paid more than 30 percent of their income for housing.

As noted in Table 9, Chino Hills' median household income is higher than that for surrounding communities. 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. Among Chino Hills' lower income households, 82 percent (or 681 of the 826 lower income renter households surveyed) and 71 percent (1,432 of 2,025 lower income owner households surveyed) paid more than 30 percent of their income on housing (2000 Census). This data suggest a substantial need for affordable housing for both Chino Hills' renter and owner households.

Table 18 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 percent assumes utilities are included in the monthly rental cost. 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 percent includes payment on principal and interest, and an assumed 1.30 percent allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.30 percent in newer areas subject to assessments, Mello-Roos districts or high fire hazard. A 20 percent down payment and a 5.75 percent interest rate are assumed, reflecting 2008 market conditions.

As indicated in Table 18, maximum housing costs affordable to an Extremely Low Income four-person household are $98,400 to purchase a home and $400 per month to rent a home. For a

Very Low Income four-person household, the maximum affordable housing costs are $182,040 to purchase a home and $800 per month to rent a home. For a Low Income four-person household, the maximum affordable housing costs are $262,236 to purchase a home and $1,150 per month to rent a home. For a Median Income four-person household, the maximum affordable housing costs are $305,040 to purchase a home and $1,350 per month to rent a home. For a Moderate Income four-person household, the maximum affordable housing costs are $366,048 to purchase a home and $1,660 per month to rent a home.

During the past decade, housing costs in Chino Hills as well as the southern California region have dropped, but are now beginning to rise. As presented above, the cost to purchase a home in the City currently ranges from about $150,000 to over $4,900,000. Households in the Extremely Low income category, as presented in Table 18 below, cannot afford to purchase a home in the City. This situation is unlikely to improve without governmental assistance. Very Low income households with 3 or more members and Low, Median and Moderate income households could afford the smaller, older homes or condominiums that sell in the $163,000 to $300,000 to $360,000 range.

With a median monthly rent of $1,771, about half of the Chino Hills rental market is generally outside the reach of all Extremely Low, Very Low, Low, Median and Moderate income households.

Table 18
County of San Bernardino
Affordable Housing Prices and Rents by Income Group: 2012

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low Income (per month)	**$1,167**	**$1,333**	**$1,500**	**$1,667**
Maximum Home Purchase Price	$68,880	$78,720	$88,560	$98,400
Maximum Home Rental Rate	$250	$300	$350	$400
Very Low Income (per month)	**$1,942**	**$2,467**	**$2,775**	**$3,083**
Maximum Home Purchase Price	$114,636	$145,632	$163,836	$182,040
Maximum Home Rental Rate	$483	$640	$733	$800
Low Income (per month)	**$3,108**	**$3,554**	**$3,996**	**$4,442**
Maximum Home Purchase Price	$183,516	$209,838	$235,914	$262,236
Maximum Home Rental Rate	$833	$966	$1,050	$1,150
Median Income (per month)	**$3,617**	**$4,133**	**$4,650**	**$5,167**
Maximum Home Purchase Price	$213,528	$244,032	$274,536	$305,040
Maximum Home Rental Rate	$985	$1,140	$1,255	$1,350
Moderate Income (per month)	**$4,342**	**$4,958**	**$5,583**	**$6,200**
Maximum Home Purchase Price	$256,332	$292,740	$329,640	$366,048
Maximum Home Rental Rate	$1,203	$1,358	$1,475	$1,660

Source: Incomes per month derived from HCD, reference Table 10 above.

Notes: Rental affordability based on 30% of income, plus $100-200 per month for utilities. (Moderate income can spend up to 35% of income toward housing costs.)
Home purchase based on monthly payment of 30% of income, with 1.50% allocation for taxes, homeowner insurance and utilities; and 20% down payment and a 4.25% interest rate.

D. ASSISTED HOUSING AT RISK OF CONVERSION

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. This section identifies those units in Chino Hills, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units. Goals, policies and programs to preserve these units are presented later in this Housing Element.

Consistent with State requirements, the assisted housing analysis includes the following components:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";
- Quantified objectives for the number of "at risk" units to be preserved; and
- Programs for preserving the "at risk" units.

1. Inventory of At-Risk Housing

This section identifies all of the low income rental housing units in the City of Chino Hills that are “at risk” of converting to market rate housing uses during the current planning period.

The inventory of assisted units included a review of all multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. (Reference Table 19, City of Chino Hills Checklist to Confirm Lack of “At-Risk” Units.) The inventory also covers all units that are eligible to change to non-low income housing units due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by interviews with City and County staff, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990,” (California Debt Advisory Commission).

Table 19
City of Chino Hills
Checklist to Confirm Lack of "At-Risk" Units
Pursuant to Government Code Section 85583(A)(8)

Jurisdiction: City of Chino Hills **Date: May 22, 2008**

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:
New Construction; Substantial or Moderate Rehabilitation; Property Disposition
Loan Management Set-Aside
Section 101 Rent Supplements; Section 213 Cooperative Housing Insurance; Section 221 (d)(3) Below-Market-Interest-Rate Mortgage Insurance Program; Section 236 Interest Reduction Payment Program
Section 202 Direct Loans for Elderly or Handicapped

_X_ there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

2. Community Development Block Grant program (CDBG)

_X_ jurisdiction has not used CDBG funds for multi-family rental units

3. Redevelopment programs

_X_ The City does not have a Redevelopment Agency or Redevelopment Area within its jurisdiction.

4. FmHA Section 515 Rural Rental Housing Loans

_X__ jurisdiction has not been located in a qualifying rural FmHA area

5. State and local multi-family revenue bond programs

_X_ HCD indicated that mortgage revenue bonds for 88 affordable units were in place at the Village Crossing at Chino Hills Apartment project. The Village Crossing at Chino Hills Apartments converted to market rate in 2010. Local in-lieu fee programs or inclusionary programs.

6. Developments which obtained a density bonus and direct government assistance Pursuant to Government Code Section 65916.

X_ At this time, no density bonuses have been granted resulting in a commitment for affordable units.

Description of At-Risk Projects**:** Village Crossing at Chino Hills, formerly known as the Woodview Apartments, is a 440 unit apartment project which previously had low-income restrictions on 20 percent or 88 units, 43 of which were 1-bedroom units and 45 of which were 2-bedroom units. Of the 88 affordable units, 45 of the units were set aside for households whose income do not exceed 60 percent of median income and the remainder 43 units were set aside for households whose income does not exceed 80 percent of median income. In 2010, the Village Crossing at Chino Hills Apartments became eligible for conversion and converted to market rate housing.

The primary economic incentive to convert low-income units to market rate is the ability to charge higher rents. Currently, at Village Crossing at Chino Hills, market rate studio units rent at $1,195 to $1,335; 1-bedroom units rent at $1,285 to $1,395; and 2-bedroom units rent at $1,345 to $1,845.[8] Previously, the rent restricted 1-bedroom units in Village Crossing at Chino Hills rent at $739 for households at 60 percent of the County median, and $986 for households at 80 percent of the County median; and rent restricted 2-bedroom units rent at $924 for households

[8] http://www.villagecrossingatchinohills.com/2/Apartments-for-Rent-in-Chino-Hills-California/; accessed February 22, 2013.

at 60 percent of the County median, and $1,333 for households at 80 percent of the County median.

2. Cost Analysis

The Village Crossing at Chino Hills Apartment affordable rental units have lost their low-income use restrictions prior to the time-frame of this Chino Hills Housing Element. Because the City did not have the financial resources to preserve the units, this analysis focuses on replacement.

Replacement Costs: This section analyzes the cost of constructing new low-income housing units to replace the eighty-eight (88) Village Crossing at Chino Hills. Possible developers include non-profit organizations and private development companies.

The cost of developing new housing depends upon a variety of factors such as density, size of the units (i.e., number of bedrooms), location and related land costs, and type of construction. In general, land and construction costs in Southern California are quite high. The costs provided in Table 20, below, estimates the cost of constructing an 88 unit multi-family project with a density of 30 dwelling units per acre, consistent with HCD default "affordable" density for metropolitan areas. This density assumes subterranean parking and a three-story building. While the estimate is not specifically tailored to the cost of replacing units at Village Crossing at Chino Hills, it provides an "order of magnitude" reference for estimating these costs.

Table 20
Multiple family Unit Replacement Costs

Cost Category	Per Unit Cost Range
Land Costs (a)	$100,000/du
Construction Costs	$238,353/du
Other (Financing, Architectural, etc.)	$25,467/du
TOTAL PER UNIT	$363,820 /du

Notes: Square foot construction costs estimated at $138 for single familty and $187.72 for multi-family unit. Soft costs estimated at 12% per single family and 27% per multi-family unit. Land cost estimated at $247,747 per single family and $100,000 per multi-family unit, based on recent single family comparables and multi-family appraisals.

As indicated in Table 20, the average cost per new multi-family unit is $250,250, translating to $22,022,000 to replace the eighty-eight (88) units at Village Crossing at Chino Hills. Obtaining the funds and the land for such replacement is beyond the City's current reach.

3. Financial and Administrative (Organizational) Resources

Because the City of Chino Hills does not have a Redevelopment Agency and consequently does not accumulate housing set-aside funds pursuant to Community Redevelopment Law, the City must look to outside financial sources for potential acquisition, subsidy or replacement of "at-risk" units. Administrative resources must also be exercised.

Financial Resources: Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. At this time, the City is not planning to apply for Proposition 1 C funds.

CDBG Funds: Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. As of 2000, Chino Hills became an entitlement city, participating directly with HUD in the CDBG program. In fiscal year 2003/2004, Chino Hills received CDBG funds in the amount of approximately $517,000. In each subsequent year, the City's share of CDBG funds has dropped. In fiscal year 2011/2012, the City's share of these funds was $379,991 and in fiscal year 2012/13, these funds were $302,086. The City uses these funds for a variety of improvements in its target neighborhoods, specifically Los Serranos and Sleepy Hollow. These funds are also used for city-wide programs, including: housing improvement programs, barrier removals, fair housing mediation and temporary shelters and support services for the homeless.

Multiple Family Mortgage Revenue Bonds: Multiple Family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

General Revenues: The City does not currently fund housing programs out of general revenue funds. The City General Fund also covers staff time dedicated to coordinating and administering assistance to the County housing programs.

Affordable Housing In-Lieu Fee Program: The City's newly adopted Affordable Housing In-Lieu Fee Program, requiring an in-lieu 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, is expected to generate in-lieu fees that could be used to provide and maintain affordable housing. To date, the City has raised approximately $330,000 of in-lieu funds. In the previous planning period, these monies have been directed toward the planned Habitat for Humanity Very Low income for-sale house. The City is currently developing a plan for the future use of these funds.

Administrative Resources: An alternative to providing subsidies to existing owners to keep units available as low income housing is for public or non-profit agencies to acquire or construct housing units to replace "at-risk" units lost to conversion. Also the City can use its administrative staff to facilitate affordable housing preservation and development.

Support and Assistance to Local Nonprofit: In the wake of state and federal housing program cuts, non-profits have stepped in to become a major producer and manager of affordable housing. Nonprofit ownership ensures the future availability of purchased units as low-income housing. Several nonprofit agencies in Southern California have expressed interests in purchasing and or managing "at-risk" or replacement units in San Bernardino County. The City of Chino Hills continues to support and assist local nonprofit housing

organizations. Moreover, if the owners of the at-risk housing projects are interested in selling to nonprofit organizations, the City will work with the project owner(s) and nonprofit(s) to maximize the possibility of purchase.

Development Fee Deferment: The City offers deferment of processing fees to multi-family residential developers that are willing to provide 10 percent of their units at rents affordable to low and moderate income households for a period of 15 years. Under this program, the City offers deferral of impact fees due at issuance of building permit to issuance of certificate of occupancy.

Housing Coordinator: The City has a housing coordinator function within its staff. The housing coordinator role is divided between the City Community Services and Community Development Departments. Housing coordinator tasks include: acting as a resource providing the community with information regarding the Affordable Housing Program; fair housing; State and County housing funding programs, including Section 8 renter assistance, Mortgage and Down-payment Assistance Programs for low and moderate income homeowners. Other housing coordinator tasks include acting as a clearinghouse for developer assisted housing programs, including multi-family revenue bond financing, density bonuses and fee waivers/deferments, low income housing tax credit, and other state and federal low interest financing programs.

4. Quantified Objectives

With limited financial resources available, the City of Chino Hills commits to identifying sufficient sites for the development of multi-family housing at densities above 30 dwelling units per acre.

III. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors add to the cost of housing in Chino Hills and constrain the provision of affordable units. These include market, governmental and infrastructure constraints. In Chino Hills, unique geologic conditions and environmental resources present additional constraints to development.

A. MARKET 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.

1. Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. According to construction industry indicators, overall construction costs rose over 30 percent during the past decade, with rising energy costs a significant contributor. Typical residential construction costs range from approximately $150 to $200 per square foot[9].

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); b) availability of skilled construction crews who will work for less than union wages; and c) use of manufactured housing (including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

2. Land Costs

In Chino Hills, residential land costs vary depending on the cost of grading and infrastructure associated with proposed development on the site. According to City surveys of local developers (March 2008), single-family zoned land ranges from $30 to $50 per square foot, and multi-family zoned land is about $60 per square foot.

3. Financing

Home mortgage interest rates have been at historic lows during the past ten years. However during the past year, there has been a sharp rise in foreclosures in the subprime mortgage market. Recent increases in interest rates coupled with declining property values in the Orange region has caused many home owners to default on the mortgages. Unable to recoup their investments, a number of lenders have had to shut down or file for bankruptcy.

This mortgage crisis had made qualifying for a home loan more difficult. Although 30-year fixed rate mortgages are still available at about 6.5 percent, the income and down payment requirements are more stringent. There are also fewer flexible loan programs to bridge the gap between the amount of a required down payment and a potential homeowner's available funds.

Interest rates and mortgage loan requirements are determined by national policies and economic conditions. There is little that local governments can do to affect these rates or the terms of loan programs. Jurisdictions with housing set-aside monies pursuant to the California Community Redevelopment Law Community, can offer interest rate write-downs to extend home purchase opportunities to lower income households. However, the City of Chino Hills does not have redevelopment in place and does not have access to housing set-aside funds, making this option infeasible.

[9] 2008 RS Means Building Construction Cost Data, 66th Edition.

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.

As indicated below, the City of Chino Hills utilizes its resources, including zoning, variances and development impact fees, to limit government constraints to affordable housing.

1. Land Use Controls

Residential Development Standards: The Chino Hills Development Code was adopted in 1994 and amended through February 2008. Chapter 16.10 (Residential Districts) of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multi-family sites from a growing trend by developers to construct single family homes on medium and high density zoned properties.

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

- Agricultural/Ranches (0.2 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)

Residential development standards applicable to these zones are outlined in Table 21.

Table 21
City of Chino Hills Development Code
Development Standards

	Districts					
Characteristic 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)**
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	42 ft.	42 ft.
Minimum Lot Size	5.0 acres	20,000 sq. ft.	7,200 sq. ft. 6,000 sq. ft. with PD	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Maximum Lot Coverage (Building)	N/A	N/A	40%	55%	60%	60%
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.
Front Yard Setback	25 ft.	25 ft.	20 ft. min., 22 ft. avg.	25 ft.	25. ft.	20 ft.

Table 21 City of Chino Hills Development Code Development Standards						
	Districts					
Characteristic 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)**
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.
Rear Yard Setback	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.

Residential Care Facilities - Elderly: The City Development Code permits residential care facilities for the elderly in every residential zone as well as the Institutional – Private zone and as a conditional use permit in the Neighborhood Commercial and Office Commercial zones.

Group Homes, Residential Care Facilities, Transitional and Supportive Housing: The City Development Code allows group homes for six or fewer persons in the RA, RR and RS zones through a site plan approval process. Group, transitional and supportive housing for more than six persons are also permitted through the site plan approval process.

The City Development Code does not contain a definition of "family." Regarding group homes and residential care facilities, the City of Chino Hills complies with State law, which preempts local zoning controls over residential care facilities. If a licensed facility serves six or fewer persons, then State law considers this the same as a residential use. Occupancy of these structures is limited only by building code requirements. Applications for group homes, regardless of the size, are processed through the site plan approval process. The cost and timing for processing these applications is equal to or less than other San Bernardino area cities and consequently, is not considered a constraint to group home development.

The City Development Code does not regulate concentrations of group homes or contain specific site planning criteria for group homes. Any group home would be regulated by the zoning district in which it locates. Parking reductions are permitted, subject to Development Code Section 16.72.020, *Proposed Actions Subject to Minor Variance Application*, which are subject to staff-level, Director of Community Development, approval.

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 taxes, local registration fees, use permits, fees, or other fees. A group home with six or more persons is licensed as a Social Services Center; it would be exempt from paying a business tax because it is coded as Social Assistance.

The City Development Code allows transitional and supportive housing of more than six persons in the RM-1, RM-2, RM-3 zones subject to the same process as traditional housing.

Emergency Shelter: According to the City Development Code, "emergency shelter" means a facility that provides immediate and short-term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to other social programs.

The City's zoning code was amended in March 2013 to classify emergency shelters as a permitted use in the Business Park zone. This amendment complies with Senate Bill 2, effective January 2008, Government Code Section 65583, and the City's 2006-2014 adopted Housing Element.

There are currently 38.83 acres of undeveloped land zoned BP that could be available for emergency shelters. This land is located southeast of Chino Hills Parkway and Monte Vista Avenue, and is comprised of two parcels (APN 1025-492-01 and 1021-591-08). Assuming that there are 63 homeless persons in the City, as estimated by the 2007 San Bernardino County Homeless Census Survey Comprehensive Report, and an emergency shelter size of 150 square feet per person, the amount of land required to serve Chino Hills' emergency shelter need is approximately 10,000 square feet or .23 of an acre. There will be adequate sites within the BP 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.

Transitional and Supportive Housing: Transitional housing must be considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, the zoning should treat the transitional unit the same as other multi-family uses proposed in the zone.

To conform to recent changes in state law, specifically California Government Code Section 65583 (SB2), the City amended its zoning to define Transitional and Supportive housing consistent with the definitions in Health and Safety Code Sections 50675.2 and 50675.14, and to ensure both transitional and supportive housing are treated as residential uses subject to the same permitting requirement of similar uses in the same zone. The City will complete this amendment by March 2014.

Single-Room Occupancy Units (SROs): There are three hotels in the City, all of which are under ten years old. Because of the relative newness of these hotels, it is unlikely that either would be available for transition to an SRO. Although the City does not have the appropriate building stock to accommodate SRO development, the City is committed to satisfying to HCD's interpretation of Assembly Bill No. 2634. Consequently, the City has amended its Zoning Code to allow SRO's in the BP zone subject to a Conditional Use Permit. Development standards that specify the parameters for review and approval of SRO applications have been completed and adopted by the City Council March 2013. Some of the 36.2 acres of undeveloped BP zoned

land that would be available for emergency shelter housing would also be available for SRO development.

Density Bonuses, Second Units: The City Development Code allows density bonuses and second units and dependent housing consistent with state law. As part of its pre-application process, the City offers density bonuses to all multi-family developers. There are two multi-family developments within the City that have accepted density bonuses in exchange for affordable units: The Heights and Country Club Villas. Approved in 2002 and constructed in 2004, the Heights, formerly Sterling Downs, is a 124-unit multi-family development of which 25 units must rent to households in the moderate or below income category. In exchange for the affordability requirement, the development was granted a 25% density bonus. Country Club Villas, approved in 2006, is a 70-unit multi-family development of which 14 units must rent to households in the moderate or below income category. In exchange for the affordability requirement, the development was granted a 25% density bonus. For both developments, the affordability requirement is in place for 20 years.

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: The City's parking requirements are similar to those used by many jurisdictions. For a duplex, multi-family condominiums, townhomes, and similar multi-family developments in RM-1, RM-2, and RM-3 zoning districts, the City Parking Code requires: 2-car garage or carport for each unit. For an apartment in the RM-1, RM-2, and RM-3 zoning districts, the City Parking Code requires: 2 spaces per unit, with one space required to be covered.

To assist multi-family development, the City has a history of approving variances that allowed a 27 percent reduction in the project parking requirement. The City has provided variances to the Mission Apartments, the Sterling Downs – Acacia Apartments, and the Strathaven Assisted Living Facility and Oakmont Senior Housing, all of which were developed during the previous planning period.

Measure U: 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.

Affordable Housing In-Lieu Fee Program: In March 2006, the City adopted a Development Code Amendment that created a new Chapter 11, entitled: "Affordable Housing In-Lieu Fee Program." This program requires new residential developers to pay an inclusionary housing fee in the amount of $1 per square foot of livable space for each residential dwelling unit, not to exceed $3,500 for a new single family residential unit and not to exceed $1,000 for a new multi-family residential unit. Since its adoption, the City has collected about $330,000 in in-lieu funds. The City is currently exploring potential affordable housing programs for in-lieu fee funding.

Previously, in-lieu fees were directed toward a Habitat for Humanity Very Low income for-sale house.

2. Residential Development Fees

The City of Chino Hills updates its development and planning fees schedule annually to reflect adjustments in development costs. City of Chino Hills development impact fees for both single and multi-family residential development are summarized in Table 22. These fees have been established by the City to ensure protection of the public health, safety and welfare, and have remained largely unchanged from the last planning period. In addition, the Chino Valley Unified School District collects school impact fees pursuant to State law (SBA 1287).

Table 22
City of Chino Hills
Residential (Single and Multiple family) Development and Planning Fees

Fee Name	Timing	Fee Rate	Application
Final Review Map – Tract Map – Parcel Map	Recordation Recordation	$8000 $2500	Tract or Parcel Map
Monumentation – 20 lots or less – 20+ lots	Recordation Recordation	$150/lot $3000 + $120/lot	Tract or Parcel Map
Traffic Facilities Impact Fee	Building Permit	$221	Dwelling unit
Water Facilities Impact Fee	Building Permit	$5358	Per 1" meter
Sewer Facilities Impact Fees	Building Permit	$446	Dwelling Unit
Storm Drain Facilities Impact Fee	Building Permit	$1218	Dwelling unit
General City Facilities Impact Fee	Building Permit	$1791	Dwelling unit
Existing Facilities Impact Fee	Building Permit	$8771	Dwelling unit
Parks/Rec Quimby Fee	Building Permit Recordation	$2422 $867	Dwelling unit
Special Tax "A"	Building Permit	$3,560	Dwelling unit
Inland Empire Utilities Agency Fee	Building Permit	$4,450	Dwelling unit
Improvement Plan Review – roads, drainage, water & sewer	Plan Check	$2000 $4000 $4000	Dwelling unit Parcel Map Tract Map
Inspection of Public Improvements Encroachment Fees	Construction	$26	Dwelling unit
Water fees	Advance Deposit	$100 $80	Per 1" meter
Affordable Housing In-Lieu – Multi-Family Residence	Building Permit	$1/sq.ft. (not to exceed 1,000 per unit)	Dwelling unit
Affordable Housing In-Lieu – Single Family Residence	Building Permit	$1/sq.ft. (not to exceed 3,500 per unit)	Dwelling unit
Building Permit Authorization – Single Lot	Building Permit	2,000/Cost Recovery/TDA	Dwelling unit
Building Permit Authorization – Commercial & Multi-Family	Building Permit	5,000/Cost Recovery/TDA	Project
Building Permit Authorization – Tract Development	Building Permit	2,000/Cost Recovery/TDA (plus $50.00 Per Lot – Flat Fee)	Project / Dwelling unit
Design Review – Custom Home	Entitlement	2,950 for Single Lot	Dwelling unit
Design Review – Tract	Entitlement	5,300/Cost Recovery/TDA	Project
Environmental Impact Report	Entitlement	19,000/Cost Recovery/TDA	Project

Table 22 City of Chino Hills Residential (Single and Multiple family) Development and Planning Fees			
Fee Name	**Timing**	**Fee Rate**	**Application**
Site Plan Review	Entitlement	8,200/Cost Recovery/TDA	Project
Soils & Geology Review (Single-Family Lot)	Building Permit	2,500/Cost Recovery/TDA	Dwelling unit
Soils & Geology Review (Tract)	Building Permit	5,000/Cost Recovery/TDA	Project
Tentative Parcel Map	Entitlement	5,300/Cost Recovery/TDA	Project
Tentative Tract Map	Entitlement	16,000 + 80/Lot/Cost Recovery/TDA	Project
Tentative Tract Map Extension	Entitlement	5,000/Cost Recovery/TDA	Project

3. Local Processing and Permit Procedures

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

General Plan Amendment and Development Code Amendment Processing: Applications for amendments to the City General Plan and Development Code, inclusive of Specific Plans and Planned Development Plans, are reviewed as discretionary actions. To ensure their quick and efficient processing, these applications are first forwarded to the City Planning Review Committee (PRC), comprised of City departments, and representatives of the Fire Authority and School District. At the PRC, major issues are identified and addressed. The Director of Community Development then forwards a recommendation to the Planning Commission. The Planning Commission holds a public hearing, reviews the application, and forwards its recommendation to the City Council. The City Council is the approving body for all General Plan and Development Code amendments. It is the City's goal to process these actions within six 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. 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. It is the City's goal to process tentative tract maps within six months after a complete application is received, and parcel maps within three months after a complete application is received.

Site Plan Approval Processing: The City has established in Section 16.76 of the Development Code site plan and design review procedures for projects that vary from typical residential development. The site plan approval process applies to a variety of residential projects, including multi-family developments, residential care facilities for the elderly, senior housing developments, second units on single-family lots, dependent housing, mobile home parks, group homes, emergency shelters and transitional housing. This process involves review

through the City Planning Review Committee (PRC), comprised of City departments, and representatives of the Fire Authority and School District, with a recommendation by the Director of Community Development, then forwarded to the Planning Commission for review and approval. Approval of a site plan review is based on the following findings: a) that the proposed uses are consistent with the General Plan; b) that the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures; c) that the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed; d) that the proposed use complies with all applicable development standards of the zoning district; and e) that the proposed use observes the spirit and intent of this development code. The City's goal is to process these projects within three months of receiving a completed application.

Site Development Permit Processing: For residential projects requiring administrative review only, including manufactured (or mobile) homes placed on single-family lots and new single-family homes, the City has established in the Development Code a Site Development Permit process. These projects are reviewed by City staff and approved by the Director of Community Development. The City's goal is to process these projects within 30 days of receiving a completed application.

Typical Processing Times: The typical processing times for development applications are outlined in Table 23, and typical processing procedures are outlined in Table 24.

Table 23
City of Chino Hills
Typical Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time Following Complete Application
Site Development Permit	30 days
Design Review Permit	60 days
Conditional Use Permit	90-120 days, depending on environmental requirements
Zone Change	120-180 days, depending on environmental requirements
General Plan Amendment	120-180 days, depending on environmental requirements
Site Plan Review	60-120 days, depending on environmental requirements
Tract Maps	120-180 days, depending on environmental requirements
Parcel Maps	90 days
Initial Environmental Study	30 days
Environmental Impact Report	180-260 days, depending on technical studies required

Source: City of Chino Hills Community Development Department

Table 24
City of Chino Hills
Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 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 30-120 days depending on level of project impact	Environmental Review within 30-120 days depending on level of project impact	Environmental Review within 30-120 days depending on level of project impact
		Planning Commission	Planning Commission	Planning Commission
Est. Total Processing Time	60-90 days depending on applicant's timeliness in completing application	120-300 days depending on applicant's timeliness in completing application and type of environmental review required	120-180 days depending on applicant's timeliness in completing application and type of environmental review required	120-180 days depending on applicant's timeliness in completing application and type of environmental review required

As shown in Table 24, a typical custom single family house is reviewed through the City Design Review process. This process requires Community Development Department review, and approval through the Planning Commission. Review is based on compliance with City Development Code provisions and general neighborhood compatibility. This process typically takes 60 to 90 days depending on the applicant's timeliness in submitting a complete application. A subdivision for single family development requires a Tentative Tract Map and Site Plan Review. Engineering Department reviews site engineering, grading and infrastructure. Community Development Department reviews environmental impacts, Development and Building Code compliance and neighborhood compatibility. This process typically takes 120 to 300 days depending on the environmental issues and applicant's timeliness in submitting a complete application. Multi-family housing regardless of the size goes through the Site Plan Review process. Engineering Department reviews site engineering, grading and infrastructure. Community Development Department reviews environmental impacts, Development and Building Code compliance and neighborhood compatibility. This process typically takes 120 to 180 days depending on the environmental issues and applicant's timeliness in submitting a complete application.

Fees as a Percentage of Development Costs: The typical proportion of fees to total development costs for single family and multi-family units are outlined in Table 25.

Table 25
City of Chino Hills
Proportion of Fee in Overall Development Cost
for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-family
Total estimated fees per unit	$32,203	$25,416
Typical estimated cost of development per unit	$743,630	$363,820
Estimated proportion of fee cost to overall development cost per unit	4%	7%

Notes: Square foot construction costs estimated at $138 for single family and $187.72 for multi-family unit. Soft costs estimated at 12% per single family and 27% per multi-family unit. Land cost estimated at $247,747 per single family and $100,000 per multi-family unit, based on recent single family comparables and multi-family appraisals.

C. 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. 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.

An extensive infrastructure system is already in place in the developed portions of Chino Hills. Water and sewer lines are relatively new and in good condition in the majority of the City, and can accommodate additional development proposed under the General Plan. Based on new fire standards, some areas (Los Serranos and Sleepy Hollow) have inadequate water pressure, and the City is in the process of upgrading these lines as new residential development occurs. In addition, Carbon Canyon has been unable to accommodate the sewage flow from any new development with parcels under five acres. A new sewer lift station is currently being planned by the City. Cost of this lift station will be borne by the new development it will serve.

The City of Chino Hills sets fees for development permit processing based on the average or actual cost of processing the permit. Table 22, above, identifies standard development impact and planning fees charged by the City of Chino Hills. City residential road standards for local streets require a 50-foot right-of-way for private roads and a 60-foot right-of-way for public roads. These road standards are designed to address health and safety issues, access issues, separation of vehicle and pedestrian traffic in higher density areas and to promote orderly development. These road standards are typical for cities within the region. The City Development Code establishes water conservation standards for residential landscaping, but does not set minimum standards. Because City standards for roads, water, sewer and landscaping are set consistent with neighboring cities and at levels necessary to ensure public safety, City site improvement requirements are not considered a constraint to affordable housing.

All new development projects in the City are required to comply with the National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County. The City has incorporated these requirements into the following programs: development planning; development construction; illicit connection/discharge detection and elimination program; industrial/commercial inspection, and public information. There are minimum water quality protection requirements for development construction projects. Unless exempted, all development construction projects will be required to implement best management practices (BMPs) necessary to reduce pollutants to the Maximum Extent Practicable (MEP) to meet the minimum water quality protection requirements. Construction activities include activities such as clearing, grading, excavation, road construction, structure construction, or structure demolition that result in soil disturbance.

D. GEOLOGIC 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.

Chino Valley Independent Fire District 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 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.

These geologic and environmental constraints result in lower housing yields. The available development sites in the City are mostly located in the hillside and canyon areas. Development of a hillside site is more costly and proceeds slowly compared to development in more level areas of the City and surrounding communities.

E. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

Constraints to the development, maintenance and improvement of housing for persons with disabilities impact housing production and availability. Recent changes to state law, including Government Code Sections 65583(a)(4) and 65583(c)(3), address the provision of accessible housing for disabled persons. These changes require that the Housing Element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land

use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These changes also require that the Housing Element address methods for removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

Chino Hills endeavors to accommodate disabled access and to comply with the recent changes to state law. On September 23, 2008, the City Council approved a Development Code amendment adding Chapter 16.47, Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals. The procedures have been implemented as disabled residents can now apply for it.

The ordinance allows individuals to apply to the City for exemptions from City housing related land use, zoning, or building laws, rules, policies, practices and/or procedures in order to reasonably accommodate their disability. The City Director of Community Development is empowered to review and act on the applications. The ordinance requires that the Director issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, (2) grant the accommodation request subject to specified nondiscriminatory conditions, (3) deny the request, or (4) may refer the matter to the Planning Commission, which shall render a decision on the application in the same manner as it considers an appeal.

Other City efforts to accommodate the disabled include the fitting of arterial streets with curb cuts, disabled access signal controls and seeing impaired crossing signals. The City has adopted the California Building Code, including all provisions related to facilitating disabled access. These provisions are strictly enforced by the City Building Official. Further, according to the City Zoning Ordinance, ramps and platforms necessary to accommodate disabled access are permitted to intrude into required setbacks. Should added allowances be needed to accommodate disabled access, these are processed as a Reasonable Accommodation application reviewed by the City Communtiy Development Director.

As discussed in Section III.B.1, above, the City Development Code allows ample opportunity for the development of residential care facilities.

This Housing Element sets forth policies to implement State standards for the provision of disabled accessible units in new developments. Other policies and programs of the Housing Element provide for rehabilitation assistance to enable disabled renters and homeowners to modify their dwelling units to improve accessibility. The City also checks all new and renovated buildings for compliance with the American Disabilities Act (ADA). The City also looks for opportunity to provide ADA accessibility (i.e., providing ramps, etc.) through CDBG grants and capital improvement programs. City policies and practices do not constrain housing opportunities for people with disabilities.

IV. HOUSING ASSESSMENT SUMMARY

Housing Element law requires cities to meet both local and regional housing needs. Chino Hills' local housing needs are discussed in Sections II and III above, and summarized below. Chino Hills' regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.

The Housing Plan, presented in Section VI which follows, will establish specific policies and programs to address these identified housing needs.

A. LOCAL HOUSING ASSESSMENT

Local housing needs, as discussed in Section II, have been identified based on Census data, City Code Enforcement data, and information obtained from San Bernardino County Housing Authority. Based on this information, areas of local housing needs in Chino Hills include:

- Housing availability and affordability for elderly households
- For-sale housing affordability for Extremely Low Income households
- Rental housing affordability for Extremely Low, Very Low, Low and Median Income households
- Housing rehabilitation in the Los Serranos and Sleepy Hollow neighborhoods
- Replacement of the eighty-eight (88) affordable Village Crossing at Chino Hills Apartment by designating appropriate high density residential sites.
- Infrastructure costs particularly in target neighborhoods
- Reduction in achievable housing densities due to environmental constraints.

B. REGIONAL HOUSING ASSESSMENT

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Chino Hills. RHNA determinations for the City of Chino Hills during this planning period are presented in Table 26. As illustrated in the Table, Chino Hills is required to provide opportunity for the construction of 862 new dwelling units during this planning period. Of these new units, 108 should be affordable to Extremely Low income, 109 to Very Low income, 148 to Low income, 164 to Moderate income and 333 to Above Moderate income households.

Table 26 City of Chino Hills RHNA New Housing Construction Needs by Income Group			
Income Category	**Housing Unit Construction Need by Income Group** **Current Planning Period (2014-2021)**	**Housing Unit Construction Need by Income Group** **Annual Need (2014-2021)**	**Percent of Need by Income Group**
Extremely Low [1]	108	14	12.53%
Very Low	109	14	12.65%
Low	148	19	17.17%
Moderate	164	21	19.03%
Above Moderate	333	42	38.63%
Total Housing Unit Construction Need	862	108	100%
Source: SCAG Adopted Regional Housing Needs Determinations (October 2012)			

Note: [1] City's Very Low Income allocation of 217 units is split between Extremely Low and Very Low Income.

State Affordable Housing Methodology: HCD, pursuant to AB 2348 and recent amendments to Housing Element Law, established a new default methodology to determine the affordability of a housing site or housing development. In a metropolitan city like Chino Hills, the amendments require that a site be zoned to permit at least 30 dwelling units per acre in order to qualify as a housing site potentially affordable to households in the Extremely Low, Very Low or Low Income ranges. Alternately, a city can present market information or provide subsidies to demonstrate the affordability of a housing site or new development.

V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development that could occur in Chino Hills pursuant to the General Plan and zoning, including new housing units approved and/or constructed during this planning period. Opportunities for energy conservation in residential development are reviewed. This section also identifies the financial resources available to support the provision of affordable housing in the community.

A. NEW HOUSING AND AVAILABLE HOUSING SITES

With the recent downturn in the residential market and the City reaching build-out, housing entitlement and construction in Chino Hills has slowed considerably during the past two years. This section discusses the residential entitlement and construction that has occurred during this planning period, as well as expected future residential development.

1. New Housing Permitted/Constructed During Planning Period

Table 27 lists the residential units that are currently entitled, undergoing a General Plan amendment process to a higher residential density, or based on location and developer interest likely to develop by 2021. Figure 3 shows the location of the project sites that are listed in Table 27.

Single Family Development: Between January 2014 through December 2021, 619 single family dwelling units are expected to develop. All single family units are expected to be market rate, affordable to the Above Moderate income.

Townhome, Condominium and Apartment Development: Multi-family units consist of townhomes, condominiums and apartments. By 2021, there will be adequate sites to accommodate up to 2,751 future multi-family units. Of those units, about 63% or 1,735 units are expected to receive entitlement or develop by 2021. The 917 multi-family units allocated to the Tres Hermanos site in Table 27 are expected to develop after 2021.

Zoning for the potential multi-family sites includes RM-1, RM-2, RM-3, Specific Plan and Mixed Use. The RM-1 zone permits a density of up to 12 dwelling units per acre, the RM-2 zone of up to 25 dwelling units per acre, the RM-3 permits of up to 35 dwelling units per acre, the Mixed Use of up to 50 dwelling units per acre and the Shoppes Specific Plan of 46 dwelling units per acre. The affordability of these units is expected to vary depending on type, size, location and amenities associated with the units.

With a current median monthly rent of $1,771, about half of the Chino Hills rental market is generally outside the reach of all Extremely Low, Very Low, Low, Median and Moderate income households. Because of the very high residential densities proposed at the Overton Moore, Shoppes and Tres Hermanos multi-family sites, these units are expected to develop at rates affordable to Lower income households.

Table 27 City of Chino Hills Entitled, Proposed, Potential Residential Units 2014 – 2021						
Project Name	**# of Units Proposed or Entitled**	**Site Size (Acres)**	**Density (Du/Ac)**	**General Plan**	**Zoning**	**Income Category**
1. Vila Borba *	**183**	83	2.2	Low Density	R-S	Above Mod
2. Vila Borba *	**149**	62.9	2.4	Low Density	R-S	Above Mod
3. Vila Borba *	**19**	10.9	1.7	Low Density	R-S	Above Mod
4. Vila Borba *	**280**	16.13	17.4	High Density	RM-2	Moderate
5. Country Club Villas*	**70**	4.7	14.9	Medium Density	RM-1	Moderate
6. Lago Los Serranos*	**95**	8.06	11.8	Medium Density	RM-1	Moderate
7. Villagio Apartments**	**286**	15.09	19	High Density	RM-2	Moderate
8. Shoppes Residential*	**235**	5	47	Very High Density	SP 04-01	Affordable
9. Windmill Creek Condos*	**29**	2.62	11.1	Medium Density	RM-1	Moderate
10. Higgins Brick Mixed Use**	**308**	22.80	13.5	Mixed Use	MU	Moderate
11. Tres Hermanos Mixed Use**	**490**	20	25.7	Mixed Use	MU	Moderate
12. Tres Hermanos VHD**	**427**	14	30.5	Very High Density	RM-3	Affordable
13. Overton Moore VHD**	**368**	14.14	26	Very High Density	RM-3	Affordable
14. Other SFD Development***	**268**	Various	0.1-3.0	Various	Various	Above Mod
TOTAL UNITS	**3,207**					
Total Above Moderate	**619**					
Total Moderate	**1,558**					
Total Affordable	**1,030**					

Notes:
* Currently Entitled
** General Plan Amendment in Process
*** Other Single Family Units Expected to Develop during Planning Period (10% of all potential single family units)

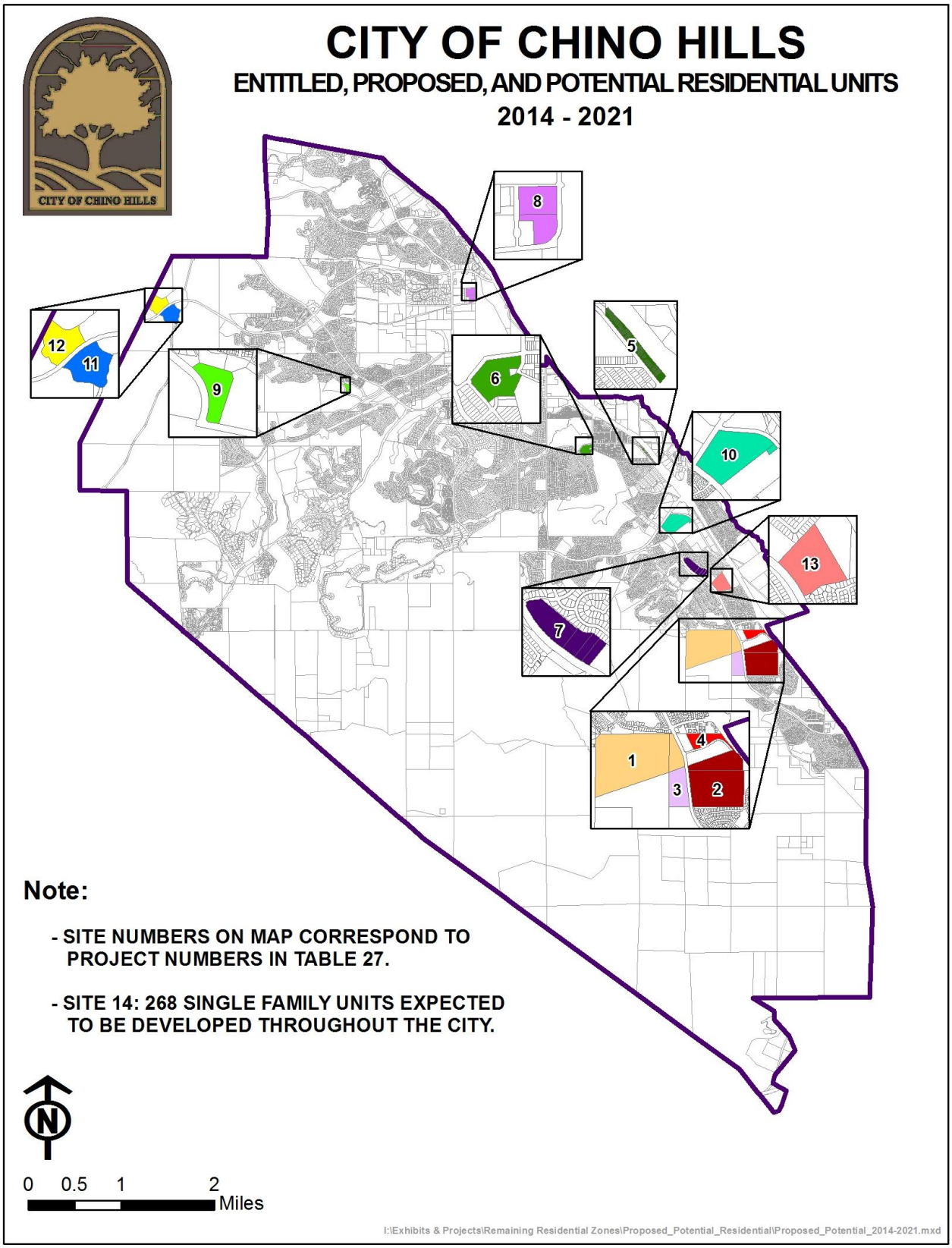


Figure 3. Residential Sites Entitled, Proposed, Potential (2014-2021)

2. Affordable Housing Availability During Planning Period

Without federal, state or local subsidy, the City has used available resources to encourage affordable housing development. The City has worked with residential developers to modify parking and other development standards, increase density and to enter into development agreements to expand affordable housing opportunities. In addition, the City has conducted an extensive land inventory to identify sites appropriate for rezoning to residential or to a higher density of residential. The City's accomplishments in providing affordable housing are summarized below.

Pending Rezones to Accommodate Prior (4th Cycle 2006-2014) RHNA Allocation

To accommodate the City's 4th cycle shortfall of capacity of 415 Lower Income units, the City included a program to rezone sites (Adequate Sites Program, Table 33, page 80 of the 2006-2014 Housing Element). Specifically, the program committed to "rezone at least 70 acres of vacant land by January 2013 at a density allowing up to 35 units per acre with a minimum required density of 20 units per acre." Sites to be rezoned were identified as the Overton Moore and the Tres Hermanos "A" site. As required pursuant to Government Code Section 65583.2(h) and (i), rezoned sites are required to allow multifamily uses by right, without a conditional use permit, planned development permit or other discretionary action. These rezones have yet to be completed due to funding shortfalls which has required that staff prepare the GPA and EIR in house but the City is currently in the process of completing the rezones. Current status of these rezone efforts are as follows:

- Overton Moore – an application for a General Plan Land Use Map and Zoning Map Amendment to change the designation for the 16.5 gross acre site from Commercial to Very High Density has been received. The environmental review for the project is complete and it is expected to be reviewed by the Planning Commission and the City Council in June/July 2013. The Site is projected to accommodate 368 units once the rezone is completed.

- Tres Hermanos "A" – A draft General Plan and Zoning Map update is being completed to allow for conversion of a portion of the Tres Hermanos "A" site from Commercial to Very High Density. Completion is expected by December 2013-January 2014. The Site is projected to accommodate 427 units once the rezoning is completed.

Once rezoned, both sites will allow for up to 35 units per acre; and pursuant to Government Code Section 65583, these sites will require minimum densities of 20 dwelling units per acre and will allow multi-family by right without a conditional use permit, planned unit development or other discretionary action. As these rezonings were required to demonstrate adequate sites from the prior planning period and have yet to be completed, the City has prepared an analysis of unaccommodated need pursuant to AB 1233.

Table 28
City of Chino Hills
Demonstration of Sufficient Capacity for 4th Cycle Unaccommodated

4th Cycle VL/L Income Shortfall identified (per Table 33, page 80 of 2006-2014 Housing Element)	415
5th Cycle VL/L Income Need	365

Table 28 City of Chino Hills Demonstration of Sufficient Capacity for 4th Cycle Unaccommodated	
Total VL/L Income Need	**780**
Estimated capacity on Overton Moore and Tres Hermanos sites post rezone	368 + 427 = 780
Capacity on Additional Very High Density Zoned Site (Shoppes Residential per Table 1, page 2 of the 2006-2014 Housing Element)	235
Total Capacity to Accommodate Lower Income need	1,015
Surplus VL/L Capacity	**235**

Therefore, as detailed in Table 29, below, upon completion of the proposed rezones the City will have sufficient capacity to accommodate both the identified shortfall from the 4th Cycle 2006-2014 planning period as well as the current 5th cycle need for lower-income households.

3. Comparison of New Housing and Available Sites with RHNA

As indicated in Table 27, above, there are 3,207 new dwelling units expected to develop and/or are on properties expected to be rezoned to a higher residential density during the planning period. Of these units, 2,290 are allocated to this planning period.

Table 29 identifies the 2,290 allocated units, which include 619 Above Moderate Income units, 1,068 Moderate Income Units, 386 Low Income Units, 109 Very Low Income Units, and 108 Extremely Low Income Units. The allocated Above Moderate Income units include single family units entitled or likely to develop during this planning period. The Moderate Income units include townhome, condominiums and apartments entitled or expected to be entitled during this planning period. The Low, Very Low and Extremely Low units include the Very High Density zoned properties that satisfy the established default density of 30 dwelling units per acre.

Table 29 compares the allocated units to the City's RHNA obligation for the current planning period. The City will meet or exceed its RHNA obligation in each income category.

Table 29
City of Chino Hills
Comparison of Allocated Housing Units to RHNA by Income Group
(2014-2021 Planning Period)

Project Name	# of Units Proposed or Entitled	Density (Du/Ac)	Income Category
Vila Borba	183	2.2	Above Moderate
Vila Borba	149	2.4	Above Moderate
Vila Borba	19	1.7	Above Moderate
Other SFD Development	268	0.1-3.0	Above Moderate
Vila Borba	280	17.4	Moderate

Table 29
City of Chino Hills
Comparison of Allocated Housing Units to RHNA by Income Group
(2014-2021 Planning Period)

Country Club Villas	70	14.9	Moderate
Lago Los Serranos	95	11.8	Moderate
Villagio Apartments	286	19	Moderate
Windmill Creek Condos	29	11.1	Moderate
Higgins Brick Mixed Use	308	13.5	Moderate
Shoppes Residential	235	47	Affordable
Overton Moore VHD	368	26	Affordable
TOTAL UNITS	**2,290**		
	City of Chino Hills	**RHNA**	**Difference**
Above Moderate	619	333	286
Moderate	1,068	164	904
Low	386	148	238
Very Low	109	109	0
Extremely Low	108	108	0
Subtotal Affordable	603	365	238
TOTAL UNITS	**2,290**	**862**	**1,428**

B. AVAILABILITY OF PUBLIC SERVICES AND FACILITIES

Public facilities are generally available to facilitate development in the already developed portions of Chino Hills. Water and sewer lines are relatively new and in good condition in the majority of the City, and can accommodate additional development proposed under the General Plan. Each of the available multi-family residential sites listed on Table 29 is relatively unconstrained by environmental features and has infrastructure already on-site or adjacent to the site.

C. REMOVAL OF GOVERNMENTAL CONSTRAINTS

As discussed under Section V.A. above, the City Development Code provides ample opportunity for residential development of varying types and densities. The City is preparing a General Plan Update that will include the rezoning of the Tres Hermanos “A” site to provide for new Very High Density development. Active developer applications are in process with the City for the rezoning of the Overton Moore site and Higgins Brick site to allow residential development. Conformance with Measure U is discussed in Section V.A.1.(2). Each of these proposed rezoning will be processed consistent with Measure U. Current City land use and development processes therefore are not considered a constraint to housing development.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Under current law, this Chino Hills Housing Element must include analysis of opportunities for energy conservation with respect to residential development. Government Code Section

65583(a)(7). The Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative Code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories. The regulations specify energy saving designs for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

The Chino Hills Conservation Element contains the following policies to promote energy conservation:

- Encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun and shade patterns, prevailing winds, landscaping, and building materials.

- Encourage new development and existing structures to install energy saving features beyond those required under State Title 24 energy regulations.

Strategies the City can undertake to implement these policies include:

- Locating the structure on the northern portion of the sunniest area on the site.

- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.

- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces the colder north face.

- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.

These and other potential energy efficient opportunities are evaluated and promoted by the City during the site plan review process. City policies and practices do not constrain energy conservation.

The City follows the latest state legislation regarding energy efficiency and sustainable development, including AB 32 and SB 375. To ensure compliance with this legislation, the City is currently preparing a comprehensive General Plan update. Sustainable goals, policies and implementation measures are being drafted as part of the update. Efforts to bring transit to Grand Avenue and the Tres Hermanos Very High Density site and Shoppes Residential mixed use site are being explored. Other programs to be examined include 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.

E. FINANCIAL RESOURCES

Funding for affordable housing is a complex process because of the number of programs, eligibility requirements, and the interrelationship between agencies. The City's Affordable Housing Program identifies the following agencies at the federal, state, and local level involved with providing programs for affordable housing.

1. Agencies That Provide Affordable Housing Programs

U.S. Department of Housing and Urban Development (HUD): By working closely with other federal agencies and branches, as well as with local governments, faith based and community organizations, and the private sector, HUD provides a coordinated and comprehensive response to America's housing and community development needs. The majority of HUD funds are used toward assisting individuals through public housing agencies, non-profit housing organizations, and mortgage lenders (e.g. FHA loans).

California Department of Housing and Community Development (HCD): HCD is the principal state department responsible for coordinating federal-state relationships in housing and community development. HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing. Please note that, with rare exceptions, these loans and grants are not made to individuals, but to local public agencies, nonprofit and for-profit housing developers. In many cases these agencies then provide funds to individual end users.

HCD is the primary agency overseeing programs funded by Proposition 46 and Proposition 1C. Proposition 46 was approved in November 2002, which authorized $2.1 billion in state bonds that included creating a trust fund to provide the following: clean and safe housing for low-income senior citizens, emergency shelters for homeless families with children, housing with social services for homeless and mentally ill, repairs/accessibility improvements to apartments for families and handicapped citizens, military veteran homeownership assistance, and security improvements/repairs to existing emergency shelters. The last of the Proposition 46 funds were scheduled to be awarded by mid-2007.

Proposition IC was approved in November 2006. Proposition IC authorized an additional $2.85 billion in state bonds to continue Proposition 46 funded programs and to begin new programs to improve infrastructure to support housing.

California Housing Finance Agency (CalHFA): CalHFA supports the needs of renters and first-time homebuyers by providing financing and programs that create safe, decent and affordable housing opportunities for individuals within specified income ranges. CalHFA is chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds.

California Tax Credit Allocation Committee (TCAC): TCAC administers two low income housing tax credit programs, a federal program and a state program. Both programs were authorized to encourage private investment in affordable rental housing for households meeting certain income requirements.

Housing Authority of the County of San Bernardino (HACSB): HACSB's primary focus is the acquisition of property to provide affordable, decent, safe and sanitary public housing for low and moderate income families including the elderly and handicapped persons. HACSB currently owns or manages 2,548 units. The majority of the units (1,680) were developed with HUD funding and continue to receive an operating subsidy from HUD. The balance was developed through a variety of partnerships with the State of California, cities throughout the County and other non-profit agencies. HACSB also administers the Section 8 Assisted Housing Program which is the federally funded program that provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, and other individuals for the purpose of securing decent, affordable housing.

The County of San Bernardino Department of Community Development and Housing (CDH): CDH administers a wide range of programs, many of which are funded through HUD and Community Development Block Grant (CDBG) funds to support local government and community organizations through capital-improvement projects, public services, and housing and economic development. The primary purpose of CDH is to expand the supply of decent, safe, sanitary, and affordable housing.

In addition to in-lieu fees that could be collected through the City Affordable Housing In-Lieu Fee Program, there is a variety of other potential funding sources available to support affordable housing in the City of Chino Hills. They include the following:

2. Affordable Housing Programs and Available Funding

Table 30 describes housing funding programs that are available to City residents.

Table 30
City of Chino Hills
Affordable Housing Programs Available Directly to City Residents

Program	Description
U.S. Department of Housing and Urban Development (HUD)	
FHA Loans	Provides mortgage insurance on loans made by FHA approved lenders. FHA insures mortgages on single family, multi-family, and manufactured homes.

Table 30 City of Chino Hills Affordable Housing Programs Available Directly to City Residents	
Program	**Description**
California Housing Finance Agency (Cal HFA)	
California Homebuyer's Downpayment Assistance Program	Designed to provide a deferred payment, simple interest rate may be used for down payment or closing costs.
CalHFA Housing Assistance Program	Designed to provide up to 3% of the down payment assistance needs of eligible homebuyers purchasing a home.
HomeChoice Program	Joint Fannie Mae/California HomeChoice Coalition/CalHFA program designed to meet the homeownership needs of low and moderate income first-time homebuyers who have disabilities or have family members with disabilities living with them.
County of San Bernardino Department of Community Development and Housing (CDH)	
The Single Family Home Improvement Loan Program	Serves homeowners earning 80 percent or less than the area median income level established by HUD who have occupied their home for a minimum of 1 year. The program provides home rehabilitation loans at or below market rates (3% at this time) for a variety of home repairs.
The Homeownership Assistance Program	Serves households earning 35-80 percent of the area median income level established by HUD. This program provides single-family home ownership opportunities through funding closing costs, down payments and gap financing (the difference between the market value of the property and the sales price that is affordable to the purchaser). Assistance is provided under a deferred loan (Silent Second), secured by a Deed of Trust.
The American Dream Downpayment Initiative Program	Provides financial assistance to eligible households for the purchase of a home. Assistance is in the form of downpayment and closing costs.
Housing Authority of the County of San Bernardino (HACSB)	
Section 8 Assisted Housing	This federally funded program provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, handicapped, and other individuals.
Home Ownership Preparation and Education Program	Provides a voucher subsidy to meet monthly home ownership expenses and educational programs to improve the opportunity for homeownership.

Table 31 describes programs that are available to Agencies and Non-Profit Organizations to provide housing within Chino Hills.

Table 31 City of Chino Hills Housing Programs Available to Agencies and Non-Profit Organizations	
Program	**Description**
U.S. Department of Housing and Urban Development (HUD)	
HOME	Provides grants to localities that are used in partnership with nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Association with the HOME Consortium to fund a variety of housing activities including those that build, buy and/or rehabilitate affordable housing for rent or ownership.
HUD 202 Program	Provides federal capital advances and project rental assistance to private nonprofit corporations in order to develop new housing or substantially rehabilitate housing to serve low-income elderly people.
Community Development Block Grant Program (CDGB)	The CDBG entitlement program allocates annual grants to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low and moderate-income persons. The City received $379,991 in fiscal year 2011/12 and $302,086 in fiscal year 2012/13. In fiscal year 2011/12, these funds were used to assist 95 renters with fair housing disputes, of which 11 were extremely low-income, 15 were very low-income, 34 were low-income and 33 were moderate-income. These funds were used to provide literacy assistance to 81 illiterate and/or special needs persons. Through these funds, the House of Ruth assisted 152 victims of domestic violence with emergency shelter and counseling. These funds also went to the Legal Aid Society of San Bernardino that assisted 13 residents, 9 of which were extremely low-income and 4 were low-income. The Old Timers Foundations received these funds and assisted 125 residents with meals and home maintenance. Within the Los Serranos neighborhood, these funds also went toward constructing 20,858 linear feet of storm drains; 84,270 square feet of sidewalks; 14,946 linear feet of curbs and gutters; 8,427 linear feet of streets; 12,402 square feet of driveways, 73 catch basins and 10 storm drains.
California Department of Housing and Community Development (HCD)	
Multiple family Housing Program	For new construction, rehabilitation, or acquisition and preservation of permanent or transitional rental housing. Assistance is through deferred payment loans. This program is available for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, and limited partnerships.
Home Investment Partnerships Program	For rehabilitation, new construction, and acquisition and rehabilitation of multi-family housing projects that benefit lower-income renters. This program is funded through HUD. To be eligible, the applicant shall be a city, county, or nonprofit corporation that has been certified as a Community Housing Development Corporation.

Table 31 City of Chino Hills Housing Programs Available to Agencies and Non-Profit Organizations	
Program	**Description**
Predevelopment Loan Program	Provides short-term predevelopment loans (1-2 years) for required expenses during the process of securing long-term financing for affordable housing projects. This program is available to nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.
Building Equity and Growth in Neighborhoods	Promotes partnerships between localities and housing developers to reduce the cost, and increase the supply, of new homeownership opportunities for low and moderate income households. The City's role is to offer specific forms of regulatory relief and development which reduce the per unit cost of the housing. The developer's role is to commit to make units affordable for low and moderate income households. This program may be used for either multi-family or single-family projects.
Cal Home Program	Provides grants to local public agencies and nonprofit developers to assist individual households with deferred-payment loans and direct forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
California Housing Finance Agency (Cal HFA)	
Self-Help Builder Assistance Program	Provides a source of financing to nonprofit 501(c) (3) corporations for site acquisition, site development, and/or home construction.
Permanent Financing Program	Provides permanent loans for new multi-family construction, acquisition, and rehabilitation of existing multi-family housing projects.
Tax-Exempt Bridge Financing Program	Offers tax-exempt bridge loans for projects receiving 4% tax credits at an amount necessary to ensure the award of tax credits.
Predevelopment Finance Program	Provides low-cost funding to cover the predevelopment costs associated with affordable rental projects that will have permanent CalHFA financing.
Residual Gap Loan	Program provides low-cost funds to cover the financing gap associated with the high cost of constructing affordable rental projects.
California Tax Credit Allocation Committee (TCAC)	
Rental 4% and 9% Tax Credits	Tax-exempt housing revenue bonds assist developers of multi-family rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. The developers in turn produce market rate and affordable rental housing for low and very low income households by reducing rental rates to these individuals and families.

Table 31 City of Chino Hills Housing Programs Available to Agencies and Non-Profit Organizations	
Program	**Description**
County of San Bernardino Department of Community Development and Housing (CDH)	
Multiple family Residential Rental Housing Revenue Bond Program	Program assists developers of multi-family rental units in increasing the supply of affordable rental units available to qualified households. This Program can be used for new construction, acquisition, and/or rehabilitation of multi-family housing developments. A specified number of units are required to remain affordable to eligible, low income households for a specified number of years after the initial financing is provided.

1. HOME Funds

The Home Investment Partnership (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula which takes into account tightness of the local housing market, inadequate housing, poverty and housing production costs. Localities must match HOME funds with 25 percent of funds from non-federal sources.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing.

2. Community Development Block Grant Program (CDBG)

Through the federal CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG grants are awarded to the City on a formula basis for housing activities, including acquisition, rehabilitation, home buyer assistance, economic development, homeless services and public services. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County Median Family Income.

3. Section 108 Program

Section 108 is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CDBG program apply, and therefore all projects and activities must principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to not more than 5 times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include: economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property;

housing rehabilitation eligible under CDBG; construction, reconstruction or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case by case basis.

4. Section 8 Rental Assistance Payments/Housing Certificates

The federal Section 8 program provides rental assistance to low- and moderate-income families, elderly, and disabled persons who spend more than 50 percent of their monthly income on rent. The subsidy represents the difference between the excess of 50 percent of the recipients' monthly income and the federally approved fair market rents (FMR). In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe and sanitary rental housing. Section 8 assistance is available in the following forms:

- *Section 8 Existing Housing Certificate Program*. Under the certificate program, the landowner enters into a contract with the San Bernardino County Housing Authority which establishes limits for the rent which will be subsidized for the Very Low income unit to the Fair Market Rent. Eligible tenants must pay the highest of either 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.

- *Section 8 Existing Housing Voucher Program* - This program is similar to the Certificate Program, however, rent for the units is not restricted. The tenant instead must pay the difference between the Fair Market Rent standard and the actual rent.

The San Bernardino County Housing Authority manages eight Section 8 units in the City of Chino Hills.

5. Section 202/811 Housing for Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. The City of Chino Hills should encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped and take all actions necessary to expedite processing and approval of such projects.

6. California Housing Finance Agency (CHFA)

CHFA is a state of California administered program that provides below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CHFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.

CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CHFA also operates a Multiple Family Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. 20 percent of the units in a project must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. Terms of the low interest loans are 3 percent simple interest per annum for up to ten years, with a maximum loan amount of $2,000,000 per project.

7. Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors which agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20 percent of the units must be made available to families whose income is less than 50 percent of the County median income or 40 percent of the units must be made available to families whose income is up to 80 percent of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. While the program is beneficial in adding low income housing units to the local housing stock, the statewide allocations are limited under this program and the application process is expensive for the developer. In addition, single resident and elderly rental projects are not competitive based on the State's selection criteria. The City will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multi-family projects which cater to larger families.

8. Multiple family Mortgage Revenue Bonds

Multiple family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

9. Housing Action Resource Trust

Housing Action Resource Trust (HART) is a California 501(c)(3) nonprofit housing development corporation that provides assistance to prospective homebuyers, including pre-purchase education and counseling, assistance in obtaining first mortgage financing, training in home repairs, and down payment assistance in the form of a grant to first time low and moderate income homebuyers.

10. Senior Home Repair Program

This program is administered through the County of San Bernardino and is available for residents of San Bernardino County and cooperating cities. The purpose of the program is to provide eligible senior homeowners with a one-time grant in the form of labor and material to correct code violations and/or health and safety problems.

VI. HOUSING PLAN

Chapters II to V establish the housing needs, opportunities, and constraints in Chino Hills. The Housing Plan evaluates the accomplishments of the last adopted housing element (2006-2014), and then presents the City's 2014-2021 Housing Plan. The Plan sets forth the goals, policies, and programs to address Chino Hills' identified housing needs.

A. REVIEW OF 2006-2014 HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of their housing element update. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous element. Where significant shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed.

1. Progress toward Implementing the 2006-2014 Housing Element Programs

The 2006-2014 Chino Hills Housing Element established programs to address the following primary housing goals:

- Conserving and improving existing affordable housing
- Provision of adequate housing sites
- Assist in development of affordable housing
- Provide housing services.

2. Progress toward Meeting 2006-2014 Housing Element RHNA Objectives

Table 32 summarizes how the RHNA objectives were met. The City met the objectives in each income category and exceeded the objectives in the Low and Above Moderate income categories.

Table 32
City of Chino Hills
2006-2014 Housing Element RHNA Objectives and Units Constructed during 2006-Current

Income Category	RHNA Housing Unit Construction Need by Income Group	Number of New Dwelling Units Constructed or on Sites Available During this Planning Period	Difference Number of Dwelling Units Provided vs. RHNA Construction Needs
Extremely Low Income	131	131 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	0
Very Low Income	131	131 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	0
Low Income	180	196 (Portion of the Shoppes II site, Overton Moore, Habitat for Humanity house)	16
Moderate Income	205	205 (Windmill Creek and Villagio and portions of Country Club Villas and Celamonte)	0
Above Moderate Income	393	684 (Single family constructed and portions of Country Club Villas and Celamonte)	291
TOTAL	**1,040**	**1,347**	**307**

3. Summary of Other 2006-2014 Housing Element Accomplishments

The Chino Hills 2006-2014 Element also called out specific housing rehabilitation and conservation objectives. The objectives included the rehabilitation of the 5,025 housing units found to have building code violations; and the conservation of the City's existing 633 mobile homes and 88 Village Crossings at Chino Hills (formerly Woodview) Apartments at-risk of converting to market rate uses. With the exception of the conversion of the Village Crossing units to market rate, these rehabilitation and conservation objectives by undertaking the following activities, which were articulated in the 2006-2014 Element:

- Continued operation of a Community Services Department and Neighborhood Services Division to assist with senior services, and child care and recreation, neighborhood improvement and code enforcement. (General Fund)

- Continued implementation of a Condominium Conversion Ordiance regulating conversion of rental housing to condominiums (no rental housing converted to condominiums).

- Removal of Architectural Barriers in City parks (General Fund).

- Water pressure improvements in Western Hills Mobile Home Park (General Fund).

- Miscellaneous street, curb, and sidewalk repairs in the Los Serranos target neighorhood (CDBG funds).

- Sleepy Hollow Road Maintenance and Repair (General Fund).

- Sleepy Hollow Community Center (General Fund).

- Through code enforcement and neighborhood improvement programs, ensure dwelling units are maintained (General Fund).

- Operation of the “SAAVY – Seniors Assisted By Visiting Volunteers and Youth” program that provides services to seniors so that they can stay in the community and continue to live independently.

In addition to these accomplishments, the City’s accomplishments in meeting the goals of its 2006-2014 Housing Element included:

- Assistance for ten (10) Low Income households under the Home Improvement Program, which provides grants of up to $5,000 for minor home improvements and to increase disabled access.

- Assistance for ninety-five (95) persons with fair housing complaints and landlord/tenant disputes.

- Financial support of about $5,000 per year to the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children.

- Initiation of an application for a General Plan Land Use Map and Zoning Map Amendment to change the designation of the 16.5 gross acre property (Overton Moore site) from Commercial to Very High Density Residential.

- Drafting of a policy to create a new Mixed Use General Plan land use and zoning designation that would permit a mix of very high density housing and commercial uses.

- Drafting of a policy to redesignate the Tres Hermanos "A" site from Commercial to Very High Density Residential and a portion to Mixed Use that will allow for mixed use with a multi-family residential density component.

Table 33 summarizes the City's accomplishments in meeting its 2006-2014 Housing Element program implementation objectives.

Table 33
Accomplishments of the 2006-2014 Housing Element
Program Implementation Objectives

Housing Program	Program Action	Accomplishments
Housing Rehabilitation Program	Assist in publicizing County rehabilitation program to achieve improvement to older units citywide.	Implemented: the City awarded 10 home improvement grants.
Code Enforcement	Expand program to inform property owners of available rehabilitation assistance to correct code violations Continue to focus efforts in Los Serranos and Sleepy Hollow.	Handled complaints and brought units into compliance.
Mobile home Park Program	Ensure adequate notice of pending Mobile home conversions and meet with park tenants if the project becomes at-risk to conversion.	All 633 of the City's mobile home park units have been maintained.
Development Code revisions	Continue to monitor development trends and respond to opportunities for enhancing affordable housing through Development Code amendments.	Drafting General Plan and Development Code revisions to allow more high density residential units.
SB2 Compliance	Development Code Amendments to satisfy SB2 requirements.	Completed in March 2013 Development Code Amendments to permit: emergency shelters by right in the Business Park zone; single-room occupancy units by conditional use permit in the Business Park zone; supportive and transitional housing in residential zones.
Reasonable Accommodation Procedures	Develop and adopt specific reasonable accommodation procedures to provide exception in zoning and land use for persons with disabilities and amend zoning to permit	Adopted 2008.

Table 33 Accomplishments of the 2006-2014 Housing Element Program Implementation Objectives		
Housing Program	**Program Action**	**Accomplishments**
	residential care facilities for 6 or fewer persons consistent with State law.	
Homeless Services	Assist the House of Ruth, a national service that works with local shelters to provide housing and support services to homeless women and children.	Provision of financial support, averaging about $4,000 per year to the House of Ruth.
Fair Housing	Provide informational brochures at the public counter and library, and place advertisements in local periodicals.	Continue to provide fair housing services.

4. Follow-up Actions Needed Following 2006-2014 Housing Element Accomplishments

As the City reaches build-out, very few multi-family zoned sites remain. Of the sites that do remain, none are zoned for Very High Density development. As demonstrated in Table 28, the City is moving forward to identify new residential sites including those suitable for 30+ dwelling units per acre.

B. GOALS AND POLICIES OF THE 2014-2021 HOUSING ELEMENT UPDATE

The following goals, policies and actions support the City of Chino Hills Housing Plan and its efforts to address issues identified through the housing needs assessment, including:

- Provision of a broad range of housing types to meet the needs of existing and future residents
- Maintenance and preservation of the existing housing stock
- Development of housing that is sensitive to environmental issues
- Provision of housing-related services for special needs groups, specifically elderly households
- Promote equal housing opportunity.

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.

Action H-1.1.2: Avoid concentration of higher density housing in any single portion of the City.

Action H-1.1.3: Encourage multi-family projects of high quality design.

Policy H-1.2: 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.

Policy H-1.3: Require compatible design to minimize the impact of new residential development on existing residences.

Policy H-1.4: Provide for new housing sites to satisfy requirements of state housing law and consistent with Measure U.

Policy H-1.5: Facilitate the development of senior housing with support services.

Policy H-1.6: Partner non-profit organizations and affordable housing builders with for-profit developers.

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 neighborhoods, Los Serranos and Sleepy Hollow.

Policy H-2.2: Continue to conserve mobile home parks which are economically and physically sound, and provide tenants with information regarding available assistance for upgrading.

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

Policy H-2.4: Establish programs to reduce development fee obligations for new residential construction and rehabilitation in the City's target neighborhoods.

Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment.

Policy H-3.1: Provide for clustering of housing to preserve environmentally sensitive areas and open space corridors.

Policy H-3.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds. Hillside residential development should be limited to very low density.

Policy H-3.3: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

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

Policy H-4.1: Provide reference and referral services for seniors and disabled persons, such as in-home care and counseling for housing-related issues, to allow seniors and disabled persons to remain independent in the community.

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

Policy H-4.3: Coordinate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.4: Address the long and short term needs of identified special housing needs groups through coordination with public and non-profit groups that provide emergency shelter and transitional housing support for City residents.

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.

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

Policy H-5.2: Increase community education and awareness of the scope and benefits of affordable housing to the economic vitality of the City.

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

Policy H-5.4: Resolve and reduce housing related complaints based on discrimination.

C. HOUSING IMPLEMENTATION PROGRAMS

According to Section 65583 of the State Government Code, a city's housing programs must address the following major directives:

- Conserving and improving the condition of the existing stock of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.
- Assisting in the development of affordable housing.
- Removing governmental constraints.
- Providing housing related services, including the promoting of equal housing opportunity.

As shown in Table 34, each of these major directives is addressed through the City Housing Element Goals.

Table 34 State Government Code Major Areas and City Housing Goals	
State Government Code Major Directives	**City Housing Element Goals**
• Conserving and improving the condition of the existing stock of affordable housing.	GOAL 2: Maintain and enhance the quality of existing residential neighborhoods. GOAL 3: Ensure that new housing is sensitive to the natural environment.
• Providing adequate sites to achieve a variety and diversity of housing.	GOAL 1: Provide a range of housing types while maintaining the City's overall low density character.
• Assisting in the development of affordable housing.	GOAL 1: Provide a range of housing types while maintaining the City's overall low density character. 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.
• Removing governmental constraints.	GOAL 1: Provide a range of housing types while maintaining the City's overall low density character. GOAL 2: Maintain and enhance the quality of existing residential neighborhoods.
• Providing housing related services, including the promoting of equal housing opportunity.	GOAL 4: Provide support services to meet the housing needs of the City's residents, specifically elderly households and other special needs groups. 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.

The Housing Program Implemention Table (Table 35) outlines the implementation measures that the City proposes to undertake to satisfy both the State directives and achieve the Housing Element's goals and policies. The implementation measures are organized according to the

State specified major directives and their corresponding City Housing Element goal(s). Each measure is identified by program objective, action, funding source, responsible agency, and time frame for implementation.

Primary funding sources currently used by the City of Chino Hills for implementing its housing programs are Community Development Department budgets, multi-family revenue bonds, and Federal HUD funds administered through the CDBG and Section 8 programs. Other potential financial resources available to the City for the preservation, improvement and development of housing include direct CDBG entitlement, HOME funds, Mortgage Revenue Bond funds, Low Income Housing Tax Credits, CHFA first-time homebuyer funds, and Federal Home Loan Bank Affordable Housing funds.

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
STATE DIRECTIVE: PROVISION OF ADEQUATE HOUSING SITES **GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER**					
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.	Review Land Use Element and available vacant sites, including the Overton Moore and Tres Hermanos "A" sites, and underutilized commercial sites, and recommend to the City Council as appropriate.	Department Budget	Community Development Department	Amend General Plan Land Use and Zoning Maps to designate the Overton Moore site for Very High Density Residential development by July 2013; and 14 acres of the Tres Hermanos "A" site to Very High Density Residential accommodating 427 units and 20 acres to Mixed Use accommodating 514 multi-family units by January 2014. Pursuant to Government Code Section 65583, these sites will require minimum densities of 20 dwelling units per acre and will allow multi-family by right without a conditional use permit, planned unit development or other discretionary action. The City will report on the implementation status of these actions through the Annual Progress Report required to be submitted to the State Department of Housing & Community Development April 1st of each year pursuant to GC Section 65400.

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Development Code	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.	Department Budget	Community Development Department	Shoppes Residential Site – City currently exploring development opportunities; Amend General Plan Land Use and Zoning Maps to designate the Overton Moore site for Very High Density Residential development by July 2013; and 14 acres of the Tres Hermanos "A" site to Very High Density Residential accommodating 427 units and 20 acres to Mixed Use accommodating 513 multi-family units by January 2014. Continue to work with developers and provide incentives on an ongoing basis.
Density Bonus	Comply with Density Bonus requirements	Update City density bonus ordinance pursuant to Government Code Section 65915	Department Budget	Community Development Department	January 2014.

STATE DIRECTIVE: REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Assist developers and non-profit entities receive priority processing for affordable housing projects	Department Budget	Community Services and Community Development Departments	On-going.
STATE DIRECTIVE: CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING **GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS** **GOAL 3: ENSURE THAT NEW HOUSING IS SENSITIVE TO THE NATURAL ENVIRONMENT**					
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Continue to publicize the County rehabilitation 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 the library.	CDBG: HOME	Community Services Department	Ongoing. The City has raised the grant amount to $5,000 to attract greater use of program by qualified residents.
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.	CDBG, Department Budget	Community Services Department	Program On-going.
Mobile home Park Program	Preserve the City's mobile home parks.	Ensure adequate notice of pending Mobile home conversions and meet with	Department Budget	Community Services Department	On-going. To date, all 633 of the City's mobile home park units have been maintained.

Table 35 Housing Program Implementation (2014-2021 Planning Period)					
IMPLEMENTATION MEASURE	**PROGRAM OBJECTIVE**	**PROGRAM ACTION**	**FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TIME FRAME**
		park tenants if the project becomes at-risk to conversion.			
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.	Department Budget	Community Development Department	On-going; General Plan update to include Mixed Use; expected completion January 2014.
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.	Department Budget	Community Development Department	On-going; Green Building Code adopted and updated in compliance with State requirements.

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
STATE DIRECTIVE: REMOVE GOVERNMENTAL CONSTRAINTS **GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER** **GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS**					
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Assist developers and non-profit entities to receive financing and priority processing for affordable housing projects.	Department Budget	Community Services and Community Development Departments	On-going. Offered to multi-family housing developers as part of pre application process.
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 BP zone to permit emergency shelters by right.	Department Budget	Community Development Department	Completed March 2013.
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 requirement of	Department Budget	Community Development Department	To be completed by March 2014.

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
		similar uses in the same zone without undue special regulatory requirements and will not be limited to one zone.			
SB2 Compliance – SRO	Comply with Government Code requirement for permitting SROs.	The City will present to its Planning Commission and City Council an amendment to the BP zone to SRO development subject to a conditional use permit.	Department Budget	Community Development Department	Completed March 2013.
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** **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**					
Services for the Elderly	Increase awareness of services available to senior households	Contact social service providers to pursue home-sharing and other programs.	Department Budget	Community Services Department	On-going. This information is available at through the Community Services Department and is regularly updated.
	Partner with the nonprofit organization Community Senior Services (CSS) by administering $5,000 in CDBG funds to assist seniors in Chino Hills.	CSS provides a variety of programs to assist seniors ranging from transportation, companionship, volunteer options for seniors to get involved, as well as other programs.	CDBG	Community Services Department	On-going.
Support Services for the Homeless	Provide support services for the	Continue to work with existing	Department Budget	Community Services	On-going. This information is available at

Table 35
Housing Program Implementation
(2014-2021 Planning Period)

IMPLEMENTATION MEASURE	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
	homeless.	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.		Department	through the Community Services Department and is regularly updated.
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.	Department Budget	Community Services Department	On-going. Construction of curb, gutter, and sidewalk and handicap ramps in Los Serranos neighborhood.
Child Care Services	Provide additional child care services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	Department Budget	Community Services Department	On-going
Fair Housing	Further fair housing practices in the community.	Continue to make information to the public available on the City Community Services Department website, in City utility bills, at City Hall and the library.	CDBG, Department Budget	Community Services Department	Ongoing. Currently has allocated about $16,000 annually to Inland Fair Housing and Mediation Board (IFHMB) for fair housing mediation

D. QUANTIFIED OBJECTIVES

Through the housing programs outlined above, the City of Chino Hills aims to obtain the quantified objectives pursuant to State Housing Law. Each jurisdiction is required to establish the minimum number of housing units that will be constructed, rehabilitated, and conserved over the Housing Element planning period. The quantified objectives for this Element, as presented in Table 36, are summarized by income classification for the planning period. For comparison, the table also presents the City RHNA objectives.

The quantified objectives of the fair share allocation of the Housing Needs Assessment are required to be part of the Housing Element, and the City will strive to achieve them. Chino Hills is committed to providing adequately zoned sites to accommodate its allocation, and to facilitate construction of affordable housing through all means available to the City. Actual construction of these units will depend on the private development market as well as available public funding needed to close the present gap between affordability of housing resources and incomes.

In addition to new construction, the City expects to continue and expand its rehabilitation and conservation efforts as needed to meet the community's low and moderate income housing needs, as described in this Housing Element. The City expects to achieve the rehabilitation of the 5 deteriorated housing units expected to have structural and non-structural deficiencies in the City's Los Serranos and Sleepy Hollow target neighborhoods, as well as citywide correction of residential code violations (approximately 1,000 per year); and the conservation of the City's existing 633 mobile homes. These goals are consistent with those of the previous planning period and Goal 2 and Objective 2.1 of this Housing Element.

Table 36
City of Chino Hills
Housing Element Quantified Objectives
(2014-2021 Planning Period)

Quantified Objective	New Construction *	Rehabilitation **	Conservation ***	TOTAL	RHNA New Housing Construction Needs
Extremely Low Income	108	1,007	79	1,194	108
Very Low Income	109	1,017	80	1,206	109
Low Income	386	1,380	109	1,875	148
Moderate Income	1,068	1,530	120	2,718	164
Above Moderate Income	619	3,106	245	3,970	333
TOTAL	**2,290**	**8,040**	**633**	**10,963**	**862**

* Reference Table 27, above.

** Based on 1,000 code violation corrections and 5 rehabilitations per year for eight years, consistent with Consolidated Plan. Percent allocated to income group based on income percentages established by RHNA.

*** Percent of mobile home units allocated to income group based on income percentages established by RHNA.