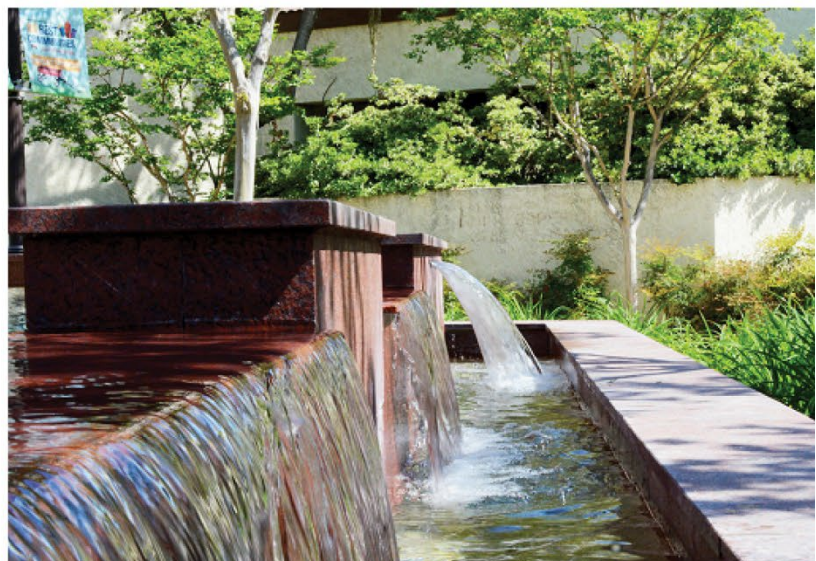




# CITY OF CHINO

## 6th Cycle Housing Element Update

(2021-2029)





# **City of Chino**

## **6<sup>th</sup> Cycle Housing Element**

### **2021 – 2029**

***ADOPTED VERSION***

***March 2023***



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# Section 1: Introduction

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## A. Role of the Housing Element

The Housing Element is one of the seven State mandated elements included in the City of Chino's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a city. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the City of Chino's RHNA as determined by the Southern California Association of Governments (SCAG). The RHNA allocation given to each jurisdiction intends to accomplish the following<sup>1</sup>:

- Increase the housing supply and the mix of housing types, tenure (rental or ownership), and affordability in all cities and counties within the region in an equitable manner.
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
- Promote an improved intraregional relationship between jobs and housing.

Simply put, the Housing Element identifies ways in which housing needs of current and future residents can be met in the City over the eight-year Housing Element cycle.

## B. State Policy and Authorization

### 1. Background

As a mandated chapter of the City of Chino's General Plan, the Housing Element must meet all requirements of existing State law. Goals, programs and policies, and quantified objectives developed within the Housing Element are consistent with State law and are implemented within a designated timeline to ensure the City accomplishes the identified actions as well as maintains compliance with State law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with State law. HCD's review and certification is required before a local government can adopt its housing element as part of its overall General Plan.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6 and Section 65588) establishes the requirements for the Housing Element. Each local government in the State must adopt a Housing Element and review and revise it no less than once every eight years.

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<sup>1</sup> Housing Community Development- Projected Housing Needs Allocation, <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml>



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The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; section 65588 of the California Government Code states the following Housing Element goals:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
- d. *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 housing needs of all economic segments of the community. 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.*

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

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.E
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.G
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 3.I.4
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.I.4
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4



Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.E
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.E.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.E, H, I
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A

*Source: State of California, Department of Housing and Community Development.*

The City of Chino’s current Housing Element was adopted in September 2013 for the 5<sup>th</sup> Cycle 2014-2021 planning period. The next 6<sup>th</sup> Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City’s 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to State housing law and all other Federal, State, and local requirements.

### 3. Regional Housing Needs Assessment (RHNA)

California’s Regional Housing Needs Assessment (RHNA) is methodology for determining future housing need, by income category, within the State and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the California Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the State’s 18 Metropolitan Planning Organizations (MPOs). In the City of Chino’s case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a “fair share” of housing need to its member jurisdictions. The City of Chino’s RHNA allocation is divided amongst four income categories, which are stated on the County of San Bernardino’s median income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.

Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI



For the 2021-2029 planning period the City of Chino is allocated a total of 6,978 units, including:

- 2,113 units affordable to very low-income households
- 1,284 units affordable to low-income
- 1,203 units affordable to moderate-income
- 2,378 units affordable to above-moderate income

#### **4. Relationship to Other General Plan Elements**

The Housing Element is one of many Elements of the City's General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2013. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Transportation Element also affects the implementation of the Housing Element. The Transportation Element establishes policies for a balanced circulation system in the City. The Transportation Element aims to reduce the impacts of transportation on the region's environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Chapters, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

#### **5. Public Participation**

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City has conducted extensive public outreach activities beginning in 2019. These recent outreach efforts included, City Council and Planning Commission study sessions, numerous meetings with a Housing Element subcommittee, community workshops, digital



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media, online surveys, flyers and information posts to the general public. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website.

Outreach for the 6<sup>th</sup> Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials available in English and Spanish, located at [www.cityofchino.org/housingelement](http://www.cityofchino.org/housingelement)
- Virtual Workshop #1 Presentation posted to the City's website
- Online Community Survey provided in English with Spanish language translation services available from August 17, 2020 to October 21, 2020
- In-Person Workshop #2 informing the release of the Public Review Draft of the Housing Element
- City Council Study Sessions
- Housing Element Update Steering Committee Meetings

**Appendix C** contains a summary of all public comments regarding the Housing Element received by the City during the update process. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

## 6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2000 and 2010 Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2017-2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.



## 7. Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6<sup>th</sup> planning period. The Housing Element is comprised of the following Chapters:

**Chapter 1: Introduction** contains a summary of the content, organization and statutory considerations of the Housing Element;

**Chapter 2: Community Profile** contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

**Chapter 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing** examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

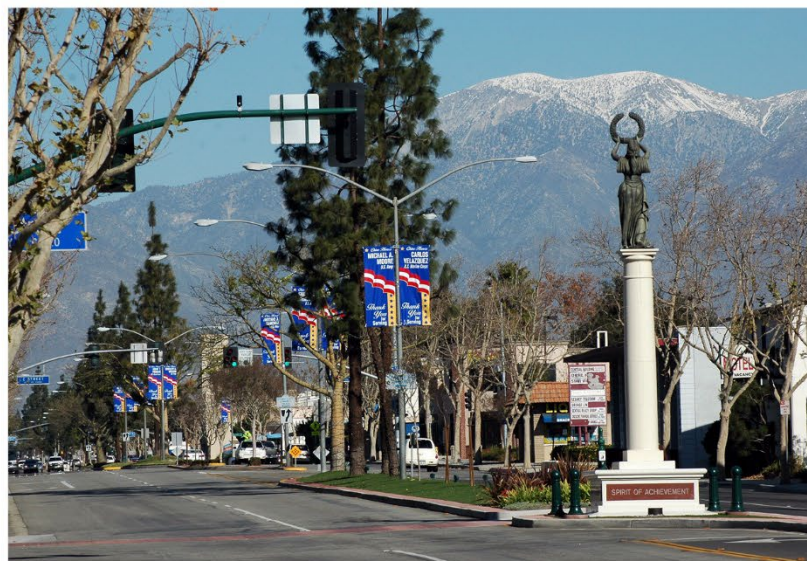
**Chapter 4: Housing Plan** addresses the City of Chino's identified housing needs, including housing goals, policies, and programs.

**Appendices** provides various appendices with supplementary background resources including:

- **Appendix A** – Review of Past Performance of 5<sup>th</sup> Cycle Programs
- **Appendix B** – Summary of Adequate Sites Analysis
- **Appendix C** – Community Engagement Summary
- **Appendix D** – Glossary of Housing Terms



## Section 2: Community Profile





## Section 2: Community Profile

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The Community Profile provides an overview of the City’s Housing and population conditions and lays the foundation for policies and programs within with the Housing Element. The City of Chino strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City’s housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Chino, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element Cycle (2021-2029 planning period).

### A. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population growth, age composition, and race/ethnicity influence the type and extent of housing needed and the ability of the local population to afford housing costs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

#### 1. Population Growth

**Table 2-1** displays population growth in the City of Chino and surrounding jurisdictions using the Southern California Association of Governments (SCAG) Regional growth forecast report and US Census data. The 2010 Census reported a total population of 77,983 in the City of Chino which was similar to the neighboring City of Chino Hill’s population. However, it was smaller than nearby jurisdictions of Ontario and Rancho Cucamonga, which both had populations of about 160,000. SCAG compiled a Regional Growth Forecast using data and direction from multiple state entities to produce socio-economic estimates and projections at multiple geographic levels and in multiple years. The SCAG Regional Growth Forecast (2016-2040) projects a 10.5 percent population growth for the City of Chino from 2010 to 2020, similar to San Bernardino County’s projected growth of 10.1 percent. From 2020 to 2040 the City is expected to see a significant increase in population (39.7 percent) outpacing neighboring jurisdictions such as Chino Hills, Rancho Cucamonga, and Ontario in growth in the next twenty years.



**Table 2-1: Population Growth (2010-2040)**

Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Chino Hills	74,799	75,800	76,500	89,000	94,900	2.3%	24.1%
<b>Chino</b>	<b>77,983</b>	<b>79,400</b>	<b>86,200</b>	<b>114,200</b>	<b>120,400</b>	<b>10.5%</b>	<b>39.7%</b>
Rancho Cucamonga	165,269	170,100	173,900	198,300	204,300	5.2%	17.5%
Ontario	163,924	166,300	197,600	248,800	258,600	20.5%	30.9%
San Bernardino County	1,995,156	2,068,000	2,197,400	2,637,400	2,731,300	10.1%	24.3%

*Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.*  
*Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.*

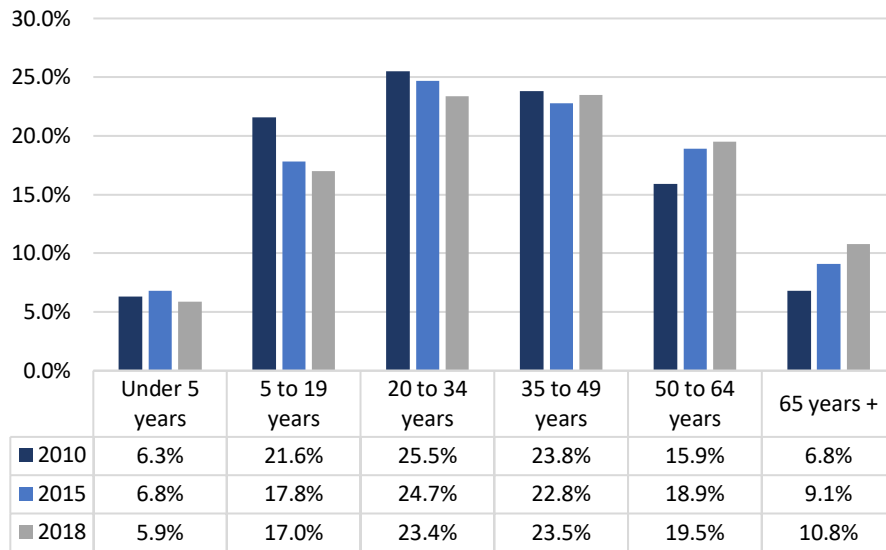
## 2. Age Characteristics

The age composition of a community is an important factor in evaluating housing needs. Housing demand within the market is often determined by the preferences of certain age groups. Conventionally, young adults and seniors tend to favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. While the middle-aged demographic, persons between 35-years and 65-years, makes up a major portion of home buyers, as well as the market for moderate to high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As population moves through different stages of life, housing is required to accommodate new or adjusted needs. In order to produce a well-balanced and healthy community, where needs are met, it is essential that a community be provided with appropriate housing to accommodate needs of all ages.

**Figure 2-1** compares changes in the age composition of the City’s population from 2010 to 2018, while **Table 2-2** compares the age distribution to surrounding jurisdictions. According to the American Community Survey (ACS), age distribution in the City has remained balanced over the past 10 years. As shown in **Figure 2-1**, there was an increase in population aged 50 to 64 years (about 16 percent in 2010 to about 20 percent in 2018) as well as an increase in the population 60 years and over (about 7 percent to 11 percent). Increases in populations above 50 years show trends of an ageing in the overall population. Chino’s population between the ages of 20 to 49 years decline moderately between the years 2010 and 2018. There was also a decline in the 5 to 19 years population (21.6 to 17 percent) and a slight decline in the population under 5 years (6.3 to 5.9 percent). Different aging trends in a population are often reflected in the present and future housing needs and are important in understanding housing stock growth.



Figure 2-1: Age Distribution in the City of Chino (2000 – 2018)



Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

**Table 2-2** below shows the age characteristics of the City of Chino compared to surrounding jurisdictions and San Bernardino County. According to the 2018 ACS, the City’s population was slightly older than nearby jurisdictions with the highest percentage of persons over the age of 65. Additionally, the City had a smaller young adult population (age 18 to 24) than nearby jurisdictions, as well as a smaller percentage of residents under the age of 14. However, the City had the highest percentage of persons 25 to 44 compared to the overall region.

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Chino Hills	8.8%	12.4%	4.0%	10.4%	27.7%	27.2%	9.4%
<b>Chino</b>	<b>6.3%</b>	<b>12.7%</b>	<b>3.0%</b>	<b>7.7%</b>	<b>34.1%</b>	<b>23.0%</b>	<b>13.3%</b>
Rancho Cucamonga	7.0%	12.9%	4.1%	8.2%	28.7%	26.6%	12.7%
Ontario	6.3%	14.1%	4.2%	11.8%	32.2%	22.1%	9.0%
San Bernardino County	7.1%	14.8%	4.5%	10.4%	28.2%	23.5%	11.6%

Source: American Community Survey, 1-Year Estimates, 2018

### 3. Race/Ethnicity Characteristics

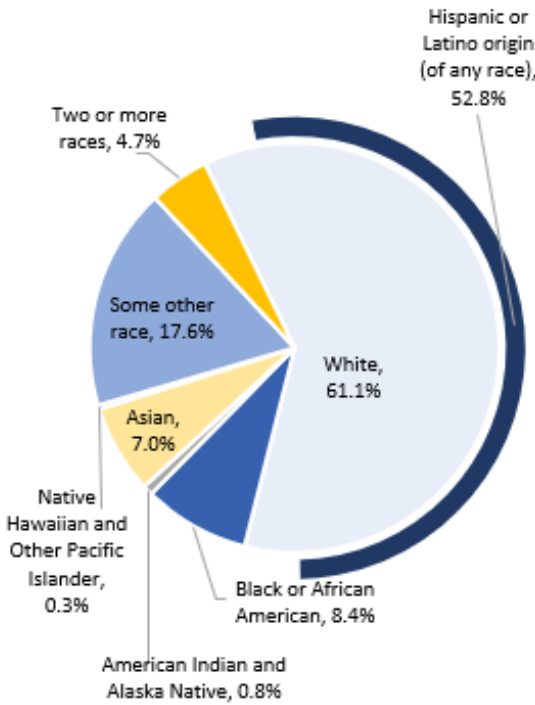
Racial and ethnic composition within cities is important to understand and analyze the different needs and implications for housing in communities. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs, housing choice and housing types. Cultural influences may reflect preference for a specific type of housing. Ethnicity can also correlate with other characteristics such as location choices, mobility, and income. Race, ethnicity, and opportunity are analyzed in the Affirmatively Furthering Fair Housing discussion within the Housing Constraints section of the Housing Element. It is important to note that



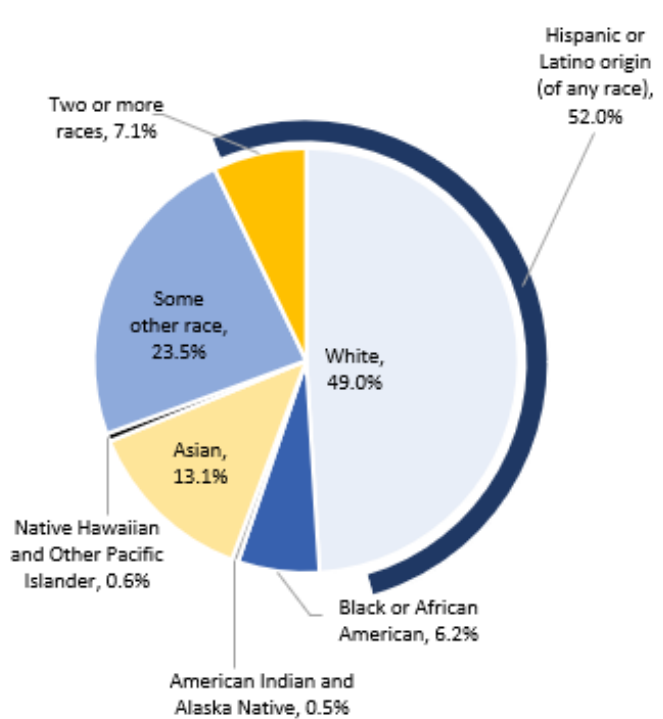
while race and ethnicity are used to identify different sections of a community’s population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of the City of Chino, its neighboring jurisdictions, and San Bernardino County using the ACS.

**Figure 2-2** and **Figure 2-3** display the 2018 ACS racial and ethnic compositions data for both the City of Chino and the County of San Bernardino. According to the data, over half of the population in Chino, who identified as any race, also identified as Hispanic or Latino (52 percent). Similarly, about 53 percent of the County’s population, who identified as any race, also identified as Hispanic or Latino. The majority of the City’s population identified as White (49 percent) with the next largest population identifying as Some Other Race (23.5 percent). Similarly, 61.1 percent of San Bernardino County’s population reported as White, and 17.6 percent identified as Some Other Race. In Chino, 13 percent identified as Asian, whereas seven percent identified as Asian in the County. Those who identified as two or more races accounted for 7.1 percent of the population in the City and about 5 percent in the County. San Bernardino had a larger percentage of the population who identified as Black, 8.4 percent compared to 6.2 percent in the City of Chino. Additionally, both the percentage of American Indian and Native Alaskan population and the Native Hawaiian or Other Pacific Islander population were under one percent in the County and in the City.

**Figure 2-2: Racial Ethnic Composition, San Bernardino**



**Figure 2-3: Racial Ethnic Composition, City of Chino**



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-3** below displays Racial and Ethnic Composition data for the City of Chino, the County and surrounding jurisdictions. Trends similar to those expressed in **Figure 2-2** and **Figure 2-3** above show the population identified as White is the largest population in all the listed jurisdictions, and the second largest population identified as Some Other Race. Overall, Ontario had the largest percentage of persons, of any race, who reported Hispanic or Latino (70.8 percent) and the second largest percentage of persons who



reported Asian (36.5 percent). Persons who reported American Indian and Alaskan Native averaged less than one percent in the jurisdictions shown in **Table 2-3**. Similarly, those who reported Native Hawaiian or Other Pacific Islander averaged less than one percent in all jurisdictions shown below. The City of Chino showed less diversity among American Indian and Alaska Native populations, as well as Black and Native Hawaiian and Pacific Islander populations.

**Table 2-3: Racial/Ethnic Composition 2018**

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Chino Hills	47.5%	4.2%	0.6%	34.0%	0.1%	8.9%	4.8%	29.1%
<b>Chino</b>	<b>49.0%</b>	<b>6.2%</b>	<b>0.5%</b>	<b>13.1%</b>	<b>0.6%</b>	<b>23.5%</b>	<b>7.1%</b>	<b>52.2%</b>
Rancho Cucamonga	60.5%	9.3%	0.8%	12.9%	0.3%	10.3%	5.8%	37.9%
Ontario	45.8%	5.6%	1.0%	6.3%	0.3%	36.5%	4.6%	70.8%
San Bernardino County	61.1%	8.4%	0.8%	7.0%	0.3%	17.6%	4.7%	52.8%

*Source: American Community Survey, 5-Year Estimates, 2018.*

The Census and the 2018 ACS report significant changes in the City of Chino’s racial and ethnic demographics from 2010 to 2018, displayed below in **Table 2-4**. Native Hawaiian or Other Pacific Islander populations experience the highest percentage of growth, from 119 persons in 2010 to 519 persons in 2018 (over 300 percent change). Additionally, the population which identified as Black decreased 13.1 percent from 2010 to 2015 but experienced a 20 percent growth from 2015 to 2018. The percentage of population who reported Asian increased about 28 percent from 2010 to 2015 and another 16 percent through 2018. Additionally, the population who reported Some Other Race experienced a slight increase through 2015, then a 22 percent increase through 2018. Overall, persons of any race who reported Hispanic or Latino increased steadily by 6.2 percent in the five years from 2010 to 2015 and another 4.2 percent through 2018.

**Table 2-4: Racial/Ethnic Composition 2018**

Race/Ethnicity	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
White	45,093	43,416	42,998	-3.7%	-1.0%
Black	5,213	4,530	5,436	-13.1%	20.0%
American Indian and Alaska Native	564	734	463	30.1%	-36.9%
Asian	7,705	9,862	11,521	28.0%	16.8%
Native Hawaiian or Other Pacific Islander	119	177	519	48.7%	193.2%
Some Other Race	16,323	16,896	20,605	3.5%	22.0%
Two or More Races	2,712	6,593	6,193	143.1%	-6.1%
Hispanic or Latino	41,247	43,801	45,629	6.2%	4.2%

*Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.*



## B. Economic Characteristics

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. The data provides valuable insight into Chino’s ability to access the housing market as well as identifies financial restraints consistent with housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. Local employment growth is linked to local housing demand, and the reverse being true when employment contracts.

### 1. Employment and Wage Scale

For a city to achieve a healthy balance between jobs and housing, it is important to consider employment, wage and occupational characteristics and growth changes. The SCAG Growth Forecast Report estimates a large range of employment growth for the City of Chino and nearby cities, the data is shown in **Table 2-5**. From 2012 to 2040 San Bernardino County is expected to gain 368,600 jobs, an over 50 percent increase. From 2012 to 2020, Chino’s employment was expected to grow 6.8 percent and is projected to grow another 11.2 percent from 2020 to 2040. Nearby cities such as Chino Hills, Rancho Cucamonga and Ontario are expected to outpace the City of Chino’s employment growth from 2020 to 2040 (33.8 percent, 27.1 percent, and 35.7 percent respectively).

**Table 2-5: Employment Growth (2012-2040)**

Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	Numeric Change 2012-2040
Chino Hills	11,500	13,900	17,900	18,600	20.9%	33.8%	7,100
<b>Chino</b>	<b>42,600</b>	<b>45,500</b>	<b>50,000</b>	<b>50,600</b>	<b>6.8%</b>	<b>11.2%</b>	<b>8,000</b>
Rancho Cucamonga	69,900	82,300	101,800	104,600	17.7%	27.1%	34,700
Ontario	103,300	129,300	170,600	175,400	25.2%	35.7%	72,100
San Bernardino County	659,500	789,500	998,000	1,028,100	19.7%	30.2%	368,600

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

Analyzing the employment by sector in a city is important in understanding growth changes, income and wages, and access to different types of housing, as well as what housing needs may be present. **Table 2-6** displays the data for employment by sector for the City of Chino in both 2010 and 2018. The table shows that most of employed persons in the City work in education services, healthcare, and social assistance industries, with 18.4 percent in 2010 and 20.7 percent in 2018. Both manufacturing and retail trade industries employ a large percentage of the City’s workforce, however, the data shows a decrease of 19.8 percent in manufacturing employment from 2010 to 2018. **Table 2-6** shows an increase (24.6 percent) of persons employed in professional, scientific, management, and administrative industries. The data also shows a large increase (30%) of person employed in public administration. Agriculture, forestry, fishing and hunting, mining, construction, wholesale trade and information industries experienced a decline in employment from 2010 to 2018, ranging from 2.2 percent to 59.1 percent. The City of Chino is a moderate-income community with a median income about 32 percent higher than the County’s median income (see



Table 2-13). A moderate and above moderate-income level for the City could be due to the higher percentage of persons employed in education, professional, health care, and management industries (Table 2-6).

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	247	0.7%	101	0.3%	-59.1%
Construction	2,578	7.8%	2,203	6.3%	-14.5%
Manufacturing	5,131	15.5%	4,117	11.8%	-19.8%
Wholesale trade	1,568	4.7%	1,533	4.4%	-2.2%
Retail trade	3,923	11.9%	4,193	12.0%	6.9%
Transportation and warehousing, and utilities	2,368	7.2%	2,733	7.8%	15.4%
Information	737	2.2%	643	1.8%	-12.8%
Finance and insurance, and real estate and rental leasing	2,096	6.3%	2,027	5.8%	-3.3%
Professional, scientific, management, and administrative services	2,679	8.1%	3,338	9.6%	24.6%
Education services, health care, and social assistance	6,079	18.4%	7,213	20.7%	18.7%
Arts, entertainment, recreation, accommodation, and food services	2,851	8.6%	3,059	8.8%	7.3%
Other services (except public administration)	1,327	4.0%	1,798	5.2%	35.5%
Public Administration	1,468	4.4%	1,909	5.5%	30.0%
<b>Total</b>	<b>33,052</b>	<b>100.0%</b>	<b>34,867</b>	<b>100.0%</b>	<b>5.5%</b>

Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment as natural, in that it reflects the real voluntary economic forces within a City.<sup>1</sup> According to the ACS survey data, (Table 2-7) the City of Chino experienced a 6.6 percent unemployment rate, slightly smaller than the County’s 8.8 percent unemployment rate. Both Chino Hills and Rancho Cucamonga had lower unemployment rates in 2018 compared to the City (5.5 and 6.1 percent respectively).

<sup>1</sup> Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020



Jurisdiction	Unemployment rate
Chino Hills	5.5%
<b>Chino</b>	<b>6.6%</b>
Rancho Cucamonga	6.1%
Ontario	7.4%
San Bernardino County	8.8%
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	
<i>*Population 16 years and over</i>	

**Table 2-8** displays the average annual wage for occupations compiled by the California Employment Development Department (EDD) for the San Bernardino County Metropolitan Statistical Area in 2020. Professional and health services occupations, including management occupations, legal services, and healthcare practitioners and technical occupations were among the highest paying professions in the region. Additionally, occupations such as architecture and engineering, life, physical and social sciences and business or financial operations offer above median income pay. Educational occupations offer just below median income salaries and are the most common occupation in the City of Chino (**Table 2-6**).

Occupation	Salary
Management	\$115,670
Legal	\$117,886
Healthcare Practitioners and Technical	\$100,429
Architecture and Engineering	\$89,949
Computer and Mathematical	\$85,434
Life, Physical and Social Sciences	\$84,995
Business and Financial Operations	\$70,841
Education, Training and Library	\$68,733
Arts, Design, Entertainment, Sports and Media	\$57,896
Construction and Extraction	\$57,678
Protective Services	\$57,169
Community and Social Service	\$59,837
Installation, Maintenance and Repair	\$52,052
Sales	\$41,705
Office and Administration Support	\$43,346
Production	\$39,858
Transportation and Material Moving	\$38,729
Healthcare Support	\$31,819
Building, Grounds Cleaning, and Maintenance	\$35,403
Personal Care and Service	\$34,054
Farming, Fishing and Forestry	\$28,350
Food Preparation and Serving Related	\$29,429
<i>Source: California Employment Development Division, Occupational Wage data, 2020.</i>	



## C. Household Characteristics

A household is considered all persons who occupy one housing unit, as defined by the Census; this may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Not all housing is considered a housing unit including, nursing facilities, residential care facilities, dormitories, and other group living, as well as the persons living with the occupants at these facilities, are not considered a household.

Information on household characteristics is important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households.

### 1. Household Type

**Table 2-9** displays ACS data from 2018 reporting household characteristics for the City of Chino and other nearby jurisdictions. The ACS reported the majority of households in the City were married-couple family households (58 percent), which is comparable to nearby jurisdictions such as Rancho Cucamonga (56 percent) and slightly lower than Chino Hills (68 percent). Non-family households, which includes persons living in the same house who are not related, such as roommates, made up about 20 percent of all households in the City in 2018.

Jurisdiction	Married-couple Family Households	% of Total Households	Female Household, No Husband Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Chino Hills	16,605	68.1%	2,687	11.0%	4,039	16.6%	24,536
<b>Chino</b>	<b>11,911</b>	<b>58.0%</b>	<b>3,083</b>	<b>15.0%</b>	<b>4,216</b>	<b>20.5%</b>	<b>20,536</b>
Rancho Cucamonga	31,397	56.1%	7,809	14.0%	13,107	23.4%	55,950
Ontario	25,424	51.2%	9,195	18.5%	11,168	22.5%	49,374
San Bernardino County	323,131	51.9%	107,066	17.0%	149,567	23.7%	630,633

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-10** Displays the changes in household types in the City of Chino from 2010 to 2018. In 2010, the ACS estimated 61 percent of all households to be married-couple family households, dropping moderately to 58 percent in 2018. Both non-family households and female headed households (no spouse present) saw moderate increases over the eight years. Non-family households increased from 19.3 percent in 2010 to 20.4 percent in 2018, and female headed households increased from 13.4 percent in 2010 to about 15 percent in 2018. Overall, total households in the City of Chino increased moderately from an estimated 20,030 to an estimated 20,563 over the course of 10 years.



**Table 2-10: Changes in Household Types (2010 – 2018)**

Household Types	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	12,227	61.0%	11,786	58.5%	11,911	58.0%
Female-headed Household, No Husband Present	2,692	13.4%	2,788	13.8%	3,083	15.0%
Non-Family Household	3,873	19.3%	4,114	20.4%	4,216	20.5%
<b>Total Households</b>	<b>20,030</b>	<b>100.0%</b>	<b>20,149</b>	<b>100.0%</b>	<b>20,536</b>	<b>100.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.*

## 2. Household Size

Household size represents the most basic unit of demand for housing as it identifies the type and size of housing needed in a community. Household size is also an indicator of both population growth and household character. While there can be more than one family in a housing unit, the measure of persons per household provides an indicator of the number of persons residing in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions which is important in understanding housing needs by size and type of housing. For example, data reflecting household size in a community can help identify issues of overcrowding, which is a result of inadequate space for members of a household and considered a burden on a household. Therefore, cities must analyze their average person per household size to appropriately respond to the type of housing needs in their community.

**Table 2-11** displays the average household size for the City of Chino as well as surrounding jurisdictions and San Bernardino County. According to the ACS 2018 estimates, the City of Chino’s average household size in 2018 was 3.43. Nearby jurisdictions had a range of 3.09 persons per household in Rancho Cucamonga, to 3.48 persons per household in Ontario. San Bernardino County had an estimated 3.30 persons per household.

**Table 2-11: Average Household Size**

Jurisdiction	Average Persons per Household
Chino Hills	3.25
<b>Chino</b>	<b>3.43</b>
Rancho Cucamonga	3.09
Ontario	3.48
San Bernardino County	3.30

*Source: American Community Survey, 5-Year Estimates, 2018.*



### 3. Household Income

Household income is directly connected to affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units and/or pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of San Bernardino County.

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low-income groups are referred to as lower income.<sup>2</sup> The Comprehensive Housing Affordability Strategy (CHAS) estimates are based on 2006-2016 ACS data and identify affordability patterns for households within cities in the United States, the CHAS data for the City is shown in **Table 2-12** below. In 2016, approximately 71.3 percent of the City of Chino households earned moderate to above moderate incomes (**Table 2-12**), while the remaining 28.7 had incomes in the extremely low, very low and low-income categories.

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	1,695	8.5%
Very Low (31 to 50% AMI)	1,525	7.6%
Low (51 to 80% AMI)	2,525	12.6%
Moderate or Above (over 80% AMI)	14,245	71.3%
<b>Total</b>	<b>19,990</b>	<b>100.0%</b>

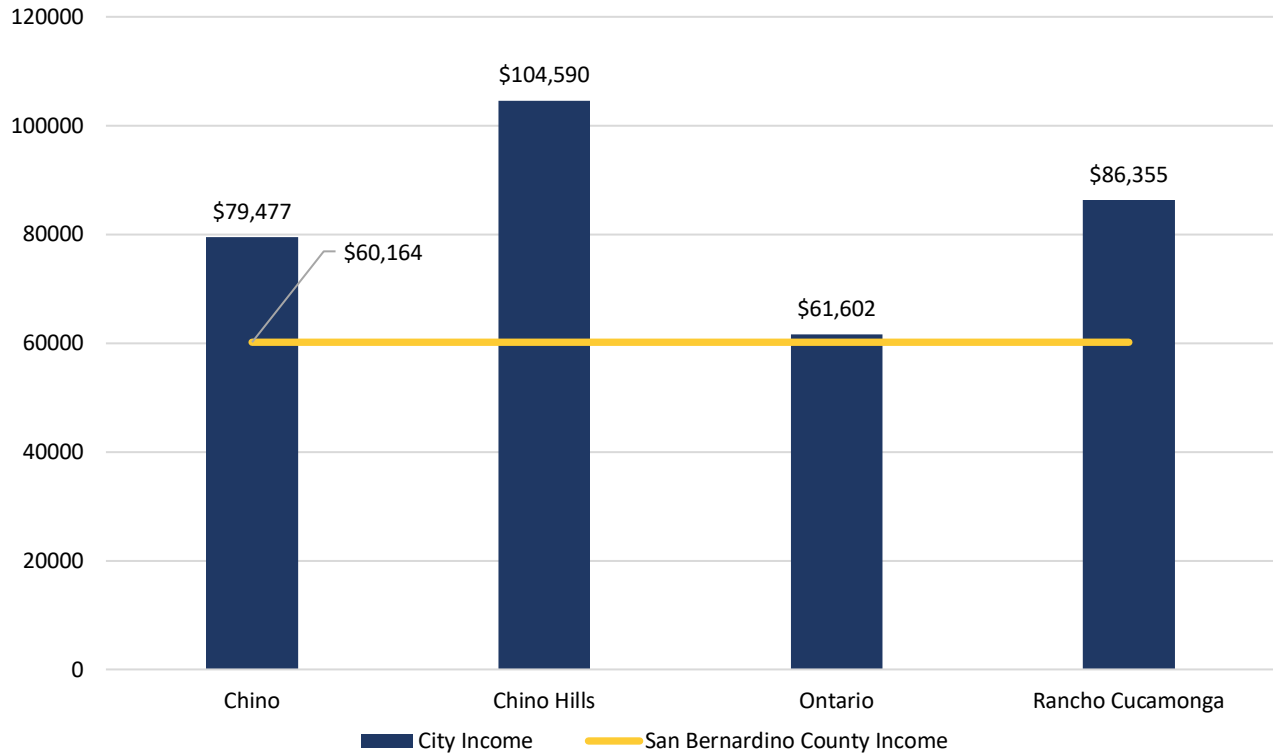
*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.*

Household income is a good measure of a community’s affordability levels. **Figure 2-4** shows the median household income in the City of Chino is \$79,477, about \$20,000 higher (32 percent) than the median income in San Bernardino County. While the City’s income is significantly higher than the County’s, it is comparable to the neighboring city of Rancho Cucamonga’s median income of \$86,355. Additionally, Chino Hill’s median income is significantly higher than the City of Chino’s (about 32 percent). However, the City of Chino’s median income is reported higher than Ontario’s median income of \$61,602.

<sup>2</sup> Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers to households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).



Figure 2-4: Median Household Income by City (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

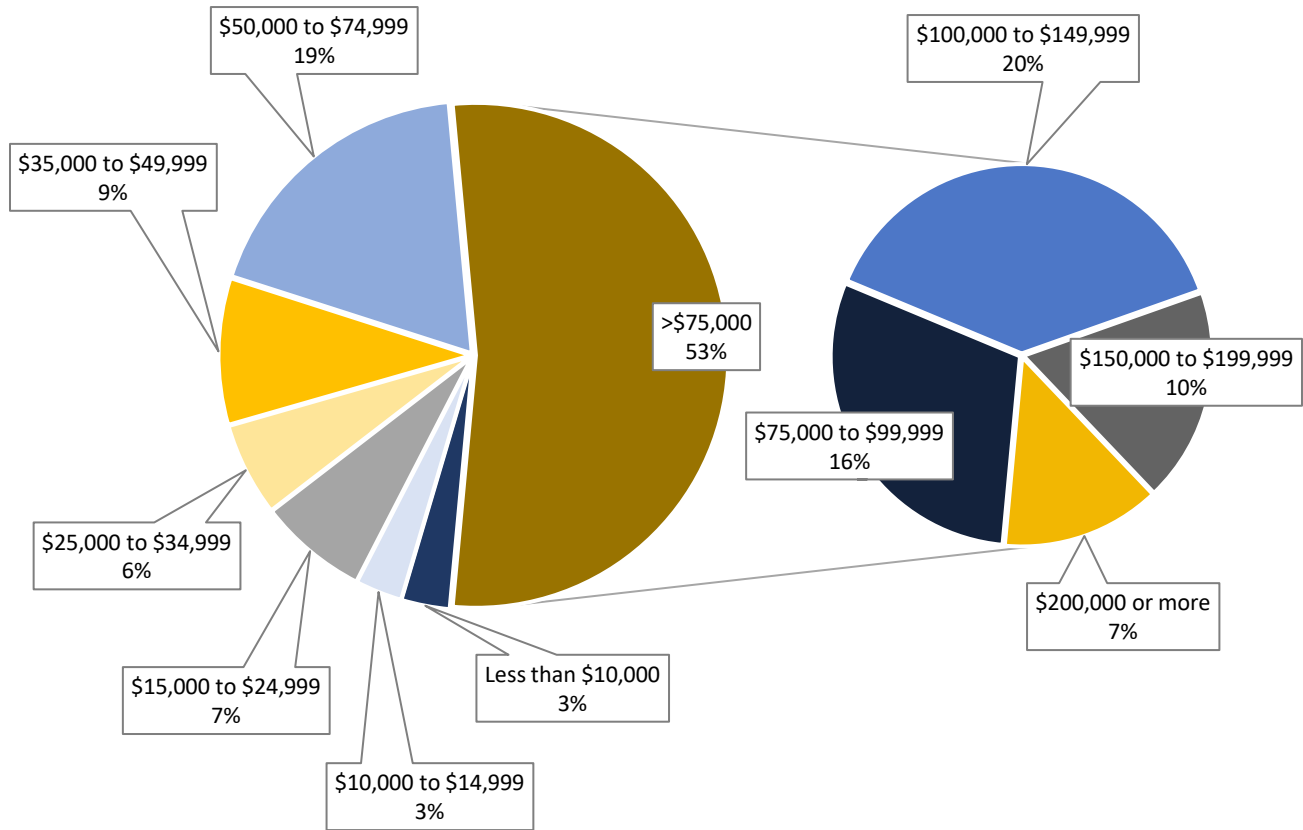
Jurisdiction	Median Income	Percent Above/Below County Median
Chino Hills	\$104,590	73.8%
<b>Chino</b>	<b>\$79,477</b>	<b>32.1%</b>
Rancho Cucamonga	\$86,355	43.5%
Ontario	\$61,602	2.4%
San Bernardino County	\$60,164	0.0%

Source: American Community Survey, 5-Year Estimates, 2018.

The data displayed in **Figure 2-5** shows about half of the households in the City (53 percent) had an income of \$75,000 or higher. Of the households which made more than \$75,000 per year, the majority (20 percent) had a household income above \$100,000 per year in 2018, with 10 percent of households making \$100,000 to \$149,999, and seven percent of households making \$150,000 or more. On the other hand, 13 percent of households made less than \$25,000 and about 15 percent made \$25,000 to \$49,999. Overall, the majority of the City’s households have moderate to high incomes.



Figure 2-5: City of Chino Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2018.

## D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the California Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in the City of Chino. The most recent available CHAS data for the City was published in August 2019 and was based on 2006-2016 ACS data. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of problems in the City of Chino vary according to household income, type, and tenure (**Table 2-14**). These include:

- Owner-households had a lower rate of reported housing problem with just 37.1 percent of all owner-occupied households reported a housing problem and about 62.3 percent reporting no housing problem.



- Approximately 57 percent of renters reported a housing problem and just under 42 percent reported no problems.
- Additionally, about 36 percent of renters reported a severe housing problem, whereas just under 17 percent of owner-occupied households reported a severe housing problem.
- Overall, renters were disproportionately affected by housing problems of any type in the City of Chino.

**Table 2-14: Housing Assistance Needs of Lower Income Households**

Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	4,775	37.1%	4,080	57.4%	8,855	44.3%
Household has none of 4 Housing Problems	8,030	62.3%	2,930	41.2%	10,960	54.8%
Cost Burden not available, no other problems	75	0.6%	100	1.4%	175	0.9%
<b>Total</b>	<b>12,880</b>	<b>100%</b>	<b>7,110</b>	<b>100%</b>	<b>19,990</b>	<b>100.0%</b>
Severe Housing Problem Overview**	Owner	% of Owner HH	Renter	% of Renter HH	Total	% of total HH
Household has at least 1 of 4 Severe Housing Problems	2,150	16.7%	2,595	36.5%	4,745	23.7%
Household has none of 4 Severe Housing Problems	10,655	82.7%	4,415	62.1%	15,070	75.4%
Cost Burden not available, no other problems	75	0.6%	100	1.4%	175	0.9%
<b>Total</b>	<b>12,880</b>	<b>100%</b>	<b>7,110</b>	<b>100%</b>	<b>19,990</b>	<b>100.0%</b>

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.  
 Note: “% of total HH” = Percent of total Households in the City of Chino  
 \* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.  
 \*\* The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

## 1. Overcrowding

A combination of low incomes and high housing costs forces households to live in overcrowded conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in a house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.



Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

**Table 2-15: Overcrowding by Tenure in Chino**

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units
Owner Occupied	323	22.3%	116	8.0%	439	30.3%
Renter Occupied	842	58.2%	166	11.5%	1,008	69.7%
<b>Total</b>	<b>1,165</b>	<b>80.5%</b>	<b>282</b>	<b>19.5%</b>	<b>1,447</b>	<b>100.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-15** above displays data for overcrowding in the City of Chino by tenure (homeowner or renter) in 2018. The ACS reported a total of 1,447 overcrowded units in the City in 2018. Of the overcrowded units, 282 or 19.5 percent were severely overcrowded. Additionally, renters were disproportionately affected by overcrowding as nearly 70 percent of all overcrowded units were occupied by renters. **Table 2-16**, below, compares overcrowding in the City of Chino to nearby Jurisdictions and San Bernardino County. According to data, Chino Hills experienced the highest rate of overcrowding for renters and the lowest for homeowners. Additionally, the City of Chino’s percentage rate of overcrowding was moderately lower than the County’s for owner occupied units, yet higher for renter occupied units. Overall, all surrounding jurisdictions, as well as San Bernardino County displayed overcrowding as a burden which disproportionately affects renters.



**Table 2-16: Overcrowded Housing Units by Tenure**

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Chino Hills	492	47.2%	551	52.8%
<b>Chino</b>	<b>439</b>	<b>30.3%</b>	<b>1,008</b>	<b>69.7%</b>
Rancho Cucamonga	826	32.9%	1,688	67.1%
Ontario	1,873	31.0%	4,161	69.0%
San Bernardino County	20,555	36.4%	35,925	63.6%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 2. Overpayment (Cost Burden) In Relationship to Income

Affordability is a primary concern for people when looking for housing. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. Measuring overpayment for housing in a community identifies what sectors of a community are incurring cost burdens, as well as a city’s overall demand for housing. For example, a community where cost burden is a substantial housing problem among both homeowners and renters may signify high demand for housing. An adequate supply of housing in a community is often reflected in the affordability of housing to renters and homeowners.

Data from the CHAS report, shown in **Table 2-17**, identifies 11,756 households in the City of Chino which experience some type of overpayment.<sup>3</sup> About 35 percent of owners experienced a cost burden over 30 percent and only about 13 percent of owners reported a cost burden of 50 percent or greater. The data in **Table 2-17** shows that renters were disproportionately affected by cost burden, where 51 percent reported a 30 percent or higher housing cost burden and 27 percent reported a 50 percent or higher housing cost burden.

<sup>3</sup> 11,765 may double count households who reported a cost burden, for example a household may have a 50 percent cost burden and reported both a 30 percent and a 50 percent cost burden.



**CITY OF CHINO**  
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**Table 2-17: Summary of Housing Overpayment**

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	495	3.8%	390	3.0%	820	11.5%	785	11.0%
Household Income >30% to less-than or = 50% HAMFI	465	3.6%	385	3.0%	825	11.6%	650	9.1%
Household Income >50% to less-than or = 80% HAMFI	825	6.4%	560	4.3%	1060	14.9%	340	4.8%
Household Income >80% to less-than or = 100% HAMFI	530	4.1%	85	0.7%	560	7.9%	135	1.9%
Household Income >100% HAMFI	2205	17.1%	290	2.3%	360	5.1%	0	0.0%
<b>Total</b>	<b>4,520</b>	<b>35.1%</b>	<b>1,710</b>	<b>13.3%</b>	<b>3,625</b>	<b>51.0%</b>	<b>1,910</b>	<b>26.9%</b>

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.

\* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.



## E. Special Needs Groups

Certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Therefore, it is important to understand the demographics of persons with special needs to recognize how it influences the housing needs within a community. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because on special needs identified below. **Table 2-18** displays the data for persons with special needs in the City of Chino.

<b>Table 2-18: Special Needs Groups</b>	
<b>Special Needs Groups</b>	<b># of Persons or Households</b>
Households with Seniors (65 years and over)	8,021 Households
Seniors Living Alone	1,425 Persons
Persons with Disabilities	5,691 Persons
Persons with Developmental Disabilities <sup>(1)</sup>	274 Persons
Large Households (5 or more persons per household)	4,853 Households
Single-Parent Households	3,815 Households
Single-Parent, Female Headed Households with Children (under 18 years)	2,501 Households
People Living in Poverty	7,768 Persons
Farmworkers (Agriculture, forestry, fishing, and hunting)	318 Persons
Migrant Farmworkers <sup>(2)</sup>	106 Persons
Seasonal Farmworkers <sup>(2)</sup>	667 Persons
Permanent Farmworkers <sup>(2)</sup>	1,579 Persons
Persons Experiencing Homelessness	31 Persons
College/Graduate School Students	7,189 Persons
Note:	
1. Total for the Inland Empire	
2. Total for San Bernardino County	
<i>Source: American Community Survey, 5-Year Estimates, 2017 and 2018</i>	

### 1. Seniors

The senior population, generally defined as those 65 years of age and over, have several special needs concerns including, limited and fixed incomes, high health care costs, transit dependency, and higher percentage of living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

A limited income for many seniors often makes it difficult to find affordable housing. **Table 2-19a** compares the City of Chino’s senior population to that in San Bernardino County and nearby cities. The ACS data reports that in the City 10.8 percent of the population is age 65 or over (9,491 persons). Among the senior population, 1,425 live alone, and 8,201 households have persons 65 years or over living in them (**Table 2-18**). In 2018, the ACS reported 10.9 percent of San Bernardino County’s population to be age 65 or over, consistent with the City of Chino’s senior population. Communities near the City reported similar



senior populations, the highest being Rancho Cucamonga (11.1 percent) and Ontario having the lowest (8.8 percent).

Jurisdiction	Total Senior Population Count	Percent
Chino Hills	8,527	10.8%
<b>Chino</b>	<b>9,491</b>	<b>10.8%</b>
Rancho Cucamonga	19,414	11.1%
Ontario	15,207	8.8%
San Bernardino County	233,343	10.9%

*Source: American Community Survey, 5-Year Estimates, 2018.*

Jurisdiction	Renter Households % of Total Households	Owner Households % of Total Households
Chino Hills	2.1%	14.9%
<b>Chino</b>	<b>5.6%</b>	<b>14.5%</b>
Rancho Cucamonga	4.4%	15.2%
Ontario	4.3%	12.7%
San Bernardino County	4.8%	16.1%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-19b** provides tenure percentages for senior households in Chino and neighboring communities. The City of Chino has the largest percent of senior renters at 5.6 percent of all households in the City. The City also has the second lowest percent of senior homeowners at 14.5 percent.

In addition to overpayment difficulties experienced by seniors due to relatively fixed incomes, many seniors can experience various disabilities and self-care limitations. According to the ACS, 1,891 seniors in the City of Chino identified one or more disabilities in 2018 (**Table 2-20**). Among these disabilities, the most common were ambulatory disabilities and hearing disabilities. No seniors reported having any self-care difficulties or independent living difficulties in the City (**Table 2-20**).

## 2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a portion of persons with disabilities would have annual incomes within federal and state income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require



ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Self-Care Difficulty:** Does this person have difficulty dressing or bathing?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor’s office or shopping?

According to the 2018 ACS, about 8 percent of the City of Chino’s population reported one or more disabilities as shown in **Table 2-20**. Of that 8 percent, persons with ambulatory difficulty comprised the highest percent (48.2 percent), persons with a cognitive difficulty were the second largest group (41.1 percent), and the population with an independent living difficulty comprised 38.5 percent. Overall, persons over the age of 65 were more likely to have a reported disability. For the population under the age of 18, the most common reported disability was cognitive disabilities. Similarly, for those between the ages of 18 and 64, the most common reported disabilities were both cognitive and ambulatory difficulties.

<b>Disability Type</b>	<b>Under 18 with a Disability</b>	<b>18 to 64 with a Disability</b>	<b>65 years and Over with a Disability</b>	<b>Total*</b>	<b>Percent of Population with Disability</b>	<b>Percent of Total Population</b>
Population with a Hearing Difficulty	69	376	900	<b>1,345</b>	<b>23.6%</b>	1.9%
Population with a Vision Difficulty	72	401	499	<b>972</b>	<b>17.1%</b>	1.4%
Population with a Cognitive Difficulty	386	1,239	714	<b>2,339</b>	<b>41.1%</b>	3.3%
Population with an Ambulatory Difficulty	37	1,181	1,527	<b>2,745</b>	<b>48.2%</b>	3.9%
Population with a Self-care Difficulty	71	444	645	<b>1,160</b>	<b>20.4%</b>	1.6%
Population with an independent Living Difficulty	--	848	1,341	<b>2,189</b>	<b>38.5%</b>	3.1%
<b>Total</b>	<b>492</b>	<b>2,643</b>	<b>2,556</b>	<b>5,691</b>	<b>100.0%</b>	8.0%



Table 2-20: Disability Status by Age and Disability Type

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total*	Percent of Population with Disability	Percent of Total Population
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Source: American Community Survey, 5-Year Estimates, 2018.

\*This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
  - self-care;
  - receptive and expressive language;
  - learning;
  - mobility;
  - self-direction;
  - capacity for independent living; or
  - economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

A developmental disability includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability. This term does not include other handicapping conditions that are solely physical in nature.

According to the Inland Regional Center *Purchase of Service – Disparity Data* Report for 2018-2019, a total of 274 individuals from the Inland Empire diagnosed with developmental disabilities received services. Of the 274 individuals, the majority have been diagnosed with Autism (78.8 percent). The rest were diagnosed with an intellectual disability (4.4 percent), Cerebral Palsy (1.8 percent), Epilepsy (0.4 percent), Category 5 (3.6 percent), and 10.9 percent reported some other disability. Of those who received services, 25.5 percent were White, 9.5 percent were Asian, 3.3 percent were Black/African American, and 29.9 percent reported Other. Approximately 32 percent of individuals reported their ethnicity as Hispanic or Latino. The majority of those who received services were 3 to 21 years of age (77.7 percent), 21.5 percent were 2 years or younger, and less than 1 percent were over the age of 22. All individuals who received services live at the home of their parent(s) or guardian(s).



There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for persons with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are defined as households consisting of five or more persons. Such households comprise a special needs groups because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that a large family will experience overcrowding in comparison to smaller families. Additionally, throughout the region, larger single-family homes, whether to rent or own, are generally not affordable to most lower income households.

According to American Community Survey (ACS) 2017 estimates, the City of Chino had 4,853 large households. Of those large households, the majority were five person households (53.3 percent). **Table 2-21** also shows that, while there is a fairly even split of owner and renter large households, renters were slightly more likely to have a household of five or more.

**Table 2-21: Large Households (by Tenure)**

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	1,140	23.5%	1,447	29.8%	2,587	53.3%
6-Person household	652	13.4%	861	17.7%	1,513	31.2%
7-or-More Person Households	546	11.3%	207	4.3%	753	15.5%
<b>Total</b>	<b>2,338</b>	<b>48.2%</b>	<b>2,515</b>	<b>51.8%</b>	<b>4,853</b>	<b>100.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2017.*

### 4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children may have lower incomes compared to two-parent households. Single, female mothers may also face social marginalization pressures that can limit their occupational choices and income earning potential, housing options and access to supportive services.



According to ACS 2018 data, the majority of single parent households in the City of Chino are female headed (65.6 percent) as shown in **Table 2-22** below. The data shows that in San Bernardino County over 73 percent of single parent homes were headed by females. Overall, there were 986 single parent households living below the poverty level in the City of Chino, about 26 percent of all single parent households. San Bernardino County has a higher percent of single parent households living below the poverty line at 55.4 percent (84,850 households).

Jurisdiction	Single Parent-Male, No Female Present		Single Parent-Female, No Male Present		Single Parent Households Living in Poverty	
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH
Chino	1,314	34.4%	2,501	65.6%	986	25.8%
San Bernardino County	41,063	26.8%	11,1984	73.2%	84,850	55.4%

*Source: American Community Survey, 5-Year Estimates, 2017.*

## 5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both state and county levels. Within San Bernardino County, there were a total of 1,888 hired farm workers in 2017. A total of 1,579 are considered permanent, working 150 days or more and a total of 667 farmworkers were considered seasonal, working less than 150 days. Additionally, San Bernardino County reported 106 total migrant farmworkers.

According to 2018 ACS 5-Year Estimates, the median annual earnings for the agriculture, forestry, fishing, hunting, and mining industry in the City of Chino is \$28,917. This income falls below 50 percent of the County’s median income and is considered a very-low income (45 percent).

## 6. Extremely Low-Income Households and Poverty Status

The 2012-2016 CHAS data shows there were approximately 1,530 very low-income households living in the City of Chino. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for San Bernardino County. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 1,695 extremely low-income households in the City (renters and owners). **Table 2-23** below includes data characterizing affordability and cost burden for various income groups. The four housing problems as identified by the 2012-2016 CHAS report are:

- Incomplete kitchen facilities,
- Incomplete plumbing facilities,
- More than 1 person per room, and
- Cost burden greater than 30%.



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The four severe housing problems, as identified by the 2012-216 CHAS report are:

- Incomplete kitchen facilities,
- Incomplete plumbing facilities,
- More than 1.5 persons per room, and
- Cost burden greater than 50%.

Projections of future extremely low-income households can be identified by the RHNA allocation for very low-income households. The City of Chino has been allocated a RHNA of 2,113 housing units for very low-income households. As extremely low-income units represent half of the very low-income total, it can be concluded the City of Chino needs to anticipate a need for 1,057 housing units affordable to extremely low-income households in Chino over the next eight years.

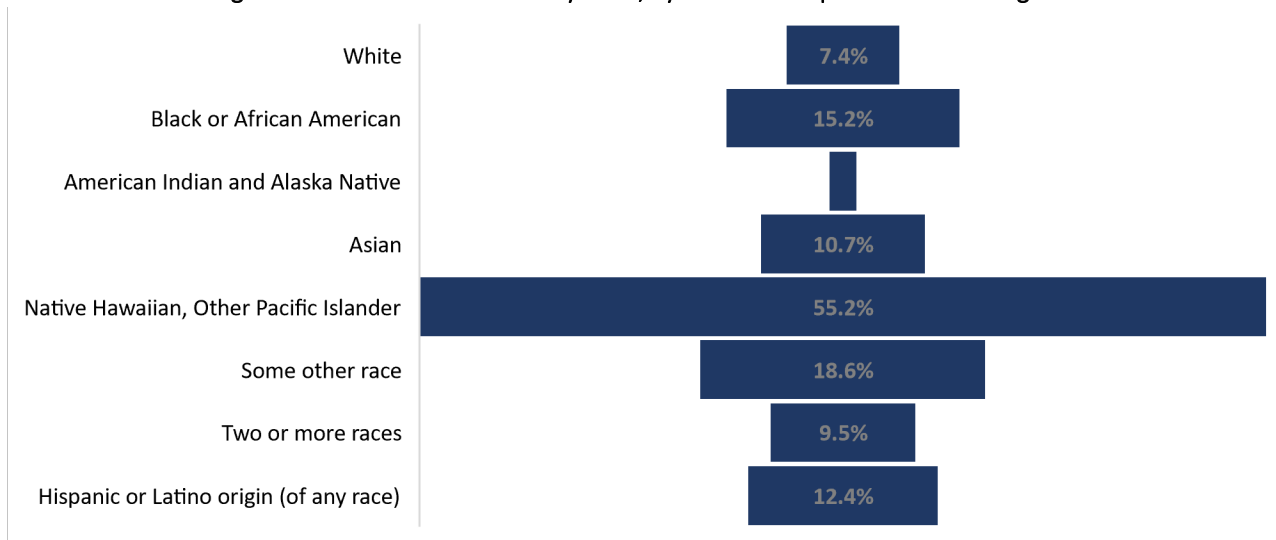
**Table 2-23: Housing Problems for All Households (by Income Category)**

Income Category	Household has at least 1 of 4 Housing Problems	% of Households	Household has none of 4 Housing Problems	% of Households	Cost Burden not available, no other Housing Problem	% of Households
<b>Owner Households</b>						
Household Income is less-than or = 30%	495	3.8%	40	0.3%	75	0.6%
Household Income >30% to less-than or = 50% HAMFI	465	3.6%	120	0.9%	0	0.0%
Household Income >50% to less-than or = 80% HAMFI	830	6.4%	440	3.4%	0	0.0%
Household Income >80% to less-than or = 100% HAMFI	580	4.5%	485	3.8%	0	0.0%
Household Income >100% HAMFI	2,410	18.7%	6,950	54.0%	0	0.0%
<b>Total</b>	<b>4,775</b>	<b>37.1%</b>	<b>8,030</b>	<b>62.3%</b>	<b>75</b>	<b>0.6%</b>
<b>Renter Households</b>						
Household Income is less-than or = 30%	830	11.7%	155	2.2%	100	1.4%
Household Income >30% to less-than or = 50% HAMFI	820	11.5%	125	1.8%	0	0.0%
Household Income >50% to less-than or = 80% HAMFI	1,090	15.3%	165	2.3%	0	0.0%
Household Income >80% to less-than or = 100% HAMFI	670	9.4%	195	2.7%	0	0.0%
Household Income >100% HAMFI	675	9.5%	2,285	32.1%	0	0.0%
<b>Total</b>	<b>4,080</b>	<b>57.4%</b>	<b>2,930</b>	<b>41.2%</b>	<b>100</b>	<b>1.4%</b>
<b>Total Households (Owner and Renter)</b>	<b>8,855</b>	<b>44.3%</b>	<b>10,960</b>	<b>54.8%</b>	<b>175</b>	<b>0.9%</b>
<i>Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.</i>						



**Figure 2-6** below displays the percent of persons of each race or ethnic group who are living in poverty. According to ACS 2018 data, 7,768 persons in the City of Chino were reported to be living in poverty, about 11 percent of the population. Native Hawaiian and Other Pacific Islander was the highest percent of persons living in poverty at 55.2 percent of the total Native Hawaiian and Other Pacific Island population. The lowest percentage of persons identified as living in poverty was the American Indian and Alaska Native population at about 1 percent living in poverty of all persons who reported American Indian and Alaska Native. Additionally, those who reported Some Other Race were disproportionately affected by poverty at 18.6 percent. About 15 percent of the Black population reported living in poverty and 12.9 percent of the Hispanic or Latino population reported living in poverty. The White, Asian, and those who reported two or more races had the lowest levels of poverty at 7.4 percent, 10.7 percent, and 9.5 percent, respectively.

**Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin**



Source: American Community Survey, 5-Year Estimates, 2018.

## 7. Persons Experiencing Homelessness

Homelessness is an important issue and the result of a variety of factors in different communities. Factors contributing to the rise in populations experiencing homelessness include unemployment and underemployment, a lack of affordable housing (especially for extremely low-income households), reductions in funding allocations directed to the poor, and the de-institutionalization of persons who are defined mentally ill.

State law mandates that cities address the special needs of homeless persons within their jurisdictional boundaries. People who experience “Homelessness” is defined by HUD and has recently been updated. The following list includes the updated descriptions for what constitutes “homelessness” and explains how the definition from HUD changed:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were



in shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness that applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The HUD definition does not include the following: persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

**Table 2-24** below displays data from the San Bernardino County Point in Time Count. The Count gathers data on the population experiencing homelessness in the County as well as in each jurisdiction within the County. According to the data from 2017 to 2018, the City of Chino experienced a slight drop in the population of people experiencing homelessness, then a moderate increase through 2020. Overall, the City’s homeless population is smaller than nearby jurisdictions such as Ontario and Rancho Cucamonga (95 and 58 persons respectively). In 2020, the City of Chino had a total population of 31 persons experiencing homelessness.

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Chino Hills	2	6	4	4	2	-2
<b>Chino</b>	<b>31</b>	<b>28</b>	<b>-3</b>	<b>23</b>	<b>31</b>	<b>8</b>
Rancho Cucamonga	54	64	10	58	54	-4
Ontario	102	90	-12	94	102	8
San Bernardino County	3,125	2,118	-1007	2,607	3,125	518

*Source: San Bernardino Point in Time Count, 2017, 2018, 2019, 2020.*



The data in **Table 2-25** below displays data for the population experiencing homelessness in the City of Chino and surrounding cities as compared to the County. Of the total population in the County that is experiencing homelessness (3,125), there are a total of 31 in the City of Chino (about 1 percent). Similarly, Rancho Cucamonga and Ontario made up less than 4 percent of the County’s homeless population. Chino Hills showed an anomaly as the City’s homeless population made up less than 1 percent of San Bernardino County’s homeless population.

Jurisdiction	2020	% of County
Chino Hills	2	0.1%
<b>Chino</b>	<b>31</b>	<b>1.0%</b>
Rancho Cucamonga	54	1.7%
Ontario	102	3.3%
San Bernardino County	3,125	100%

*Source: San Bernardino County Point in Time Count, April 2019.*

## 8. Students

The college student population can be another factor in housing demand in the City. Chino is located near the University of Claremont College, West Coast University, Chaffey College and La Verne University. The 2018 ACS reported that an estimated 7,189 persons in Chino were enrolled in college or graduate school, which is about 31 percent of the population. While college and university students may reside with their parents, some students reside in the City of Chino in their own independent housing. Students living independently have varied needs and may live on fixed incomes. A report by the California Community College Chancellor’s Office identified a recent study of 70 community colleges found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).<sup>4</sup> Student’s often require affordable rental housing; the City of Chino recognizes that affordability and availability of housing may provide a burden on students in the City.

## F. Housing Stock Characteristics

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

### 1. Housing Growth

The City of Chino experienced modest housing stock growth from 2010 to 2018. **Table 2-26** below displays ACS data from 2010 to 2018 showing housing unit growth over the eight-year period.

ACS data is comprised of projections and estimates, which are benchmarked on the most recent census data; the data is not an exact depiction of current construction to date of housing in the City, rather an

<sup>4</sup> California Community Colleges, Chancellor’s Office, Basic Needs Survey report, 2018.



overview of housing growth trends. In 2010, the City had an estimated 21,121 housing units, which steadily increased over eight years to an estimated 21,895: an overall percent growth of 3.6 percent. Nearby jurisdictions experienced moderately higher increases in housing unit growth. For example, from 2010 to 2015 the City of Chino experienced the smallest growth in housing units (1.2 percent) compared to neighboring jurisdictions which saw anywhere from 3.4 percent growth to 6.5 percent growth in units. From 2015 to 2018, only Rancho Cucamonga saw less housing unit growth than the City (2.3 percent compared to 2.5 percent, respectively).

**Table 2-26: Housing Unit Growth (Growth Trends)**

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Chino Hills	23,170	24,686	25,588	6.5%	3.7%
<b>Chino</b>	<b>21,121</b>	<b>21,368</b>	<b>21,895</b>	<b>1.2%</b>	<b>2.5%</b>
Rancho Cucamonga	55,477	57,349	58,649	3.4%	2.3%
Ontario	48,575	50,535	52,063	4.0%	3.0%
San Bernardino County	691,321	705,962	716,171	6.5%	3.7%

NOTE: This table indicates estimates in housing unit growth within Chino based on U.S. Census trend data and may not match actual development reported in the City's Annual Progress Reports.  
 Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

## 2. Housing Type

The City of Chino's housing stock primarily consists of single-family housing units, which comprise nearly 80 percent of all housing units. The majority of the single-family housing available in the City is detached housing, compared to 6.8 percent attached units (which includes townhomes and condos). The housing stock may gradually become more diverse as housing needs in the City change throughout the years. Currently about 22 percent of all housing is multi-family and under 3 percent are mobile homes. Overall, the City of Chino's housing stock makeup is similar to San Bernardino County, where about 75 percent of all housing is single-family, just under 20 percent is multi-family and about 5 percent are mobile homes.

**Table 2-27: Total Housing Units by Type**

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Chino	14,128	68.8%	1,399	6.8%	4,502	21.9%	507	2.5%
San Bernardino County	445,867	70.7%	25,178	4.0%	125,372	19.9%	34,216	5.4%

Source: American Community Survey, 5-Year Estimates, 2018.

## 3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied, or renter occupied. Housing tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability,



household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition, and age of the householder.

In 2018, the majority of single-family housing was owner-occupied, shown below in **Table 2-28**. When broken down by housing type, the data shows that a majority of renters live in multi-family housing. The lack of renters in single family homes, both attached and detached may be a correlation to housing affordability or size of households. It is common for renters to live in multi-family units, as renters often include nonfamily households such as roommates.

**Table 2-28: Occupied Housing Units by Type and Tenure (in Percent)**

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Owner Occupied	85.8%	7.6%	3.6%	3.0%
Renter Occupied	40.4%	5.5%	52.4%	1.6%

*Source: American Community Survey, 5-Year Estimates, 2018.*

As shown in **Table 2-29**, owners had a slightly larger average household size than renters in the City of Chino, 3.46 to 3.38, respectively. Neighboring jurisdictions showed similar trends with Chino Hills, Rancho Cucamonga, and San Bernardino County estimating larger average owner households than renter households. The City of Ontario was the only neighboring community with a larger average renter household size than owner household size. Overall, the City of Chino, the County and all neighboring jurisdictions had a larger percentage of owners than renters.

**Table 2-29: Average Household Size by Tenure**

Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Chino Hills	75.5%	3.31	24.5%	3.05
<b>Chino</b>	<b>62.5%</b>	<b>3.46</b>	<b>37.5%</b>	<b>3.38</b>
Rancho Cucamonga	61.5%	3.17	38.5%	2.95
Ontario	53.0%	3.55	47.0%	3.41
San Bernardino County	59.3%	3.3	40.7%	3.29

*Source: American Community Survey, 5-Year Estimates, 2018.*

#### 4. Vacancy Rates

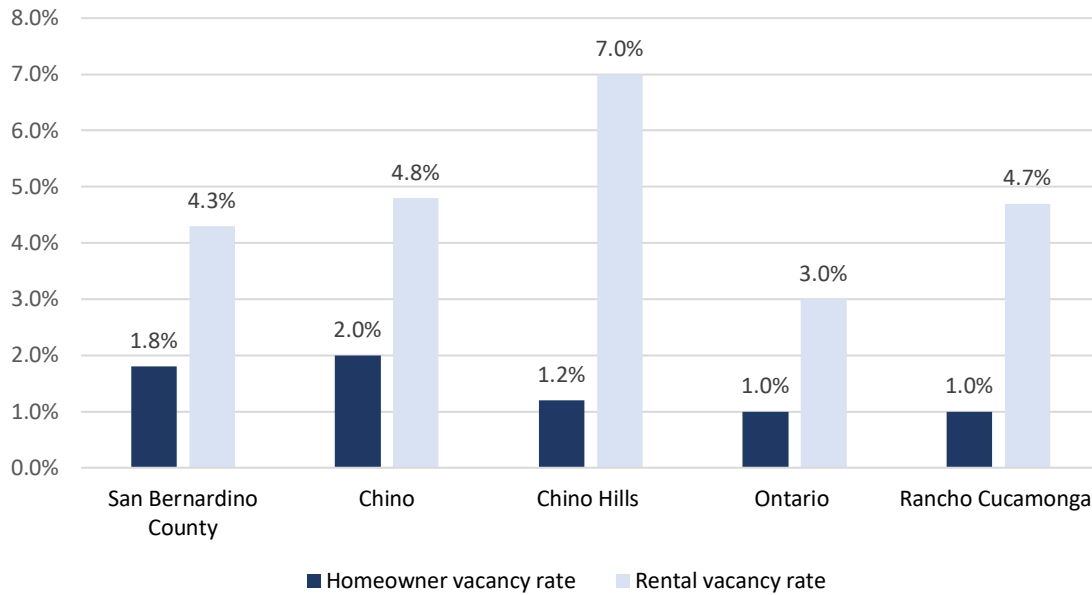
Vacancy rates are an important housing indicator because they identify the degree of housing choice available in a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between 2 to 3 percent are usually considered healthy for ownership housing, and rates of 5 to 6 percent are usually considered healthy for rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

**Figure 2-7** shows the overall homeowner vacancy rate and renter vacancy rate in the City of Chino, the County and nearby Jurisdictions. According to the ACS data, in 2018 Chino Hills had the highest rental



vacancy rate at 7 percent. The City of Chino had a 4.8 percent rental vacancy rate, comparable to Ontario, Rancho Cucamonga, and San Bernardino County. While the rental vacancy rates average are considered healthy, the homeowner vacancy rates were low among all jurisdictions. The City of Chino has the highest homeowner vacancy rate among the neighboring jurisdictions, at 2 percent.

Figure 2-7: Housing Stock Age in Chino



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-30** below displays the breakdown of the type of vacant units in the City of Chino. For rent units have the highest count of vacancy at 389 units, meaning that many of the vacant homes in the City are on the market, and listed for residents looking to rent. There were 38 units which were rented but unoccupied units in 2018 and 166 sold but unoccupied units. In addition, there were zero units vacant for migrant workers and 266 units available for sale. Additionally, there were only 50 units vacant for seasonal, recreational, or occasional use.

Type of Housing	Estimate
For rent	389
Rented, not occupied	38
For sale only	266
Sold, not occupied	166
For seasonal, recreational, or occasional use	50
For migrant workers	0
Other vacant	450
<b>Total</b>	<b>1,359</b>

Source: American Community Survey, 5-Year Estimates, 2018.

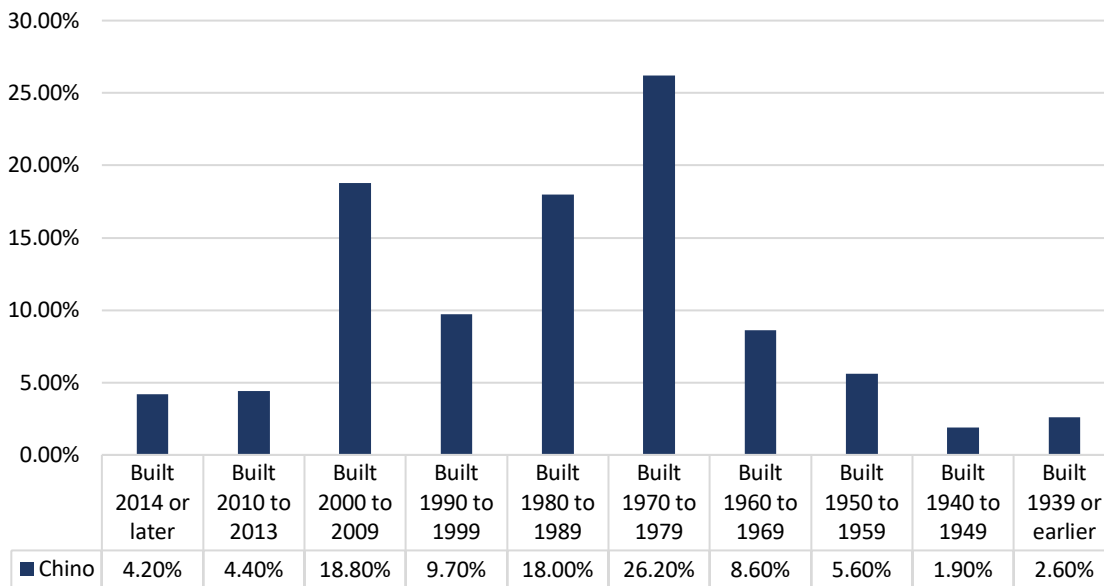


## 5. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and State programs also use the age of housing as one factor in determining housing rehabilitation needs.

**Figure 2-8** displays housing stock age data in the City of Chino. According to the 2018 ACS, the City had a large growth in housing development from 1970 to 1979. The majority of the City’s housing was built between the years 1980 and 2009, about 47 percent. A small number of homes existing today (about 16 percent) were built between 1940 and 1969, with even fewer (2.6 percent) built before 1939. Additionally, an estimated 9 percent of homes were built after 2010. Overall, the City of Chino’s housing stock is primarily new, meaning that the cost of updates and maintenance could be low for residents. However, the table shows slower housing production from 2000 to present.

Figure 2-8: Housing Stock Age in Chino



Source: American Community Survey, 5-Year Estimates, 2018.

According to the City’s Code Enforcement Officers, approximately 28 structures were characterized as “Unsafe or Substandard Structures” between the years of 2009 and 2022. Since there is no information on the status of all structures identified to date, the Housing Element assumes that 28 structures in the City require rehabilitation or replacement.

## 6. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Chino’s residents. **Table 2-31** displays data for the median home value in the City of Chino, San Bernardino County, and surrounding jurisdictions. In 2018, the ACS estimated the median value of a home in San Bernardino was \$305,400. In the City of Chino, the same year, the median value of a home was \$433,700, which is 42 percent higher than the County. Overall, each of the City’s neighboring jurisdictions had a median home value higher than the County’s, ranging from 14 percent higher in Ontario to 95.6 percent higher in Chino Hills.



**Table 2-31: Median Home Value by Community**

Jurisdiction	Median Home Value	Percent Higher or Lower than the County
Chino Hills	\$597,400	95.6%
<b>Chino</b>	<b>\$433,700</b>	<b>42.0%</b>
Rancho Cucamonga	\$473,800	55.1%
Ontario	\$348,200	14.0%
San Bernardino County	\$305,400	--

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-32** shows that rent for a two bedroom in the City of Chino experienced a 9.1 percent increase from \$2,200 to \$2,400. Three-bedroom rentals saw the highest percent change from 2017 to 2020 (27 percent), increasing from \$2,000 to \$2,540 and 4 bedrooms experienced an 11.6 percent increase in cost (\$2,500 to \$2,790). The cost of a rental in Chino has increased significantly for all housing unit sizes from 2017 to 2020.

**Table 2-32: Average Monthly Rental Rates**

Unit Type	January 2017 Average Monthly Rent	January 2018 Average Rent/Sq. Foot	January 2019 Average Monthly Rent	January 2020 Average Monthly Rent	Percent Change from 2017 to 2020
1 Bedroom	N/A	N/A	N/A	N/A	N/A
2 bedrooms	\$2,200	\$2,400	\$2,500	\$2,400	9.1%
3 Bedrooms	\$2,000	\$2,300	\$2,560	\$2,540	27.0%
4+ Bedrooms	\$2,500	\$2,600	\$2,800	\$2,790	11.6%

*Source: Zillow, Chino Rentals Zillow Rent Index, accessed May 2020.*  
 \*Percent Change from 2019 to 2019, 2020 rental data not available.

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, HCD developed income limits, based on the AMI, which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Bernardino County are shown in **Table 2-33**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-31**) and market rental rates (**Table 2-32**) to determine what types of housing opportunities a household can afford.



### **Extremely Low-Income Households**

Extremely low-income households earn less than 30 percent of the County AMI – up to \$15,850 for a one-person household and up to \$30,680 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in the City of Chino without assuming a substantial cost burden.

### **Very Low-Income Households**

Very low-income households earn between 31 percent and 50 percent of the County AMI – up to \$26,400 for a one-person household and up to \$40,700 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$83,600 and \$116,200, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$480 to \$683 in monthly rent, depending on household size. Given the cost of housing in the City of Chino, persons, or households of very low-income could not afford to rent or purchase a home in the City.

### **Low-Income Households**

Low-income households earn between 51 percent and 80 percent of the County’s AMI - up to \$42,200 for a one-person household and up to \$65,100 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$157,400 to \$229,600. Based on the asking prices of homes for sale in 2020 (**Table 2-24**), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,055 in rent per month and a five-person low-income household could afford to pay as much as \$1,628. Low-income households in the City of Chino would not be able to find adequately sized affordable apartment units (**Table 2-25**).

### **Moderate Income Households**

Persons and households of moderate income earn between 81 percent and 120 percent of the County’s AMI – up to \$97,600 depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$255,400 for a one-person household and \$381,200 for a five-person family. Moderate income households in the City of Chino would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,581 and \$2,440 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.



**CITY OF CHINO**  
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Table 2-33: Affordable Monthly Housing Cost for Renters				
Annual Income	Rent	Utilities^1	Total Affordable Monthly Housing Cost	
<b><i>Extremely Low-income (30% of AMI)</i></b>				
1-Person	\$15,850	\$217	\$179.00	\$396
2-Person	\$18,100	\$228	\$225.00	\$453
3-Person	\$21,720	\$278	\$265.00	\$543
4-Person	\$26,200	\$353	\$302.00	\$655
5-Person	\$30,680	\$432	\$335.00	\$767
<b><i>Very Low-income (50% of AMI)</i></b>				
1-Person	\$26,400	\$481	\$179.00	\$660
2-Person	\$30,150	\$529	\$225.00	\$754
3-Person	\$33,900	\$583	\$265.00	\$848
4-Person	\$37,650	\$639	\$302.00	\$941
5-Person	\$40,700	\$683	\$335.00	\$1,018
<b><i>Low-income (80% AMI)</i></b>				
1-Person	\$42,200	\$876	\$179.00	\$1,055
2-Person	\$48,200	\$980	\$225.00	\$1,205
3-Person	\$54,250	\$1,091	\$265.00	\$1,356
4-Person	\$60,250	\$1,204	\$302.00	\$1,506
5-Person	\$65,100	\$1,293	\$335.00	\$1,628
<b><i>Moderate Income (120% AMI)</i></b>				
1-Person	\$63,250	\$1,402	\$179.00	\$1,581
2-Person	\$72,300	\$1,583	\$225.00	\$1,808
3-Person	\$81,300	\$1,768	\$265.00	\$2,033
4-Person	\$90,350	\$1,957	\$302.00	\$2,259
5-Person	\$97,600	\$2,105	\$335.00	\$2,440
<p>Source: Housing Authority County of San Bernardino, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2017 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Utility Allowance.</p> <p>1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.</p>				



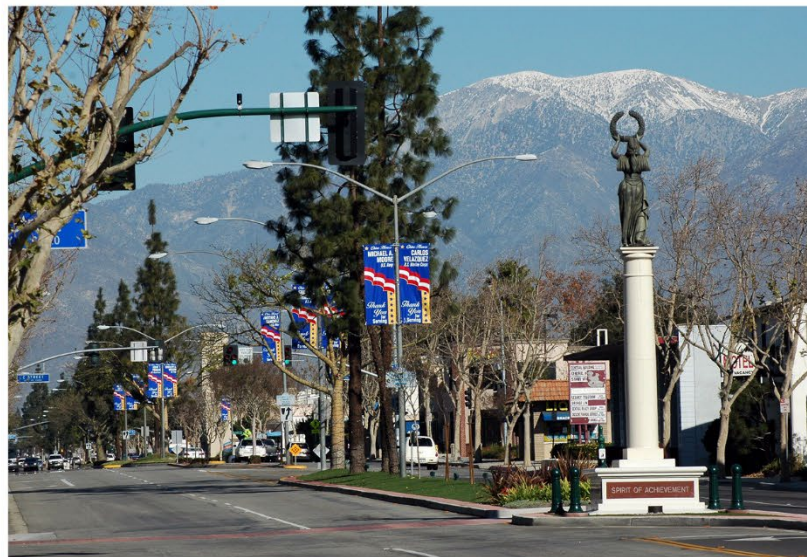
**CITY OF CHINO**  
**6th Cycle Housing Element Update**  
 (2021-2029)



Table 2-34: Affordable Housing Costs						
Annual Income	Mortgage	Utilities <sup>1</sup>	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
<b>Extremely Low-income (30% of AMI)</b>						
1-Person	\$15,850	\$158	\$179	\$59	\$396	\$34,500
2-Person	\$18,100	\$160	\$225	\$68	\$453	\$35,000
3-Person	\$21,720	\$197	\$265	\$81	\$543	\$43,000
4-Person	\$26,200	\$255	\$302	\$98	\$655	\$55,900
5-Person	\$30,680	\$317	\$332	\$115	\$767	\$69,500
<b>Very Low-Income (50% of AMI)</b>						
1-Person	\$26,400	\$382	\$179	\$99	\$660	\$83,600
2-Person	\$30,150	\$416	\$225	\$113	\$754	\$91,200
3-Person	\$33,900	\$455	\$265	\$127	\$848	\$99,600
4-Person	\$37,650	\$498	\$302	\$141	\$941	109,000
5-Person	\$40,700	\$530	\$332	\$153	\$1,018	\$116,200
<b>Low-income (80% AMI)</b>						
1-Person	\$42,200	\$718	\$179	\$158	\$1,055	\$157,400
2-Person	\$48,200	\$799	\$225	\$181	\$1,205	\$175,000
3-Person	\$54,250	\$888	\$265	\$203	\$1,356	\$194,600
4-Person	\$60,250	\$978	\$302	\$226	\$1,506	\$214,300
5-Person	\$65,100	\$1,048	\$332	\$244	\$1,628	\$229,600
<b>Moderate Income (120% AMI)</b>						
1-Person	\$63,250	\$1,165	\$179	\$237	\$1,581	\$255,400
2-Person	\$72,300	\$1,311	\$225	\$271	\$1,808	\$287,400
3-Person	\$81,300	\$1,463	\$265	\$305	\$2,033	\$320,800
4-Person	\$90,350	\$1,618	\$302	\$339	\$2,259	\$354,800
5-Person	\$97,600	\$1,739	\$332	\$366	\$2,440	\$381,200
<p>Source: Housing Authority County of San Bernardino, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2017 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Utility Allowance.</p> <p>1. Utilities includes heating, cooking, water heating, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming electric as averaged on the County of San Bernardino Utility Allowance Schedule.</p>						



## Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing





## Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

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As common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Chino. Housing constraints consist of both nongovernmental or market constraints, including but not limited to land costs, availability of finances, and construction costs; as well as, governmental constraints, including but not limited to land use controls, development standards and building codes, and permitting processes. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

### A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in the City of Chino and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing, and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in the City of Chino.

#### 1. Land Costs and Construction Costs

High land costs are one potential constraint to the development of affordable and middle-income housing in the City of Chino. Land cost represents a significant cost component in residential development. There are significant fluctuations in costs per square foot of land depending on location.

Current housing market data shows that the price of single-family residences ranges from \$145,000 for a two bed and two bath unit measuring 1,440 square feet to \$1,998,000 for a 4 bed and 3.5 bath unit measuring 4,900 square feet (Redfin). The limited supply of vacant land poses the largest constraint to the construction of affordable housing, especially affordable housing in the City of Chino. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. A July 2021 web search for vacant lots for sale in the City of Chino returned 8 lots ranging in size from 0.07 acres at \$40,000 to 6.95 acres at \$2,390,000. Based on the prices of these lots, the vacant lots cost an estimated average price per square foot of \$10.13.

The cost of land in the City of Chino does not create a constraint to the development of housing. The City has the lowest average cost of land in comparison to the neighboring cities of Ontario, Pomona, and Chino Hills, based on an October 2020 web search. The cost of land in these cities ranges from \$19.24 to \$121.94 per square foot of vacant land.

The cost of construction is another major factor in the price of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame



housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by State and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing in the San Bernardino region was approximately \$118.57 for multi-family housing and \$131.24 for single-family homes. Construction costs for custom homes and units with extra amenities run even higher. Construction costs are a significant portion of the overall development cost, and while they are somewhat consistent throughout the region, they can be considered a constraint to development.

## 2. Availability Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, interest rates and fees charged, laws and regulations governing financial institutions, and equal access to loans. Additionally, availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the City.

**Table 3-1** below displays the disposition of loan applications for the Riverside-San Bernardino-Ontario MSA/MD, per the 2019 Home Mortgage Discloser Act report.

<b>Table 3-1: Disposition of Loan Applications by Race/Ethnicity – Riverside-San Bernardino-Ontario MSA/MD</b>				
<b>Applications by Race/Ethnicity</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>	<b>Total (Count)</b>
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	39.0%	35.4%	27.7%	983
Black or African American	48.9%	22.5%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.8%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	26.1%	352
Asian	47.0%	30.3%	27.2%	1,521
Black or African American	43.8%	27.9%	32.3%	1,529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19,017
Hispanic or Latino	51.5%	25.0%	28.2%	11,797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777



<b>Table 3-1: Disposition of Loan Applications by Race/Ethnicity – Riverside-San Bernardino-Ontario MSA/MD</b>				
<b>Applications by Race/Ethnicity</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>	<b>Total (Count)</b>
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	29.4%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.3%	27,396
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	28.9%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.6%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
<i>Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.</i>				

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in the City of Chino.

### 3. Economic Constraints

Market forces on the economy and the construction industry can act as a barrier to housing development and especially to construction of affordable housing. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time low unemployment rates. The COVID-19 pandemic had stalled much of the economy in early 2020, however, as the California economy regains momentum unemployment continues to drop (5.4 percent between April and September 2020) and housing stock and prices in the City’s community remain stable. In the Riverside–San Bernardino–Ontario region, unemployment has dropped from 14.7 percent in April 2020 to 11 percent in September 2020. An October 2020 Redfin housing market analysis reported the price per square foot of homes in the City has increased 5.4 percent since last year. The 90 homes sold in the City of Chino this year were sold at an average of 0.4 percent over the listing price; and homes spent an average of 41 days on the market.

A 2020 California Association of Realtors (CAR) report found that homes on the market in San Bernardino County cost on average \$359,900 in September 2020 and experienced a 14.3 percent year to year price change; this cost is almost \$300,000 under the Southern California median home price in the same month



(\$656,750). According to the CAR First Time Buyer Housing Affordability Index, the median value of a home in San Bernardino County is \$275,400 with monthly payments (including taxes and insurance) of \$1,390, requiring an average qualifying income of \$41,700.

The City of Chino's home value index is \$534,396, according to October 2020 data from Zillow. Home values have increased 7.1 percent in the past year, and they are expected to increase another 7.9 percent through 2021. This includes values for single-family residences and condos, and according to Zillow, the home value index is seasonally adjusted to remove outliers and only includes the middle price-tier of homes. Home values in the City have continued to increase since 2012, when the lowest home value index reported that year was \$278,000. In comparison, for all of San Bernardino County the current home value index is \$379,622, which is \$154,774 less than the City.

The City of Chino's cost of home prices exceeds that of the neighboring cities of Ontario (\$456,750), Pomona (\$474,874), Montclair (\$474,011), as well as that of San Bernardino County (\$379,622). The cost of home prices in the City therefore is considered a constraint to the development of and access to housing, particularly affordable housing.

#### **4. Market Constraints**

The City of Chino's sites analysis strategy includes the creation of two new zones which permit residential development at 30 dwelling units per acre (du/ac). These are new overlay zones, so historical data on requests to develop below the identified density do not exist. The City has assumed development at 25 du/ac, 5 du/ac lower than the maximum permitted within the overlay zones. Additionally, a further reduction of 20 percent of the attainable dwelling units has been assumed in the Mixed-Use overlay to accommodate potential commercial development, though development is still permitted at 30 du/ac in this overlay. These assumptions do not take into consideration State Density Bonus law and the ability for development to occur above the maximum density on the identified sites. The remaining sites identified are within The Preserve Specific Plan area. Projects in the recently completed portions of The Preserve have been permitted at the densities identified within the Specific Plan. The Housing Element assumptions are consistent with the density assumptions in The Preserve Specific Plan. The City's full sites analysis strategy can be found in **Appendix B**.

### **B. Governmental Constraints**

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of housing production. Regulations related to building codes, planning processes, and development timelines may have impacts on housing cost and availability.

While the City of Chino has no control over State and federal laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement or housing create barriers to obtaining housing.



## 1. Land Use Controls

The Land Use Element in the City of Chino’s General Plan and the City’s development standards and Zoning Ordinance set forth policies and regulations for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The following provides the residential (RD) and mixed-use (MU) land uses established by the General Plan Land Use Element and their maximum permitted densities:

- RD1 – 1 dwelling unit per acre
- RD2 – 2 dwelling units per acre
- RD4.5 – 4.5 dwelling units per acre
- RD8 – 8 dwelling units per acre
- RD12 – 12 dwelling units per acre
- RD14 – 14 dwelling units per acre
- RD20 – 20 dwelling units per acre
- MU20 – 20 dwelling units per acre
- MU30 – 30 dwelling units per acre

### Overlay Districts

Overlay districts are created in order to incentivize particular development types in an area and/or to implement a Master Plan’s strategies and goals. Overlay districts are applied to the Zoning Map and supersede the zoning regulations as they often times require stricter and/or more specific standards. An overlay district is created to administer the goals of a Master Plan. There are five overlay districts in the City. Three of these districts relates to the development of housing, which will be detailed in this section.

- **Airport Overlay District** – The Airport Overlay District was established to implement the airport comprehensive land use plan and promote surrounding land uses that are compatible with airport operations. The overlay district identifies areas that are subject to high noise levels from aircrafts and that may be affected by crash impacts. Three “Aviation Safety Zones” are identified by the overlay district to sort land uses in accordance with their compatibility with airport operations. Residential land uses are only permitted in the safety zone III.
- **Downtown Overlay District** – The purpose and intent of the Downtown Overlay District is to create a pedestrian-friendly environment in Downtown Chino and promote high quality urban design of areas in high visibility. The overlay district establishes the development standards provided in **Table 3-2**, and it requires the approval of the Director of Development Services and the City Engineer for new street curb cuts for lots with alley access which are generally discouraged.

Table 3-2: Downtown Overlay District Development Standards									
Dimensions			Min. Yard Setbacks			Construction Standards			
Min. Lot Ares	Min. Lot Width	Min. Living Area	Front	Side <sup>(1)</sup>	Rear	Max. Height	Off-Street Parking <sup>(2)</sup>	Max. Lot Coverage	Max. Density <sup>(3)</sup>
4,500 sq.ft.	50 ft.	1,000 sq.ft.	20 ft.	4 ft./ 10 ft.	15 ft.	35 ft.	2	45%	8 DU/AC
<p><b>Notes:</b> (1) Interior side / street side            (2) garage spaces            (3) DU/AC – Dwelling Units per Acre  <i>Source: City of Chino Municipal Code Section 20.09.060 – Downtown Overlay District</i></p>									



- **Central Avenue Specific Plan** – The purpose and intent of the Central Avenue Specific Plan Overlay is to develop properties along the Central Avenue corridor in an aesthetic and functional manner, while minimizing and controlling traffic flow onto Central Avenue from adjacent streets. The specific plan is intended to promote a positive image of the corridor by attracting quality development and structuring land use, circulation, and urban design. The specific plan provides particular design guidelines to implement the plan. A wide variety of land uses are permitted in this district including mainly commercial retail and residential uses.

## 2. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. A housing developer may request a density bonus, incentive, or concession through an application for the addition of affordable housing units. The City of Chino Municipal Code defers to California Government Code Sections 65915-65918 which establish the potential bonuses depending on number of varying levels of affordable units, as established in **Table 3-3**, **Table 3-4**, and **Table 3-5** below.

To receive a density bonus, incentive, or concession, an applicant must provide the City with reasonable documentation to establish eligibility, and they may also provide one of the following analysis demonstrating that the density, concession, or incentive will make the qualifying units economically feasible:

- A development pro forma with the capital costs, operating expenses, return on investment, loan-to-value ratio, and the debt coverage ratio, including the contributions provided by any applicable subsidy programs, and the economic effect created by the minimum 55-year use and income restrictions on the affordable housing units;
- An appraisal report identifying the value of the density bonus and of the incentives or concessions;
- A use of funds statement identifying the projected financing gap for the project including the affordable housing units. The analysis must show how much of the funding gap is covered by the density bonus and how much is covered by the incentives/concessions.

An application for a density bonus, incentive, or concession is reviewed by the Planning Commission and the City Council is the final authorizing body. The Municipal Code states all qualifying units must meet the following requirements:

- **Concurrency** – Qualifying units shall be built concurrently with all other units in the development unless the city and the applicant agree in writing to an alternative schedule for development.
- **Location** – Qualifying units shall be built on-site wherever possible and, where practical, shall be dispersed within the housing development.
- **Unit Size** – Where feasible, the number of bedrooms of the qualifying units shall be equivalent to the bedroom mix of the other units in the development, except that the developer may include a higher proportion of qualifying units with more bedrooms.



- **Design** – The design and appearance of the qualifying units shall be compatible with the design of the housing development as a whole.
- **Linked Sites** – Circumstances may arise in which the public interest would be served by allowing some or all of the qualifying units associated with one housing development to be produced and operated at an alternative development site. If the developer and the City agree in writing to allow the production and operation of qualifying units at an alternative site, the resulting linked developments shall be considered a single housing development for the purposes of this chapter.

Percent Very Low-Income Units	Percent Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Percent Low-Income Units	Percent Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Percent Moderate-Income Units	Percent Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18



<b>Percent Moderate-Income Units</b>	<b>Percent Density Bonus</b>
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

The Government Code states that when an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a City the applicant must be entitled to an increase in the otherwise allowable residential density for the entire development, as shown in **Table 3-6**.

<b>Percent Very Low-Income</b>	<b>Percent Density Bonus</b>
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35



Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35 percent of an individual residential project. California state law AB 2345, adopted in 2020, states that all jurisdictions in California are required to process projects proposing up to 50 percent additional density if those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35 percent. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent of the total units for very low-income households, or at least 20 percent for persons or families of moderate income in a common interest development. It also allows an applicant to receive three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent of the total units for very low-income households, or at least 30 percent for persons or families of moderate-income households in a common interest development.

The City’s Density Bonus program allows a maximum of 35 percent density increase; however, AB 2345 requires an allowance of up to 50 percent density bonus when the base BMR is proposed. The City has included a program in **Section 4: Housing Plan** to update the City’s Development Code in compliance with state legislation.

### 3. Residential Development Standards

The City of Chino establishes a variety of residential and mixed-use districts in accordance with permitted density. The City’s Municipal Code-Chapter 20 (Zoning Code) sets development standards for each district to implement the goals of the City’s General Plan, which are provided in **Table 3-7**, as well as online. The development standards ensure new development is compatible with existing homes and provides appropriate locations for new development to meet the housing needs of the City’s residents. The development standards also ensure there is adequate light, air, privacy, and open space for homes, and it protects residents from excessive noise, traffic congestion, air pollution, and hazards.

- **Residential/Agricultural (RD 1)** – The purpose of this district is to provide for very large lot residential development in a rural environment. This designation also provides a buffer between the City of Chino and other communities and between urban areas and permanent intensive agricultural areas. The RD 1 district allows up to one dwelling unit per adjusted gross acre and up to 1.25 dwelling units per adjusted gross acre with the provision for affordable housing.
- **Residential/Agricultural (RD 2)** – The purpose of this district is to provide large lot residential development in a nonurbanized environment. This designation is characterized by large lot development that includes horse-keeping and other semi-rural uses. The RD 2 designation allows one to two dwelling units per adjusted gross acre and up to 2.5 dwelling units per adjusted gross acre with the provision for affordable housing.
- **Residential (RD 4.5)** – The purpose of this district is to encourage a predominately single-family suburban residential development similar to that found in many of the city's existing residential



tracts. The RD 4.5 designation permits 3 to 4.5 dwelling units per adjusted gross and up to 6 dwelling units per adjusted gross acre with the provision of affordable housing.

- **Residential (RD 8)** – The purpose of this district is intended as a transition zone from low density single-family areas to higher intensity commercial, industrial and multiple-family residential areas. Attached and detached dwelling units are permitted in this district. The RD 8 district permits 4.5 to 8 dwelling units per adjusted gross acre and up to 10 dwelling units per adjusted gross acre with the provision of affordable housing.
- **Residential (RD 12)** – The purpose of this district is to encourage a wide range of residential land uses from attached dwellings to townhouse type developments. The designation permits 8 to 12 dwelling units per adjusted gross acre and up to 15 dwelling units per adjusted gross acre with the provision of affordable housing.
- **Residential (RD 14)** – The purpose of this district is to provide an area for attached townhome and condominium developments. Medium density residential uses in this district provide a mix of urban and suburban amenities including attached units with enclosed garages and common recreational open space. The RD 14 district permits from 12 to 14 dwelling units per adjusted gross acre and up to 17.5 dwelling units per adjusted gross acre with the provision of affordable housing.
- **Residential (RD 20)** – The purpose of this district is to provide for a relatively high-density residential environment characterized by fourplex developments and garden apartments. The RD 20 designation permits 14 to 20 dwelling units per adjusted gross acre and up to 25 dwelling units per adjusted gross acre with the provision of affordable housing.
- **Mixed Use 20 (MU 20)** – The purpose of this district is to provide for relatively high-density housing mixed with commercial and office uses. The designation is characterized by ground floor level sales and service uses, including eating and drinking establishments, with residential and/or office uses on the upper floor levels. The MU 20 district permits 14 to 20 dwelling units per adjusted gross acre and up to 24 dwelling units per adjusted gross acre with the provision of affordable housing.
- **Mixed Use 30 (MU 30)** – The purpose of this district is to provide for high-density housing mixed with commercial and office uses. The district is characterized by ground floor level sales and service uses, including eating and drinking establishments, with residential and/or office uses on the upper floor levels. The MU 30 designation permits 20 to 30 dwelling units per adjusted gross acre and up to 37.5 dwelling units per adjusted gross acre with the provision of affordable housing.



**Table 3-7: Residential Development Standards in the City of Chino - Dimensions**

Zone	Dimensions			Min. Yard Setbacks			Construction Standards		
	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Front	Side <sup>(2)</sup>	Rear	Max. Height	Max. Lot Coverage	Max. Density <sup>(1)</sup>
<b>Residential Zoning Districts</b>									
RD 1	1 acre	100 ft.	100 ft.	25 ft.	10 ft./ 15 ft.	25 ft.	35 ft.	25%	1
RD 2	20,000 sq.ft.	100 ft.	100 ft.	25 ft.	10 ft./ 15 ft.	25 ft.	35 ft.	25%	2
RD 4.5	7,200 sq.ft.	60 ft.	100 ft.	25 ft.	5 ft./ 15 ft.	10 ft.	35 ft.	60%	4.5
RD 8	4,500 sq.ft.	50 ft.	90 ft.	20 ft.	5 ft./ 10 ft.	15 ft.	35 ft.	60%	8
<b>Multiple Family Residential Zoning Districts</b>									
RD 8	10,000 sq.ft.	80 ft.	N/A	25 ft.	15 ft./ 25 ft.	15 ft.	35 ft.	N/A	8
RD 12	10,000 sq.ft.	80 ft.	N/A	25 ft.	15 ft./ 25 ft.	15 ft.	35 ft.	N/A	12
RD 14	10,000 sq.ft.	80 ft.	N/A	25 ft.	15 ft./ 25 ft.	15 ft.	35 ft.	N/A	14
RD 20	10,000 sq.ft.	80 ft.	N/A	25 ft.	15 ft./ 25 ft.	15 ft.	45 ft.	N/A	20
<b>Mixed-Use Zoning Districts</b>									
MU 20	10,000 sq.ft.	80 ft.	N/A	0 ft.	0 ft.	N/A	45 ft.	80%	20
MU 30	10,000 sq.ft.	80 ft.	N/A	0 ft.	0 ft.	N/A	55 ft.	80%	30
<b>Notes:</b>									
(1): Dwelling units per acre									
(2): Interior side/ street side									

**Yard Requirements**

Yards allow for light and air, pedestrian and vehicular circulation, emergency access, and aesthetic improvements. The City of Chino Municipal Code establishes setback requirements in order to maintain yard space on the front, sides, and rear of the properties. The front setback is the same for all residential districts, but it differs on the sides and the rear depending on the housing type, density, if located on a corner and whether there is alley access. Setbacks may cause constraints to reaching maximum permitted density in certain cases.

**Site Coverage and FAR**

Floor Area Ratio (FAR) is defined in the City of Chino Municipal Code as the ratio of the total gross floor area of all buildings on a site, excluding structured parking areas, divided by the total site area. FAR is regulated to maintain and limit the massing of buildings in relation to the property.

Lot Coverage accounts for buildings, accessory buildings, structures, and covered patios on a site. Maximum lot coverage requirements are established by the City to regulate bulk, mass, and intensity of use on a site. Site coverage is regulated for all residential districts, except for multiple family zones.

**Open Space**

Open space is regulated to control intensity of use and add light and air between and around structures. The City of Chino Municipal Code identifies three types of open space that may be required depending on the housing type: common, private, and usable. Common open space is intended to be shared by all residents within a development. Private open space is available to the residents of a single- or multi-family



dwelling unit. Usable open space includes landscaping or other features which provide for active or passive recreation, including any ornamental landscaping that is a part of the outdoor space. Parking and loading areas, service areas, driveways, walkways, and areas that provide access to dwelling units are not counted as usable open space.

**Maximum Building Height**

The City of Chino Zoning Code establishes building height as the vertical distance from the average level of the highest and lowest point of the portion of the lot covered by the structure to the highest point of the structure. Height limits do not include towers, spires, cupolas, chimneys, elevator penthouses, water tanks, flagpoles, monuments, antennas, or similar structures. However, these exceptions may not cover an area greater than 15 percent of the building footprint area. The Municipal Code sets procedural methods for exceeding the height limits: The approval of an Administrative Approval application is required to exceed the limit by 10 feet or less; and the approval of a Site Approval application by the Planning Commission is required to exceed the limit by 10 feet or more.

**Parking Standards**

The City of Chino mandates parking requirements to be applied to all developments in the City. **Table 3-8** provides the required parking for all residential uses. Parking is defined as having to be located in a garage, covered, or uncovered. Multiple family housing projects must also include guest parking spaces within the development.

<b>Table 3-8: Parking Requirements for Residential Uses</b>		
<b>Unit Type</b>	<b>Number of Spaces Required per Dwelling Unit</b>	
Single-Family Dwellings	2 garage spaces	
Duplexes	2 garage spaces / 1 covered space per dwelling less than 950 sq.ft.	
Multiple-Family Dwellings	Studio	1 covered space
	1-Bedroom	1.5 covered spaces
	2+ Bedrooms	2 covered spaces
	Guest Parking	1 space per 10 units
Accessory Dwelling Units	1 covered or uncovered space <sup>(1)</sup>	
Live/Work Units	1.5 spaces for up to 1,000 sq.ft./ 0.5 space per addition 1,000 sq.ft.	
<b>Notes:</b>		
(1) See City of Chino Municipal Code Section 20.11.020		

The City’s parking requirements fluctuate in residential zones depending on land use and intensity. As an example, the minimum parking requirements in the RD 20 zoning district for a 20-unit project on one acre of land and made up of all 2-bedroom units is 42 parking spaces. Assuming a standard 9-foot by 18-foot uncovered parking space, the total parking requirements is about 6,804 square feet. Based on the market analysis done above, uncovered lot parking for a 1-acre development, at maximum density the RD 20 zone can cost about \$91,854. The City of Chino parking standards require that 40 of these 42 parking spaces are covered. Typically, construction costs can be higher for covered parking, parking structures, and/or



below ground parking. The cost of parking based on the City’s requirements for multi-family housing can be considered a constraint to the development of housing, the developers may receive concessions or incentives in the form of parking reduction for the development of housing affordable to low- and very low-income households as provided in the above State Density Bonus Law section.

#### 4. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. **Table 3-9** summarizes the City’s zoning provisions for various types of housing.

**Table 3-9: Provisions for Various Housing Types in the City of Chino**

Housing Type	Residential							Mixed-Use		Commercial				Industrial			Open Space	
	RD 1	RD 2	RD 4.5	RD 8	RD 12	RD 14	RD 20	MU 20	MU 30	CG	CO	CR	CS	BP	M1	M2	AD	AG
Single-Family Homes	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P
Duplex Homes	-	-	-	A	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Multiple-Family Dwellings	-	-	-	-	P	P	P	C	C	-	-	-	-	-	-	-	-	-
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P
Jr. Accessory Dwelling Units	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P
Senior Housing Projects	-	-	-	C	C	C	P	-	-	C	C	-	C	-	-	-	-	-
Congregate Care Facilities	-	-	-	-	C	C	C	-	-	C	C	-	C	-	-	-	-	-
Group Homes and Facilities	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Mobile Home Parks	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-



**Table 3-9: Provisions for Various Housing Types in the City of Chino**

Housing Type	Residential							Mixed-Use		Commercial				Industrial				Open Space
	RD 1	RD 2	RD 4.5	RD 8	RD 12	RD 14	RD 20	MU 20	MU 30	CG	CO	CR	CS	BP	M1	M2	AD	AG
Common Interest Subdivisions	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Residential Care Facilities, Small	P	P	P	P	P	P	P	P	P	C	C	-	-	-	-	-	-	-
Residential Care Facilities, Large	C	C	C	C	C	C	C	P	P	C	C	-	-	-	-	-	-	-
Short-Term Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding House	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast	C	C	-	-	C	C	C	-	-	C	-	C	-	-	-	-	-	-
Transitional Housing	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Hotels and Motels	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	P	-
Live/Work	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Caretaker Quarters	-	-	-	-	-	-	-	-	-	-	-	-	p	C	C	C	C	P
Emergency Shelters	-	-	-	-	-	-	-	C	C	C	-	-	P	-	-	-	-	-

**Notes:**

- P – Permitted
- C – Conditional Use Permit
- A – Administratively Permitted Use
- (-) – Prohibited

Source: City of Chino Municipal Code Section 20.04.030 – Use Regulations



### **Single-Family Home**

The City of Chino Municipal Code defines a single-family dwelling unit as containing kitchen and bath facilities, and it is designed for occupancy exclusively by one family. A single-family dwelling may be attached or detached to another unit.

### **Duplex Home**

A duplex contains two dwelling units on one residential lot and is designed for occupancy by two independent households. Each dwelling unit must contain its own cooking, sleeping, and sanitary facilities; its own entrance; and may not contain a shared common interior space. Duplex dwellings may be attached or detached.

### **Multiple-Family Dwellings**

A multiple-family dwelling is defined as a building or portion of a building that provides three or more dwelling units. Included in this definition are apartment buildings, and townhouses or rowhouses that have apartments located above them. Multiple-family dwellings may not include temporary lodging such as hotels or motels.

### **Accessory Dwelling Units (ADUs)**

An ADU is an attached or detached dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Government Code Section 65852.2 provides additional guidance on the term and standards associated with this housing type.

### **Group Homes**

A group home is defined as a private residence that provides foster care to children, housing for the mentally or physically handicapped or chemically dependent. Group homes are currently only permitted in the CG zone with approval of a Conditional Use Permit. A program is included in **Section 4: Housing Plan** to ensure the City's Zoning Code is compliant with State law.

### **Manufactured Home/Mobile Homes**

A manufactured home is defined as a structure transportable in one or more sections which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities (including plumbing, heating, air conditioning and electrical systems contained in the home). Manufactured homes include mobile homes and are subject to the National Manufacturing Housing Construction and Safety Act of 1974.

### **Short-Term Rental**

A short-term rental includes rental of any residential building, portion of a building, or groups of buildings in which there are guest rooms or suites for transient guests; this includes a housekeeping unit. Meals may or may not be provided in short-term rentals, and guests stay for no more than 31 consecutive days.



### **Residential Care Facility**

The City of Chino Municipal Code states that in accordance with section 1502 of the Health and Safety Code, "residential care facility" means any family home, group care facility or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

### **Congregate Care Facility**

A congregate care facility provides long-term residence exclusively to persons 60 years of age or older, and includes common dining, social, and recreational features. Special safety and convenience features are also incorporated for the needs of the elderly such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs. Congregate care facilities also provide social services for residents which must include at least two of the following: meals services, transportation, housekeeping, linen, organized social activities, health screenings, and health/nutrition education.

### **Transitional Housing**

Transitional housing may be a facility in which occupants live for a specified period of time while they receive assistance and counseling in personal and household income management.

### **Supportive Housing**

Supportive housing is established to house a target population which receive services that assist them in retaining housing, improving their health, and live and work in the community. Supportive housing does not set a limit on length of stay.

### **Farmworker Housing**

California Health and Safety Code Sections 17021.5 and 17021.6 generally requires agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City's Municipal Code does not address Farmworker Housing by definition. A program is included in **Section 4: Housing Plan** to ensure the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons.

### **Emergency Shelters**

An emergency shelter provides temporary housing and food for individuals in need or disaster victims. The shelters may be operated by a public or non-profit organization. Emergency shelters are permitted in the CS zone. Emergency shelters are also permitted in the MU 20, MU 30, and CG zoning districts with the approval of a Conditional Use Permit. The City currently has 12 properties of CS-zoned land totaling 18.4 acres. The parcels range from 0.32 acres to 4.27 acres, and the average parcel size is 1.5 acres. Two of the 12 parcels are currently vacant. Additionally, all 12 parcels are located along Central Avenue in Chino's downtown area near access to transportation, employment opportunities, and commercial needs.

The following lists the standards required for the development of emergency shelters:



- Parking - 1 space per every 4 beds. Emergency shelter parking requirements do not require more parking than other residential or commercial uses in the zone. A program is included in the Housing Plan to only provide sufficient parking to accommodate staff working at the emergency shelter as current language bases the requirements on the number of beds.
- Number of beds - Emergency shelter facilities shall contain no more than thirty beds and shall serve no more than thirty persons at any one time. Beds must be reserved.
- Duration of stay - Emergency shelter shall be available to residents for no more than ninety days and beds must be reserved.
- Staff and services shall be provided to assist residents in obtaining permanent shelter, at no cost to the residents.
- Emergency shelter providers shall have a written management plan including, as applicable: Provisions for staff training, neighborhood outreach, security, and screening of residents to insure compatibility with the type of services provided.
- Proximity to other emergency shelters - Emergency shelters shall be located a minimum of three hundred feet from any other emergency shelter.
- Hours of operation - Facilities shall establish set hours for client intake and discharge.
- On-site management - On-site personnel shall be provided at all times.
- Lighting - Facilities shall provide security and safety lighting in the parking lot, on buildings, and areas of pedestrian access.
- Security - Facilities shall provide secure areas for personal property.
- Waiting area - If intake of clients will occur on-site, a minimum two hundred square foot enclosed or screened waiting area shall be provided to prevent queuing in the public right-of-way. Additional waiting area may be required depending on the anticipated client load.
- Living area - One hundred twenty square feet of indoor living area of indoor living area, plus an additional fifty square feet of living area for each additional person over two persons, excluding staff, of which thirty percent shall be common or recreational space.

### **Low Barrier Navigation Centers**

AB 101, adopted in 2019, states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City of Chino Municipal Code does not address Low Barrier Navigation Centers by definition. A program is included in **Section 4: Housing Plan** to ensure the City’s development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses.



## 5. Growth Management Measures

Growth management measures are techniques used by a government, and often initiated by voters, to regulate the rate, intensity, and type of development throughout a jurisdiction. Growth management measures allow cities to grow responsibly and orderly, however, if overly restrictive these measures can produce constraints to the development of housing, specifically affordable and accessible housing.

On November 8, 1988, City of Chino residents passed a ballot measure, Measure M, to establish maximum densities for residential lands in the City. With the exception of senior housing projects, residential housing developments may not exceed the maximum land use designations set forth by the zoning map, zoning ordinance, or any development agreement in effect on November 8, 1988, without the approval of a vote by the City's residents. Furthermore, land that has not been designated for residential development, such as commercial and/or industrial, as set forth in the General Plan, specific plans, or development agreements approved by the City prior to November 8, 1988, may not be rezoned to accommodate the development of housing without the approval of a vote by the City's residents. Since the measure's adoption in 1988, 14 projects have been approved by the City's voting residents. In each case, the developer and/or property owner must pay the full cost of the election and any costs related to the implementation of the owner's specific proposal for which the voters of the City of Chino are asked to enact.

This growth management measure is considered a severe constraint of the development of housing in the City as it may delay a project and requires significant capital investment without knowing the results of an election. This measure may discourage housing development projects and particularly affordable housing projects. While Measure M does give residents approval power for specific residential developments, of the 15 instances where a vote was necessary, residents have only voted down one residential project in 2017. The remaining 14 projects were approved and ranged from residential densities of 1 du/acre to up to 20 du/acre.

In relation to the Housing Element, the City of Chino has interpreted Measure M as not applying to adoption of the Housing Element as that does not require a rezoning action. Measure M does apply to **Programs 3B and 3C** which are the application of the two identified overlay strategies (affordable housing and mixed-use overlays) which the City will use to meet its RHNA. While the overlays do not change the underlying non-residential zoning, they do add the ability for residential uses on parcels which do not currently have that ability or do not currently permit residential at 30 dwelling units per acre.

6. Therefore, compliance with Measure M is a required implementing action of the Housing Element to be completed within the required timeframes. The City of Chino held a Measure M vote in June 2022. The vote successfully passed the zoning actions associated with the Housing Element Update, Measure

### Y. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistency and an enhanced aesthetic level throughout the project community. Specific Plans may contain their own



development standards and requirements that may be more restrictive or less restrictive than those defined in the Zoning Code for the General City.

### ***The Preserve Specific Plan***

The Preserve Specific Plan area is approximately 5,435 acres of former and current farm and dairy property. The intent and purpose of the Specific Plan is to create a community based on a mix of residential neighborhoods focused around a community core and a regional commercial center. The development is to be inter-connected with a multi-purpose open space feature and is intended to be integrated with the Chino airport. The Specific Plan allows for a range of housing types including equestrian estates, contemporary apartments and condominiums, and entry-level housing.

## **7. Housing for Persons with Disabilities**

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

### ***Reasonable Accommodation***

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The reasonable accommodations chapter of the City of Chino Municipal Code establishes that the Director of the Development Services Department shall have the authority to modify the established zoning regulations for the purpose of allowing reasonable accommodations in conjunction with the Americans with Disabilities Act (ADA). The City of Chino Municipal Code states that modifications from zoning standards may only apply to additions or tenant improvements to existing buildings and shall be limited to the following areas:

- Additions or alterations required to retrofit an existing building to provide adequate disabled access may encroach into a required setback.



- The maximum lot coverage, floor area ratio, and/or landscape coverage may be deviated from if an addition or alteration to an existing building is required to provide disabled access.

A program is included in **Section 4: Housing Plan** to ensure the City’s Zoning Code is amended to be compliant with State law.

Occupancy Standards

Under the right of privacy, the California Constitution prohibits a restrictive definition of “family” which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City of Chino Municipal Code defines the term family as one or more persons sharing a dwelling unit in a living arrangement that includes the sharing of living expenses, such as rent or mortgage payments, food costs and utilities; the maintenance of a single lease or rental agreement for all persons sharing the dwelling unit; or other characteristics indicative of a single household. This definition of the term family is not restrictive of the number of unrelated persons living together.

**8. Development Application Fees**

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. Development fees can be a constraint to the maintenance, improvement, and development of housing because the added costs for developers result in higher housing unit costs. Development fees are, however, necessary to provide planning and public services. **Table 3-10** provides the planning processing fees and **Table 3-11** provides the engineering and other fees. These fees are available online and adjusted annually based on Cost-of-Living adjustments and other factors.

<b>Table 3-10: Planning Fees</b>			
<b>Application Type</b>			<b>Fee/Deposit</b>
Administrative Review	Residential without Development Review Committee		\$291
	Commercial or Industrial with Development Review Committee		\$3,623
	Commercial or Industrial without Development Review Committee		\$1,868
Agricultural	Agricultural Contract Cancellation		\$3,454 plus outside costs
	Agricultural Preserve Withdrawal		\$2,035 plus outside costs
	Agricultural Contract – Partial Notice of Non-Renewal		\$1,519 plus outside costs
	Agricultural Contract – Notice of Non-Renewal		\$1,519 plus outside costs
Appeals	Administrative Approval	Resident	\$0
	Appeal to Planning Commission	Applicant and all others	\$4,706
	Appeal of Planning Commission Decision to	Resident	\$0
	City Council	Applicant and all others	\$3,538



**Table 3-10: Planning Fees**

Application Type		Fee/Deposit
Art in Public Places		Valuation x 0.1%
Covenants, Conditions & Restrictions (CC&R) Review		\$433 plus cost of City Attorney Review
Design Review Board (College Park & The Preserve)		\$2,572 plus DRB review cost
Development Agreement Processing		Actual cost using fully burdened rates
Development Agreement Annual Compliance Review		Actual cost using fully burdened rates
Developer Modifications	Site Approval	\$6,466
	Special Conditional Use Permit	\$3,505
	Condition of Approval	\$1,687
	Site Approval/ SCUP – Admin Review	\$1,174
	Subdivision	\$2,700
	Administrative Review Commercial/ Industrial without Development Review Committee	\$987
	Administrative Review Commercial/ Industrial with Development Review Committee	\$2,125
Environmental Review	Environmental Assessment – Initial Study/ Mitigated Negative Declaration/ Negative Declaration Preparation	\$1,736
	Mitigated Negative Declaration, Negative Declaration, Addendum	\$5,405
	Environmental Impact Report	\$9,769
AB 3158 Implementation Fees	Environmental Impact Report	\$3,343.25
	Negative Declaration & Mitigated Negative Declaration	\$2,406.75
	NOD Filing Fee	\$50
	Notice of Exemption	\$50
Home Occupation Permit		\$291
General Plan Amendment	Map	\$6,250
	Text Only	\$5,753
Landscape & Irrigation Plan/ Lighting Plan/ Wall Plan Review	Construction Plans	\$839 plus consultant cost
	Conceptual Plans/ Minor Administrative Landscape Review	\$152 plus consultant cost
Master Site Approval Review – The Preserve/ College Park	5 – 20 acres	\$2,273
	21 – 125 acres	\$4,549
	126 or more acres	\$12,149
Preliminary Project Review		\$3,801
Preserve Specific Plan	Cost Recovery Fee	\$765 per gross are
	Resources Management Plan Mitigation Fee	\$5,596 per adjusted gross acre
Prezone with Annexation		\$11,938 (+LAFCO Fees)
Residential Applicant		\$0



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**Table 3-10: Planning Fees**

Application Type		Fee/Deposit
Public Notice for Project Entitlements	Applicant/ Developer & All Others	\$157 plus actual notice and mailing costs
School Fees – New Construction or Additions Over 500 sq.ft.		Calculated and collected by Chino Unified School District
Sign Ordinance Amendment		\$6,418
Sign Ordinance Variance		\$2,762
Signs	Sign Plan Review	\$294
	Sign Program Review	\$861
Site Approval		\$8,371
Special Agreement to Assist Development		Actual Cost
Special Conditional Use Permit	Residential (Owner Occupied)	\$1,445
	Commercial or Industrial	\$4,515
	Special Conditional Use Permit & Site Approval	\$9,962
Special Plan Amendment Review		\$7,511
Temporary Banner Permit		\$39
Tentative Parcel Map		\$5,734 + \$15 per lot
Tentative Tract Map		\$7,588 + \$15 per lot
Time Extensions	Administrative Review – without DRC Review	\$185
	Administrative Review – DRC Review	\$1,236
	Discretionary Review – PC Review	\$1,700
Zone Ordinance Variance	Owner Occupant of Single-Family Residence as Applicant	\$203
	All Others	\$4,050
Zone Change Review		\$6,941
Zone Ordinance Amendment		\$4,404
<i>Source: City of Chino 2021 Fee Schedule</i>		



<b>Table 3-11: General Services Fees</b>	
<b>Application Type</b>	<b>Fee/Deposit</b>
<b>Plan Checking</b>	
Subdivision Map/ Final Tract Map	\$4,034 + \$68/lot
Subdivision Map/ Final Parcel Map	\$3,440 + \$68/lot
Rough Grading (0-10 acres)	\$2,220
Rough Grading (10+ acres)	\$2,220 + \$635 for each additional 10-acres
Precise Grading (0-10 acres)	\$1,124 + \$236 for each additional acre
Precise Grading (10+ acres)	\$3,248 + \$683 for each additional 5-acres
Hydrology Study (0-3 acres)	\$1,334
Hydrology Study (3+ acres)	\$1,334 + \$469 per each additional acre
Erosion Control Plan (0-5 acres)	\$284
Erosion Control Plan (5+ acres)	\$284 + \$163 for each additional 5-acres
Water Quality Management Plan (0-5 acres)	\$1,524
Water Quality Management Plan (5+ acres)	\$1,524 + \$503 for each additional 5-acres
Engineering Plan Check (\$0 - \$25,000) Based on Approved Engineer's Cost Estimate	\$1,929 + 7.7% of the amount greater than \$10,000
Engineering Plan Check (\$25,001-\$75,000) Based on Approved Engineer's Cost Estimate	\$3,623 + 3% of the amount greater than \$25,000
Engineering Plan Check (\$75,001-\$125,000) Based on Approved Engineer's Cost Estimate	\$6,132 + 2.5% of the amount greater than \$125,000
Engineering Plan Check (\$125,001-\$200,000) Based on Approved Engineer's Cost Estimate	\$8,386 + 2.4% of the amount greater than \$125,000
Engineering Plan Check (\$200,001+) Based on Approved Engineer's Cost Estimate	\$10,708 + 1.3% of the amount greater than \$200,000
Revisions of Engineering Plans	\$702
<b>Permits &amp; Inspections</b>	
Right-of-Way Encroachment Permit	\$170
Right-of-Way Encroachment Permit (Minor)	\$47
Inspection of Residential Driveway	\$229
Public Utility/Agency/Plan Check Inspection (\$0-\$1,000)	\$366
Public Utility/Agency/Plan Check Inspection (\$1,001-\$100-000)	\$366 + 3.3% of construction cost
Public Utility/Agency/Plan Check Inspection (\$100,001+)	\$5,668 + 0.8% of cost over \$100,000
<b>Other</b>	
Lot Line Adjustment	\$1,070
Deeds of Right-of-Way/Dedication/Vacation	\$886
<i>Source: Resolution No. 2020-080 (User Fees)</i>	

The City of Chino assesses impact fees on a project-by-project basis, taking into account the number of units proposed in the development and the impact these units may have on law enforcement, fire services, parkland, circulation in the area, storm water, and sewage and water infrastructure. **Table 3-12** provides the development impact fees as they relate to the development of housing in the City. Development impact fees differ within The Preserve Specific Plan boundary – they are provided in **Table 3-13**.



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<b>Table 3-12: City of Chino Development Impact Fees</b>	
<b>Use</b>	<b>Fee Per Unit</b>
<b>Development Impact <sup>(1)</sup></b>	
Detached Low Density Residential	\$15,948
Detached Medium Density Residential	\$15,104
Attached Medium Density Residential	\$11,332
Attached High Density Residential	\$9,709
Mobile Home	\$9,692
Commercial Lodging	\$7,532
<b>Residential Parks and Recreation</b>	
Single-Family Units	\$11,619
Multi-Family Units	\$8,887
Mobile Home Units	\$7,663
<b>Sewage Facilities</b>	
Residential per Dwelling Unit	\$6,955
Commercial/Industrial per Equivalent Dwelling Unit	\$6,955
<b>Accessory Dwelling Units</b>	
Minimum 751 sq.ft. to maximum 850 sq.ft.	\$7.89/sq.ft.
<i>Notes: (1) Development impact fees include fees for law enforcement, fire, circulation, storm drainage, water, sewage, general facilities, and public use.</i>	
<i>Source: City of Chino 2020 Fee Schedule</i>	

<b>Table 3-13: Development Impact Fees for The Preserve Specific Plan</b>	
<b>Use</b>	<b>Fee Per Unit</b>
<b>Development Impact</b>	
Detached Low Density Residential	\$33,193
Detached Medium Density Residential	\$29,658
Attached Medium Density Residential	\$23,341
Attached Dwelling RD-16/20 Residential	\$23,195
Attached Dwelling RD/CC-30 Residential	\$17,502
Commercial Lodging	\$14,699
<b>Residential Parks and Recreation</b>	
Single-Family Units	\$10,582
Multi-Family Units	\$8,094
<b>Sewage Facilities</b>	
Residential per Dwelling Unit	\$6,955
Commercial/Industrial per Equivalent Dwelling Unit	\$6,955
<b>Accessory Dwelling Units</b>	
Minimum 751 sq.ft. to maximum 850 sq.ft.	\$15.97/sq.ft.
<i>Notes: (1) Development impact fees include fees for law enforcement, fire, circulation, storm drainage, water, sewage, general facilities, and public use.</i>	
<i>Source: City of Chino 2020 Fee Schedule</i>	



The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City’s policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project measuring 3,000 square feet and located on a 9,000 square foot lot, assuming it is not part of a subdivision and is consistent with existing City policies and regulations, can range from \$51,647 to \$62,014. Estimated total development and impact fees for a typical multi-family residential project with 10 units and measuring a total of 34,848 square feet on a one-acre lot, assuming it is consistent with existing City policies and regulations, can range from \$202,741 to \$213,108.

These estimates are illustrative in nature and actual costs are contingent upon unique circumstances inherent in individual development project applications. Considering the high cost of land in the City of Chino, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 10.02 percent to 12.04 percent of the direct cost of development for a single-family residential project and 4.3 percent to 4.51 percent for a multi-family residential project. Direct costs do not include, connection fees, on/off-site improvements, or amenities, therefore, the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

## 9. In-lieu Fees

The City of Chino’s Municipal Code mandates that in conjunction with the approval of a tentative map or parcel map, a project must be conditioned to dedicate land or pay in lieu fees. Specifically, 3 acres of land per 1,000 persons residing in the City must be devoted to park and recreational purposes for public interest, convenience, health, welfare, and safety.

A developer or subdivider may choose to pay in-lieu fess – a fee equal to the value of the land required to be dedicated – if any of the following apply:

- There is no land designated for park or recreational purposes in the conservation and open space element of the general plan and master plan of parks of the City to be located in whole or in part within the proposed development or subdivision to serve the immediate and future needs of the residents of such development or subdivision;
- The proposed subdivision contains 50 parcels or less; or
- There is no site determined to be suitable to the City for a park or recreation facility in the development or subdivision.

When a condominium project, stock cooperative, or community apartment project exceeds 50 dwelling units, a dedication of land may be required whether or not the number of parcels exceed 50. Fair market value of the land required to be dedicated must be determined by a qualified real estate appraiser selected by the Director of the Community Services Department for an annual appraisal of the median fair



market value per acre of public parks of three acres or larger in residential areas within the City. This appraisal must include basic infrastructure abutting the land, such as rough grading, installation of streets, curbs, gutters, street lighting, sidewalks, and installation of available trunk line utility connections, but exclude on-site and other off-site improvements. The appraisal must be approved by resolution of the City Council.

## 10. On-/Off-Site Improvements

Site improvements in the City of Chino consist of those typically located in the public right-of-way and associated with developments on-site (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. The majority of costs associated with on- and off-site improvements are typically paid by the developer, with limited costs incurred by the City typically able to be recovered in the City's development and impact fees, except for projects located within a Specific Plan.

### Subdivision Improvements

Title 19 of the Chino Municipal Code provides all subdivision improvements, dedications, and in-lieu fees. The minimum public improvement and dedications required for subdivisions include the following:

- The improvement of public and private streets to provide suitable access and circulation.
- A sewerage system to provide adequate collection and disposal of wastes from each lot, parcel, building or structure within the area being developed.
- A water supply system capable of providing adequate water supply and fire protection for each lot, parcel, building or structure within the area of development.
- Storm drainage systems to provide both the area being developed and adjacent properties with suitable protection against inundation, erosion, sedimentation or damage.
- A street lighting system.
- Traffic control and warning signs, street name signs, pavement striping and markings, all in conformance with the requirements of state law and the standards of this chapter.
- Installation of landscaping and irrigation facilities adjacent to or appurtenant to other public improvements.
- Installation of underground utilities, including gas, telephone, electrical, cable television, water, drainage and sewer services.
- Walls and fences, including but not limited to, six-foot-high concrete block walls along flood control channels, railways and at other appropriate locations along major thoroughfares or other locations as deemed necessary by the planning commission. sound attenuation walls of special design shall be provided along properties abutting freeway rights-of-way.
- Dedication of easements necessary to accommodate all of the above improvements.



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- Any other such requirements as needed to insure conformity to or implementation of, the city general plan or any other adopted plan.

In addition, street requirements for new subdivisions are as follows:

- **Private Streets** - New private streets shall be created only if they meet all of the following requirements:
  - The planning commission determines that a private street system will not be a substantial detriment to adjoining properties, or to the properties served by the private street system, and will not disrupt or prevent the establishment of an orderly circulation system in the vicinity of the subdivision
  - The proposed private streets may deviate from all applicable requirements for public streets, subject to approval by the city engineer and the Chino Valley Fire Independent District;
  - The proposed private street is located on the premises of a commercial, industrial or multifamily residential development; provided, however, that proposed private streets within a single-family residential zone as shown on a tentative subdivision map approved by the city before January 1, 2019 shall be allowed so long as any such private streets meet all applicable standards set forth in this chapter and those established by the city engineer, including but not limited to, all applicable accessibility standards.
  - The subdivider shall establish provisions, approved by the director of community development and city attorney, for a homeowners' association or other organization to assume responsibility for the maintenance and ownership of private streets, alleys and their rights-of-way, including any trees and landscaping provided within street and alley rights-of-way; and 5. The planning commission may require that a proposed private street be subject to an offer of dedication pursuant to Government Code Section 66477.1.
- **Street Configuration** - Street configuration shall be as follows:
  - **Width** - The width of local streets shall be as narrow as possible while still providing capacity for the amount of anticipated traffic, allowing for needed parking, bicycle and pedestrian facilities, and allowing sufficient emergency access. Subdividers shall reference the general plan transportation element and/or applicable specific plans and this subsection for information on the proper street classification.
  - **Sidewalks** - Concrete sidewalks shall be installed on both sides of all streets. Widths shall be in accordance with the Chino General Plan, applicable specific plan or as specified by the city engineer, but shall not be less than five feet wide adjacent to residential and industrial zoned property. Full-width sidewalks, generally, shall be provided on major highways or in commercial zones. Walkways between blocks or streets, or at such other locations as required by the conditions of development, shall be dedicated and improved for the convenience of pedestrian traffic and shall be not less than nine feet wide. Sidewalks shall be separated from the curb by a landscaped parkway where practical.



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- **Centerlines** - The centerlines of streets that extend existing or planned streets shall continue the centerlines of the existing streets as far as practical, either in the same direction or by adjustment curves.
- **Alleys** - Alleys may be provided in any subdivision as a means to provide rear access to parking and reduce the visual impact of garages, and provided that the city will not be required to provide ongoing maintenance. Maintenance shall be provided pursuant to Subsection A. of this section.
- **Connectivity** - Streets shall be configured in a grid or modified grid pattern that provides multiple connections to arterial streets.
- **Culs-de-sac** - The use of cul-de-sac streets in residential subdivisions shall be minimized so as to meet the requirement for connectivity, above. Where they are used, they shall not exceed six hundred feet in length, measured along the street centerline from the centerline of the intersecting street to the radius point of the turnaround or bulb end of the cul-de-sac and shall not serve more than twenty-five parcels. Culs-de-sac shall be open at their end for pedestrian access whenever possible. The property line radius at the terminus of the cul-de-sac shall be designed so as to provide a uniform parkway width. The curb radius shall be a minimum of thirty-eight feet.
- **Connectivity** - Street configuration shall provide maximum connectivity for pedestrians, bicycles and automobiles within subdivisions.
- **Block length** - Block lengths shall be no more than six hundred feet in order to create a street pattern that allows for multiple routes through a neighborhood and greater opportunities for pedestrian activity.
- **Curved streets** - The centerline radii of curves on streets or highways, except where physical conditions and other special circumstances make compliance impractical, as determined by the city engineer, shall be not less than:
  - One thousand feet on arterial highways.
  - Five hundred feet on collector streets.
  - Three hundred feet on all other streets.
- **Grades** - Street grades, longitudinal to the centerline, shall be not less than 0.6 percent. Any grade deviation shall be approved by the city engineer.
- **Intersections** - Street intersections shall be as near to right angles as practicable. Where new streets intersect existing "tee" intersections, the new centerline shall align as closely as possible with that of the opposite street.
- **Continuation of existing streets** - Streets which are a continuation of streets on contiguous property shall be aligned so as to assure that their centerlines coincide. In cases where straight continuations are not practical, such centerlines shall be continued by curves of appropriate radii.
- **Curb return and property line radii** - Street corners shall have a minimum curb radii of thirty-two feet and with the property line designed concentrically to provide a uniform parkway width. Each corner of a street intersection shall have a property line "corner



cutoff" formed by a chord line drawn between the "BCR" and "ECR: Points of the corner radius, where such points intersect the intersecting streets' rights-of-way lines.

- **Street Lighting** - Street lights shall be provided and installed on all streets. The lighting system shall be designed and constructed to city standards.
- **Street Names** - All new streets, public or private, shall be named. The names shall be chosen by the city, or the subdivider or developer, subject to the review and approval of the city street naming committee. Street name signs shall be installed at intersections of all streets and highways, including private streets and at such other locations designated by the city engineer. All street name signs shall conform to city standards.
- **Median Islands** - Raised highway median islands shall be required in accordance with the provisions of the general plan transportation element and any applicable specific plans. They shall be designed and constructed in accordance with city standards and shall be landscaped and irrigated in conformance with the city general plan and city standards.
- **Alleys** –
  - Alleys shall be designed and constructed in accordance with the latest edition of the city "Standard Drawings and Specifications" as approved by the city engineer.
  - Improved alleys, twenty feet wide, may be provided in residential and industrial districts, at the rear of all lots when required, except as otherwise provided by a specific plan.
  - All alley intersections and street and alley intersections shall have "corner cutoffs" formed by a line joining points on the intersecting rights-of-way lines which are distant ten feet from their respective points of intersection.
  - Alley intersections with streets shall be accomplished using city standard drive approaches and curb depressions, except where otherwise approved by the city engineer.
- **Ownership Transfer or Dedication** - Existing private streets may be transferred or dedicated to the city only if sufficient funds are placed on deposit or repairs are made to ensure that the street meets the standards for streets set forth in this title, Title 12 of the Chino Municipal Code and any other applicable requirements.

For projects within specific plan areas, agreements are in place through the specific plan or other agreements which dictate the roadway cross sections, required infrastructure, and other physical improvements needed to complete and service the development. These requirements may differ from the City's typical standards and are established in the specific plan. These costs are known by the developer ahead of time and agreed to. As such, they do not represent a constraint. Furthermore, the Preserve Specific Plan area is partially developed with these requirements. This is a real time example showing that these physical improvements have not impacted the development of housing in Chino, including housing at affordable levels with the Preserve Specific Plan area.

## 11. Building Codes and Enforcement

The City of Chino's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green



Building Standards Code, and California Referenced Standards Code. These are considered to be the minimum necessary to protect the public health, safety, and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City has not adopted amendments to the existing construction codes, nor has it adopted its own additional constructions codes.

The City of Chino's Code Enforcement goal is to work with community members to preserve and enhance the safety, appearance, and economic stability of the community. The greatest concern of the Code Enforcement Division is the elimination of hazardous, blighted, and deteriorating conditions that may contribute to the aesthetics of the area and create an unsafe and undesirable neighborhood. Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern and on a complaint basis throughout the City. The City's caseload is complaint-based, and deals with issues such as inoperable vehicles, poor property maintenance, debris accumulation, and inappropriate storage of vehicles or materials.

Existing construction codes and enforcement do not create a constraint on housing supply, cost, and affordability. Every city is required by State law to enforce the new construction codes and enforcement has the intention and goal of working with the community to help resolve issues through voluntary compliance.

## 12. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and to identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

The development review process timeline is consistent with the timelines of other cities. Therefore, the development review process does not create a constraint on the development of housing in the City of Chino.

The typical timeframe for a single-family residential development review and permit processing is 2-3 months but the City tries to limit to one or two cycle reviews for a plan check, which should limit to 6 – 8 weeks to process and issue a permit. The process includes the following steps:



- Applicant proposing a single-family development should submit an application form, together with all required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the department to process the application. The City will then review and if there are corrections or comments, review will be returned to applicant. Applicant will then resubmit with corrections addressing City's comments and undergo another Cycle Review until all comments are addressed.

The typical timeframe for a multi-family residential development review and permit processing is 4-9 months but could be 5-14 months depending on CEQA process. The City would typically expect preparation of a CEQA document and two or three cycle reviews, which would result in about 6-9 months. The process includes the following steps:

- The review follows the same process as a single-family development review but may require an additional CEQA review.

All residential projects, including multi-family projects, are evaluated based on meeting the Site Approval Findings found in Administrative Chapter 20.23.090 of the Municipal Code. Findings. In reviewing a site approval application, the approving authority shall consider and clearly establish the following findings of fact, giving specific reasons as to how each of the findings has been met:

1. The proposed project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s);
2. The proposed project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code;
3. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed;
4. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed project;
5. The proposed project is compatible with those on abutting properties and in the surrounding neighborhood;
6. The proposed location, size, and operating characteristics of the proposed project will not be detrimental to the public interest, health, safety or general welfare;
7. The proposed project will not have a significant adverse impact on the environment; and
8. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.

The City has analyzed these findings and identified Finding 5 as potentially unclear for applicants. The City researched past projects which have needed to meet this finding and determined that no projects within the last planning period have been denied based on not being able to meet this finding. The City will be completing a development code update and will complete a full analysis of required findings. This is described in **Program 3L**.

All permit applications are first reviewed by City staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate approval authority. Single family developments are reviewed ministerially and must meet State requirements to be



approved; however, these projects would not go for public approval. Various applications may also require public noticing and a public hearing. **Table 3-14** below identifies the appropriate review process for each planning permit application.

<b>Application Type</b>		<b>Community Development Director</b>	<b>Planning Commission</b>	<b>City Council</b>
Annexations				X
General Plan Amendments			R	X
Specific Plan Amendments			R	X
Zone Changes and Zone Ordinance Amendments			R	X
Prezoning			R	X
Tract/Parcel Maps	Tentative Maps		X	A
	Final Maps			X
Development Agreements			R	X
Special Conditional Use Permits			X	A
Site Approvals			X	A
Minor Variance		X	A	A
Major Variance			X	A
Zoning Clearance		X	A	A
Administrative Approval		X	A	A
<b>Notes:</b> X – Approving Authority A – Appeal Authority R – Recommending (Advisory) Authority <i>Source: City of Chino Municipal Code Section 20.23.010 – Review Authority</i>				

Once a housing development is approved, a variety of factors determine the length of time it takes to apply for building permits. The length of time between an applicant receiving approval for a housing development and their submittal of an application for building permits is not determined by the City, however City Staff responsiveness and coordination can play a factor in facilitating submittal of building permits. External factors such as the cost and availability of material and labor may determine the length of time before developers apply for building permits. Some developers may also delay pulling building permits due to financing issues.

Many applicants proceed at risk with the preparation of building permit documents in order to submit for building permits quickly. On average, the timeframe between receiving entitlement approval and filing for a building permit is approximately 2-3 months. To further promote development, the City has established a thorough entitlement review process which is aimed at setting applicants up for an efficient building permit review.

**Senate Bill 35**

California Senate Bill 35 (SB 35), codified as Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026



(Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

According to HCD's SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the City of Chino has not made sufficient progress towards its lower income RHNA and is therefore subject to SB 35. The City is subject to the streamlined ministerial approval for proposed project with at least 50% affordability. **Section 4: Housing Plan** includes a policy program to create review processes for proposed projects using SB 35 streamlining.

To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the State-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if located in or on:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.<sup>1</sup>

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<sup>1</sup> JD Supra Knowledge Center, "How California's SB 35 Can Be Used to Streamline Real Estate Development Projects", Accessed March 26, 2021.



## C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; street lighting, etc.) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates.

### 1. Dry Utilities

Dry utilities include the installation of the electric, telephone, TV, internet, and gas in a community. The City must plan to provide the necessary resources, such as electric and gas, to new housing units.

#### Electricity

Southern California Edison (SCE) provides electricity to the City. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplies. SCE is responsible for providing service to all existing and future development in the City.

#### Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to the City and is the nation’s largest natural gas utility provider with more than 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in-state transportation over the utility’s transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California’s natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in the City.

### 2. Water Supply and Wastewater Capacity

The City of Chino’s Water Utility operates within the City’s Public Works Department and provides water to an area of about 27 square-miles. It is a sub-agency of the Inland Empire Utilities Agency (IEUA), a member of the Water Facilities Authority – Joint Powers Agency (WFA), a member of the Chino Basin Desalter Authority (CDA), and a member of the Chino Basin Watermaster.

#### Water Supply

The City’s General Plan Public Facilities and Services Element states there are three types of water resources: imported water delivered from outside the City of Chino, local water from the local groundwater supply, and recycled water processed locally by the IEUA. Additionally, the Monte Vista Water District (MVWD) provides retail potable water service to a population as of 2007 of about 8,600 people in portions of northwest Chino and the City of Chino Hills provides retail potable water service to a population as of 2007 of approximately 700 people.



The quantity and timing of imported water deliveries are constrained by environmental factors and other issues affecting the Sacramento-San Joaquin Delta. The City manages the following to ensure an adequate supply of water:

- **Potable and Recycled Water Demand** - Residential water consumption represents the greatest demand in the City. The next largest users of water are commercial and institutional users. The limited agricultural land uses currently found in the City represent a very small portion of the total potable water use. Approximately 75 percent of the City's current recycled water demand consumption is for agricultural irrigation. The remaining 25 percent of recycled water is used for landscape irrigation and industrial uses.
- **Water Quality** - Local water supplies include surface water from mountain-fed streams and creeks, the Chino Groundwater Basin, and recycled water. State and federal agencies establish and enforce primary Maximum Contaminant Levels (MCLs) for drinking water to protect public health. MCLs are in place for several types of water quality contaminants found in local water supplies.
- **Recycled Water** - The IEUA produces tertiary treated water from its wastewater treatment plants. This recycled water can be used for non-potable purposes such as landscape irrigation, agricultural irrigation, construction, and industrial cooling. Most of the IEUA's recycled water users are located in the Southern Service Area, with disinfected tertiary treated recycled water sold wholesale to the cities of Chino, Chino Hills, and Ontario. The IEUA is undertaking plans to expand the recycled water system through a system of recycled water pipelines, pump stations and satellite plants. The City of Chino receives about 22 percent of its water supply from recycled water.

### Wastewater Capacity

According to the City of Chino's General Plan Public Facilities and Services Element, the City is served by a local and regional wastewater system. The local system consists of the City-owned and maintained gravity flow collection and conveyance sanitary sewer system. The local sewer is then connected at various locations to the regional sewer system, which is owned and operated by the IEUA. The IEUA owns and operates this 66-mile regional interceptor system that collects and conveys wastewater from local sewers owned and operated by its member agencies, including the City of Chino. The IEUA has organized its service area into two portions: its Northern Service Area (NSA), generally north of State Route 60, and its Southern Service Area (SSA), generally south of State Route 60. The SSA encompasses the cities of Chino and Chino Hills, and the New Model Colony portion of the City of Ontario. The City of Chino itself does not have wastewater treatment facilities and therefore depends on the IEUA treatment plants. The City of Chino pays the IEUA for the treatment and disposal of wastewater. The IEUA regional system also utilizes gravity flow, pump stations and force mains to convey the wastewater. There are two pump stations and two force mains: the Montclair Interceptor Pump Station and Force Main and the Prado Park Lift Station and Force Main. There are three regional treatment plants that serve the City and its Sphere of Influence (SOI):

- Regional Plant-1, in Ontario, east of Euclid Avenue and south of SR-60;



- Carbon Canyon Waster Water Facility, in the City of Chino, west of Central Avenue on Chino Hills Parkway; and
- Regional Plant-5, in the City of Chino, east of El Prado road on Kimball Avenue.

Regional Plant-2 is located in the City but has been abandoned as a wastewater treatment facility. The IEUA, however, has a permit to use the facility for bio-solid waste handling and other waste related activities.

Non-domestic wastewater generated by industry uses is conveyed out of the local area by two non-reclaimable wastewater systems (NRW). IEUA operates a “northern” NRW that conveys wastewater to Los Angeles County’s Sanitation District facilities for treatment and disposal, and a “southern” NRW which connects to the Santa Ana Regional interceptor (SARI) for treatment and disposal by the Orange County Sanitation District. The IEUA also provides tertiary treated recycled water, a byproduct of its wastewater treatment activities, to Chino for non-potable uses.

### 3. Stormwater Management

The City of Chino, the San Bernardino County Flood Control District (SBCFD) and the Army Corps of Engineers (Corps) manage flood control in the City. A portion of the City of Chino, generally south of Pine Avenue, is located within the Corps’ Prado Flood Control Basin associated with the Prado Dam. In addition, there are several flood control channels and creeks within the City and its watershed area. The primary channels and creeks are:

- The San Antonio Channel
- Chino Creek
- The West State Street Storm Drain
- The Chino Storm Drain
- The Cypress Channel
- The Magnolia Channel
- Mill Creek/ Cucamonga Creek

Deficiencies in the City’s stormwater drainage facilities were identified in the City’s Master Plans of Drainage, and improvements are made as funding allows. Future stormwater drainage improvements will come about as a result of the implementation of the City’s conditions of approval for new development as well as capital improvement projects. The San Bernardino County Flood Control District intercepts and conveys flood flows through and away from developed areas within San Bernardino County through an extensive system of facilities, such as retention basins, conservation basins, channels, and storm drains.

### 4. Fire and Emergency Services

The Chino Valley Fire District (CVFD) provides contracted fire services to the cities of Chino, Chino Hills and adjacent unincorporated areas of San Bernardino County. CVFD provides emergency services to a population of 175,991 covering a total of 80 square miles. In the Year 2019, the Department responded to 12,993 calls with 140 personnel and seven fire stations. CVFD emergency personnel are trained and



ready to respond to any type of emergency incident that the community may face. The Training Division combines classroom, computer, and hands-on applications for training. Below are examples of training for emergency medical services personnel:

- Active Shooter
- Advanced Cardiac Life Support
- Automobile Extrication Techniques
- Building and Shoring
- Command and Control
- Company Officer Development
- Confined Space Rescue
- CPR
- Engineer Development
- Firefighter-Down Rescue
- Firefighter Self-Survival
- Helicopter Operations
- High-Performance CPR
- High-Rise Firefighting
- Ladders
- Paramedic Protocols
- Rope Systems
- Salvage
- Search and Rescue
- Structural Firefighting Tactics
- Trench Rescue
- Wildland Firefighting

#### Emergency Services

Emergency Services is the largest division of the CVFD. Fire personnel under this division are responsible for medical emergency responses, fire suppression, rescue activities, and the mitigation of disasters. The Emergency Services Division is overseen by the Emergency Services Deputy Chief and is comprised of three 48-hour shifts that serve the CVFD service area 365 days a year.

#### Paramedic Services

Chino Valley Fire District paramedics render state-of-the-art advanced life support care that includes the administration of cardiac medications, interpretation and treatment of 12-lead ECGs and advanced airway procedures. The Emergency Medical Services (EMS) department is staffed with an EMS nurse, a paramedic training captain, and an administrative assistant. They are responsible for maintaining the EMS program, which includes training, compliance, quality assurance, and patient reporting systems. The EMS department also offers outreach programs that include Community CPR, Bleed Safe Chino Valley, Heart Safe Chino Valley, and multiple First Care Provider classes.

#### Community Risk Reduction

Community Risk Reduction is responsible for maintaining a safe environment in the Chino Valley through a professional balance of education, engineering, community outreach, fire investigation, and compliance. Community Risk Reduction is responsible for CVFD's Fire Investigation program. Fire investigators are highly trained specialists that use a systematic approach and knowledge of basic fire science to conduct their investigation.

#### Community Development

Community Development ensures all new construction in the CVFD service area is code compliant by working with developers prior to building design in order to ensure code requirements are understood and met. Fire District personnel review plans prior to construction and issue permits for various



construction related projects. Once plans are approved and permits have been issued, inspections are conducted to ensure compliance with approved plans, codes, and/or standards.

### Community Compliance

Community Compliance oversees the CVFD's Vegetation Management program, which consists of biannual inspections conducted by fire personnel to ensure proper clearance of vegetation and other combustible materials. Community Risk Reduction coordinates the inspections of local businesses by our emergency services personnel through the Engine Company Inspection program. Community Compliance also oversees fireworks enforcement during the 4th of July holiday. Fire inspectors inspect fireworks booths in the City of Chino on a daily basis to ensure fireworks are stored and handled properly. CVFD staff sorts and tracks all confiscated illegal fireworks in partnership with local law enforcement, ensuring proper disposal.

## 5. Police Services

The City of Chino Police Department provides for the public safety response needs of the community. The Department's mission is to provide a balance between the concepts of "the spirit of the law" and "the letter of the law." The Department is organized into operational and support functions that provide efficient emergency responses, pro-active enforcement, follow-up investigations of crimes and accidents, apprehension of criminals and preparation for criminal prosecutions, recovery of stolen property, and the prevention of crime through crime prevention efforts in partnerships with the citizens of the community.

The City of Chino Police Department is comprised of more than 150 employees, both sworn and professional, and over 50 dedicated volunteers. The Department serves more than 85,000 residents within approximately 30 square miles. The Department handles over 9,600 calls for service each month and provides full-service operations under the Operations Division and Support Services Division.

### Operations Division

The Operations Division of the Police Department encompasses the Patrol Bureau, Traffic Unit, Communications, Real-Time Crime Center, and Canine Unit. The primary focus of the Division is to provide 24 hour/7 day a week police services to the community. The function of the Patrol Bureau is to provide a highly visible police presence, while the K-9 and Police Service Officers provide vital support. In addition, a part of the Operations Division is the Communications Center which is staffed 24 hours per day and handles both emergency and non-emergency calls, answering an average of over 9,600 calls per month.

### Support Services Division

The Support Services Division of the Police Department provides essential investigative, administrative, community outreach, and logistical assistance to further the Department's function of public safety. It includes the Criminal Investigations, Professional Standards, Professional Services, and Crime Prevention and Community Relations Bureaus. Within the Criminal Investigations Bureau, Detectives, Special Enforcement Team Officers, and Crime Analysts conduct follow-up on patrol cases. The Professional Standards Division is tasked with all aspects of police personnel hiring, evidence collection, risk



management, training, and budget. The Department's fleet, facilities, and Records Unit handle maintenance, support, and management of police vehicles, equipment, technologies, and buildings. Finally, the Crime Prevention and Community Relations Bureau combines the functions of Crime Prevention and Community Outreach under one bureau. All adult volunteer programs are also under the supervision of the Crime Prevention and Community Relations Bureau.

Overall, the City's Police Department had an operating budget of about \$42 million for the 2019-2020 Fiscal Year.<sup>2</sup> In the same fiscal year, the Department received 85,899 calls for service and processed 10,800 reports. In 2019, the Department processed the following:

- 4,976 applications
- 1,723 of which participated in the hiring process (testing and interviews)
- 124 background investigations were conducted
- 38 new employees were hired within our sworn ranks, professional staff, and volunteers

According to the General Plan, the City of Chino's Police Department is adequately funded and sufficiently serves the community. Additional housing or increased density is not anticipated to create a burdened on the Department's existing operations.

## D. Environmental Constraints

The City of Chino currently contains a variety of types of vegetation: agricultural, riparian woodlands, seasonal wetlands, farmed wetlands, and non-native grasslands. The majority of the City of Chino is urbanized; however, environmental constraints such as geologic and seismic, wildfires and flooding create potential risks in the City.

### 1. Geologic and Seismic Hazards

The State of California is prone to the effects of earthquakes and the City of Chino lies within the geologically active Southern California region, which is subject to earthquakes of varying magnitudes. In the last several decades, the region has experienced major earthquakes including the San Fernando quake of 1971 and the Northridge quake of 1994. According to the City's Safety Element, the City has not experienced any major damage from these earthquakes.

According to the United States Geological Survey (USGS), there is one active fault in the Chino area: The Chino-Central Avenue Fault. The fault has two segments that run roughly south-east to north-west and are found on the western edge of the City and just to the west in the City of Chino Hills.

While the City's biggest risks are seismic related, it takes active steps to mitigate the effects of these hazards. According to the City of Chino Safety Element, the City relies on the most current and comprehensive geological hazard mapping available to assist in the evaluation of potential seismic hazards

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<sup>2</sup> City of Chino, 2019-2020 Police Department Annual Report



to proposed new development. Additionally, site-specific soils and/or geologic reports shall be required for development in areas where potentially serious geologic risks exist. Therefore, based on the City's mitigation efforts and the enforcement of the building codes adopted by the State of California in all new construction and renovation, geologic and seismic hazards are not a constraint to the development of housing.

## 2. Fire Hazards

The risk of wildland fires is related to a combination of factors, including winds, temperatures, humidity levels and fuel moisture content. Of these four factors, wind is the most crucial. Steep slopes also contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. According to Cal Fire, a Fire Hazard Severity Zone (FHSZ) is a mapped area that designates zones (based on factors such as fuel, slope, and fire weather) with varying degrees of fire hazard (i.e., moderate, high, and very high). FHSZ maps evaluate wildfire hazards, which are physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. There are no Very High Fire Hazard Severity zones within Local Responsibility Areas or State Responsibility Areas in the City of Chino.

According to the City's Safety Element, the southwest portions of the City are in the "Very High Threat to Community Areas" range and northwest portions of the City (primarily within the SOI) are in the "High Threat to Community Areas" range, as shown in Figure SAF-4. The rest of the City is within the "Moderate Threat to Community Areas" range. The City has not experienced damage from wildfires in the past. The majority of the City's facilities are not located near wildfire areas; however, the neighboring City of Chino Hills is prone to wildfires.

The City implements strategies and standards to reduce the risks associated with urban and wildfires, additionally, the City's Safety Element identifies objectives for mitigation the effects of flooding in the community. According to the Safety Element, the City will enforce the following:

- Require all development in areas of potential wildland fire hazards to include the following:
  - Clearance around structures
  - Fire-resistant ground cover
  - Fire-resistant roofing materials
- Incorporate drought-resistant and fire-resistant plants in public works projects in areas subject to wildland fires.

Due to the City's increased awareness and mitigation plan, the risk of fire hazards does not create a constraint to the development of housing.

## 3. Flooding

The City of Chino is located at an elevation of 700 feet above sea level in the Chino Basin, a relatively flat area surrounded by hills and mountains. This location, in combination with flash-flood cycles common in the very dry Southern California region, has made the area susceptible to flooding. There are two types



of flood risks in the City: flooding from local streams and creeks, and flooding associated with the Prado Dam, located to the southwest of Chino's City limits.

### *Flooding Hazards*

According to the City's Safety Element, the southwestern portion of the City is located within a 100-year floodplain, as defined by the Federal Emergency Management Agency (FEMA). This means that there is a 1 percent chance of flooding in that location in any given year. In addition, certain portions of the City are located within the 500-year floodplain, meaning that there is a 0.2 percent chance of flooding in that location in any given year. Almost all portions of the City developed with residential and commercial uses are outside the 100-year or 500-year floodplains.

The City's Safety Element identifies objectives for mitigating the effects of flooding in the community. Objectives and mitigation measures include:

- Preventing the construction of flood barriers within the 100-year flood zone which will divert flood water or increase flooding in other areas.
- Referring any new development proposed within the flood plain to the United States Army Corp of Engineers for approval. Such approval will require, at a minimum, volume offsets in order to maintain the existing storage capacity of the basin.
- Annually reviewing any new information available from the Federal Emergency Management Agency and the State Department of Water Resources to determine if updated flood zone information is available.

Therefore, development in the City of Chino is not inhibited by risk of flooding, and existing and future flood hazards do not pose a constraint to the development of housing in the City.

## **E. Housing Resources**

### **1. Regional Housing Needs Assessment**

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Assessment (RHNA).

#### *Residential Sites Inventory*

**Appendix B** of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA needs through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

#### *Future Housing Needs*

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the



region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Assessment (RHNA Plan) in March 2021. This RHNA covers an eight-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

The City of Chino’s share of the SCAG regional growth allocation is 6,978 new units for the current planning period (2021-2029). **Table 3-15** indicates the City’s RHNA need for the states planning period.

Table 3-15: Housing Needs for 2021-2029		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less) *	1,057	--
Very Low (less than 50%) <sup>1</sup>	2,113	30.3%
Low (51 to 80%)	1,284	18.4%
Moderate (81% to 120%)	1,203	17.2%
Above Moderate (Over 120%)	2,378	34.1%
<b>Total</b>	<b>6,978</b>	<b>100%</b>
Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. <i>Source: Final Regional Housing Needs Allocation, SCAG, 2021.</i>		

**Candidate Site Analysis Overview**

The identified candidate housing sites are largely all on existing non-residentially zoned sites that will have an affordable housing or mixed-use overlay applied that permits residential uses up to 30 dwelling units per acre (du/ac). The City will complete these overlay zoning actions through **Programs 3B and 3C**.



**Table 3-16** shows the City’s 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Chino has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which will have overlay zoning which permits; development of residential uses at or above 30 dwelling units per acre;
- Identification of City owned properties suitable for the development of housing;
- Future development of accessory dwelling units (ADUs).

<b>Table 3-16: Summary of RHNA and Sites Inventory</b>					
	<b>Extremely Low/ Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
2021-2029 RHNA Allocation	2,113	1,284	1,203	2,378	6,978
RHNA Credit (Units Built)	--	--	--	--	--
Adequate Sites Preservation	--	--	--	--	--
<b>Total RHNA Obligations</b>	<b>2,113</b>	<b>1,284</b>	<b>1,203</b>	<b>2,378</b>	<b>6,978</b>
<b>Sites Available</b>					
The Preserve Specific Plan	86		938	1,925	2,949
Rancho Miramonte Specific Plan	--		303	520	823
<b>Total Potential Capacity Based on Existing GP and Zoning</b>	<b>86</b>		<b>1,241</b>	<b>2,445</b>	<b>3,772</b>
<b>Project ADU Construction</b>					
Accessory Dwelling Unit Production*	92		56	12	160
Mixed Use Overlay (MU-OV)	2,547		--	--	2,547
Affordable Housing Overlay (AFF-OV)	2,233		--	--	2,233
<b>Site Inventory Total</b>					
<b>Total Sites Available</b>	<b>4,958</b>		<b>1,297</b>	<b>2,457</b>	<b>8,712</b>
<b>Total Capacity Over/Under RHNA Categories</b>	146%		108%	103%	125%

*Reasonable Capacity Assumptions*

The City of Chino has identified two primary strategies for zoning parcels which will permit residential development up to 30 dwelling units per acre (du/ac) on the identified candidate housing sites.

The City will create an Affordable Housing Overlay (AFF-OV) as outlined in **Program 3B** of the Housing Plan (**Section 4**). The development standards, permitted uses, and other development characteristics will be determined upon adoption of an ordinance to create the overlay zone, however, the zone must permit residential development at up to 30 du/ac. The intent of this overlay is to permit standalone residential uses on the sites identified with the “AFF-OV” naming convention within the “Overlay Zone” column of **Table B-5** of **Appendix B**. The sites identified are largely either vacant or currently consist of non-residential uses. The existing zoning will remain in place and parcels will be eligible to develop residential uses at the identified density if the affordability criteria outlined in the language of the overlay zone is



met. While the overlay permits development up to 30 du/ac, the City has made a conservative assumption of development at 25 du/ac within the analysis.

In addition to the Affordable Housing Overlay, the City will create a Mixed-Use Overlay (MU-OV) as outlined in **Program 3C** of the Housing Plan (**Section 4**). The development standards, permitted uses, and other development characteristics will be determined upon adoption of an ordinance to create the overlay zone, however, the zone must permit residential development at up to 30 du/ac. The intent of this overlay is to permit both standalone residential uses and a mixture of residential and non-residential uses on the sites identified with the “MU-OV” naming convention within the “Overlay Zone” column of **Table B-5** of **Appendix B**. The sites identified are largely either vacant or currently consist of non-residential uses. The existing zoning will remain in place and residential uses are intended to complement the existing commercial uses on-site. While the overlay permits development up to 30 du/ac, the City has made a conservative assumption of development at 25 du/ac within the analysis. Additionally, capacity assumptions on sites within the mixed-use overlay have been adjusted by a factor of 0.8, indicating that there will be a need to accommodate non-residential uses on the site as well. The development standards will be written to permit residential development up to 30 du/ac; however property owners may choose to expand the on-site non-residential uses. This factor is a conservative method to accommodate that potential development pattern.

Capacity assumptions specific to The Preserve Specific Plan area, including Rancho Miramonte, are described in **Appendix B**.

*Capacity on Vacant Sites*

The City of Chino has identified sufficient capacity on vacant parcels to meet at least 50% of their very-low and low-income RHNA need, as demonstrated in **Table 3-17**. This calculation includes low and very low units identified as part of the City’s accessory dwelling unit strategy as deemed appropriate by HCD.

<b>Table 3-17: Sites Capacity on Vacant Sites</b>		
<b>Chino 2021-2029 Income RHNA Need (Very Low and Low Income)</b>	<b>Capacity Identified</b>	<b>Percentage of Very Low and Low Income RHNA</b>
3,397	1,861	55%

A portion of the identified vacant land falls within The Preserve Specific Plan, much of which is natural, undisturbed land. There are no permanent buildings within the identified areas and no paved surfaces other than major roadways, which have been factored out based on the methodology outlined for development within The Preserve Specific Plan area.

*The Preserve Specific Plan Area (Including Rancho Miramonte)*

The Preserve is an area of approximately 5,435 acres of former and existing farm and dairy property located south of Kimball Avenue, north of State Route 71, west of Hellman Avenue, and east of Euclid Avenue. The area was annexed to the City of Chino in July 2003. Approximately half of the area will consist



of residential, commercial, industrial, and airport-related development. The other half will remain as open space, for natural, recreational, and agricultural uses.

Capacity assumptions for The Preserve Specific Plan area and Rancho Miramonte are described in detail in **Tables B-3 and B-4**. Conceptual Land Use Plans for both areas are provided in **Appendix B** as well.

### Accessory Dwelling Unit Production

One of the proposed methods for meeting the City's moderate and above moderate RHNA is through the promotion and development of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2019 that promote and remove barriers that may inhibit the development of ADUs within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at four feet, increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot ADU from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for five years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within the City over the 2021-2029 planning period. The City, with a large portion of single-family residential properties, is well-oriented for the development of ADUs.

ADUs are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021. In 2018, the City permitted 9 ADUs, followed by 10 in 2019 and 11



in 2020. Through June 20, 2021, the City has a total of 19 applications for or permitted ADUs. The City is still processing these applications, which will likely receive permits in 2021. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

The City of Chino has determined based on past performance and the SCAG/HCD approved methodology for affordability that it is appropriate to anticipate the development of 160 accessory dwelling units from 2021 to 2029. Approximately 92 of these units are anticipated to be affordable at the low and very-low-income categories. A total of 56 ADUs are anticipated to be affordable at the moderate-income level and 12 ADUs are anticipated at the above moderate-income level.

### Summary of Sites Inventory and RHNA Obligations

The data detailed above shows the City of Chino's ability to meet the 6,978 RHNA allocation in full capacity with a 46% buffer of units identified to meet the low and very-low-income need. Additionally, the City has identified sufficient capacity within vacant sites to accommodate 55% of the City's low and very-low income RHNA need, in excess of the 50% requirement.

Along with the identified appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in the City.

## F. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

### 1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Housing Authority of the County of San Bernardino (HACSB) administers Section 8 Housing Choice vouchers within the City of Chino. To receive a voucher, the following eligibility criteria must be met:

- The head of household must be at least 18 years of age or be a legally emancipated minor;
- The household must meet Section 214 requirements governing U.S. citizenship and eligible immigration status;
- All adults are subject to a criminal background check (Each person's criminal record is reviewed for policy compliance, however HACSB makes every effort to provide access to its housing programs. Consideration of circumstances and evidence of good faith efforts to address past criminal history are taken into account on a case-by-case basis.);



- Site based waiting lists have additional eligibility requirements which include meeting the guidelines of acceptable credit/rental history; and
- The household’s total gross yearly income must not exceed federal income limits at the time of final eligibility. The income limits are provided in **Table 3-18** below:

<b>Table 3-18: Section 8 Income Limits</b>							
<b>1 person</b>	<b>2 persons</b>	<b>3 persons</b>	<b>4 persons</b>	<b>5 persons</b>	<b>6 persons</b>	<b>7 persons</b>	<b>8 persons</b>
\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550

According to the 2020-2025 City of Chino Consolidated Plan, the City currently served 254 lower-income households through Section 8 vouchers. The waiting list has 798 applicants. The Consolidated Plan accounts for approximately 220 vouchers per year between 2020 and 2025.

## 2. Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Emergency rental assistance;
- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure; and
- Public services for low-income households and those with special needs.

The City of Chino received \$561,770 for the CDB 2020/21 program year from the U.S. Department of Housing and Urban Development (HUD). The City reports in its 2020-2025 Five Year Consolidated Plan that it typically received about \$560,771 annually in CDBG funds for housing and community development projects. The City’s 2019-2020 Fiscal Year Consolidated Annual Performance Evaluation Report (CAPER) reports the following achievements due to CDBG funding as related to the 2020-2025 Five Year Consolidated Plan:

- 1,817 persons assisted towards achieving fair housing for all,
- 48 businesses assisted towards encouraging economic development,
- 1,897 households assisted for code enforcement and foreclosure property care,
- 81,214 persons assisted towards improving the well-being of low-income persons,
- 29,300 persons assisted towards improving and upgrading public infrastructure and facilities, and
- 84 households received homeowner housing rehabilitation.



### 3. HOME Investment Partnership Program (CalHOME)

The CalHOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income and moderate-income households.

The 2019-2020 Fiscal Year CAPER reports on the progress the City has made on carrying out the 2015-2020 Five-Year Consolidated Plan. As the last CAPER of the current Consolidated Plan, the report provides the cumulative accomplishments of the CalHOME funding, and is as follows:

- 21 Single-Family Rehabilitation Loans
- 3 Homebuyer Assistance Loans

The 2020-2021 Fiscal Year CAPER reports on the progress the City has made carrying out the 2020-2025 Five-Year Consolidated Plan. During the FY of 2020-2021, the City received a total of \$561,684 in federal funds from HUD. Funds were given for home improvement grants, addressing the needs of families and individuals experiencing homelessness, code enforcement activities, infrastructure improvements, businesses, and public services funding. A total of seven grants through Neighborhood Partnership Housing Services CDBG and five housing units were rehabilitated using Affordable Housing Funds.

### 4. Affordable Housing Funds

The CalHOME and Affordable Housing Funds are used to implement the Housing Rehabilitation Program and the Homebuyer Program. These programs are identified as objective under the City's Five-Year Consolidated Plan strategies. The Affordable Housing Fund provided 21 Home Repair Program loans between 2015 and 2020, provided funds for the rehabilitation of six housing units between 2019 and 2020, and five units from 2020-2021.

## G. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs. The City of Chino has many opportunities to directly affect energy use within its jurisdiction.

### 1. Energy Use and Providers

Southern California Gas Company (SCGC) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the



City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in State law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City.

Southern California Edison Company (SCE) is the distribution provider for electricity in the City of Chino. SCE services a total area of approximately 50,000 square miles with a population of 10 million. SCE expands and improves upon its existing facilities according to demand each year to ensure safe and reliable services.

## 2. Energy Conservation

The City's General Plan Open Space and Conservation Element report high utility rates and the rise of the price of oil have led to a heightened awareness of the need for energy conservation techniques as a means of saving money and natural resources. The combustion of fossil fuels for producing electricity and powering automobiles is a direct cause of air pollution and global warming. The City's conservation efforts, in tandem with the provision of local sources of alternative energy, seek to alleviate the current reliance on diminishing foreign sources of fuel supplies.

The Open Space and Conservation Element identifies implementation strategies aimed at conserving energy. The Element states energy used in transportation, particularly private automobiles, can be minimized by compact development and provision of transportation alternatives to the automobile, including walking, bicycling, and public transportation. As land uses and circulation patterns allow residents to meet their needs within a short distance of their homes, they have many more opportunities for alternative modes of transportation. Goals, objectives, policies, and actions relating to development patterns that have energy conservation implications are discussed in the Land Use, Transportation, and Healthy City General Plan Elements.

The City conserves energy through the use of green building standards and energy-saving technologies in residential, commercial, and civic buildings. Green building techniques significantly reduce the environmental impacts of new development. Green building techniques incorporate energy efficient design, recycled and non-toxic building materials, siting and landscaping to maximize passive heating and cooling opportunities, and water efficient systems in landscaping. On a wider scale, a sustainable community can be fostered by development patterns that reflect compact, neighborhood-oriented infill and clustered development, both of which decrease urban sprawl, minimize loss of open space and natural resources, and encourage alternative modes of transportation.

## H. Affirmatively Furthering Fair Housing

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.



Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for the City of Chino, examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City’s AI addresses fair housing issues in the City of Chino from 2020 to 2025 and is accompanied by the Regional Analysis of Impediments for San Bernardino County. The Regional AI examines fair housing issues in the County’s unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Chino.

## 1. Needs Assessment

The AI contains a Citywide analysis of demographic, housing, and specifically fair housing issues in the City of Chino. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous **Section 2: Community Profile**.

### Outreach and Community Input

The City has conducted extensive outreach as part of both the Housing Element Update and the 2020-2025 AI to accurately reflect the needs of the community. Outreach for the Housing Element, as detailed in Appendix C, included community workshops, an online community survey, City Council and Planning Commission Study Sessions and Hearings, Housing Element Update Steering Committee meetings, and outreach via letters, flyers, and social media. Community input was acknowledged during the process of formulating **Section 4: Housing Plan**.

Survey participants noted a need for addition opportunities for senior housing and would like to see streamlining of the development process. Additionally, participants shared that they would like to see new housing communities, little to no housing development within commercial and downtown areas, and preservation of their retail and commercial centers. In regard to housing constraints, survey participants identified the lack of housing availability and access to resources as prominent barriers to housing and showed interest in permit streamlining as a priority to lessen these barriers. The public opinion identified from these survey responses was corroborated by the public comments received by the City. Public



comments on the Public Review Draft of the Housing Element Update expressed the following concerns and opinions:

- High concern with site selection for low-income housing units worsening segregation by income-level and race and ethnicity.
- Opposition to low-income housing off of Riverside and Central Avenues.
- High concern with site selection of retail and commercial centers to be converted to high density housing as it may worsen congestion and access to resources.

Additionally, the City conducted several outreaches to gather citizen values and concerns as a part of the development of the 2020-25 AI. The City outreached to the community, stakeholders, organizers and interested parties through the following:

- Two press releases inviting residents and organizations to share their input.
- A community meeting on August 29, 2019 at 5:30 pm held at the Neighborhood Activity Center (NAC), located at 5201 D Street, Chino, California.
- A community meeting on October 3, 2019, at 5:30 pm held at the Neighborhood Activity Center (NAC), located at 5201 D Street, Chino, California.
- A Fair Housing Survey was made available online through the City's website. There was a total of 54 respondents. The survey was shared in both English and Spanish.
- The 2020-2025 Consolidated Plan, Analysis of Impediments to Fair Housing Choice and FY 2020-2021 One Year Action Plan was made available for a 30-day public review period from March 16, 2020 to April 16, 2020.
- The City Council held a public hearing and received public comments on May 5, 2020.
- A second 5-day public review period was made available from June 8, 2020 to June 12, 2020.

### Housing Element Outreach

In addition to outreach conducted for the AI, with the IFHMB, and City Community Services, the City has been conducting its own outreach in regard to the Sixth Cycle Housing Element Update. The City has reached out to community clubs such as Pizza & Politics, Kiwanis Club, Rancho del Chino Rotary, and the Chino Valley Lions Club through five separate meetings during the months of April and May of 2022. Additionally, the City has held two City Council meetings, a Community Services Commission Meeting, a Planning Commission, a quarterly City Hall on the Move meeting, a Community Forum hosted by the chamber, and an office hours at the Preserve regarding the Housing Element update from April through May 2022.

### Summary of Outreach and Outcomes

The City has made progress in regard to more accessible outreach since the last AI was conducted. The City has made sure to provide housing resources and community meeting notices in both English and Spanish as well as make sure that advertisements are non-discriminatory in nature. Additionally, the City spends approximately 173 business days conducting outreach in the community. The City of Chino continues to grow their outreach capacity through commitments to programs as seen in **Section 4**.



### *Fair Housing Enforcement and Outreach Capacity*

The City partners with the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services and landlord/tenant counseling throughout Chino. The IFHMB is a nonprofit, public benefit corporation that has served the region since 1980. The IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. The Inland Fair Housing and Mediation Board (IFHMB) provides various avenues of fair housing training, education and outreach activities for landlords, tenants, and the general public, including:

- **Education and Outreach:** The IFHMB provides fair housing workshops for community meetings, service organizations, schools, housing managers and owners, realtors, newspapers, and other organizations. The workshops describe and explain State and Federal Housing laws, individual rights and responsibilities, and methods of how to recognize and avoid housing discrimination. IFHMB boards also provides a variety of outreach and educational information to the general public in both English and Spanish including newspaper advertisements, radio and television information and community service programs, and educational brochures. National Fair Housing Month is celebrated each April and additional workshops and outreach activities are scheduled for this month.
- **Counseling Services:** The IFHMB provides a range of counseling servicing, including HUD approved comprehensive counseling for first-time homebuyers, individuals facing foreclosure, considering reverse mortgage, requesting rental information, and experiencing homelessness.
- **Mediation Services:** IFHMB also offers mediation services to resolve conflicts between tenants and landlords. The IFHMB also provides specialized mediation services for seniors and mobile home residents. Free mediation services are provided for small claims and unlawful detainer actions in the County of San Bernardino Superior Court System, funded through the Alternative Dispute Resolution Program (ADR). The ADR Program gives litigants the opportunity to meet with a neutral third-party mediator on the day of their court hearing to negotiate a resolution to the dispute and avoid trial.
- **Senior Services:** IFHMB's Senior Services program (for individuals 55 and older) is intended to specifically address the unique and complex concerns and issues of senior citizens. The Senior Services Department provides mediation to resolve issues involving Social Security, Medicare, Medi-Cal, utility companies, collection agencies, neighbors, and more.
- **Housing Discrimination Investigation:** IFHMB investigates discrimination complaints and works in partnership with the U.S. Department of Housing and Urban Development (HUD) and the California Department of Fair Employment and Housing (DFEH) in fighting discrimination in housing.

Additionally, HUD awards grants to help fight housing discrimination, which is referred to as the Fair Housing Initiative Program (FHIP). FHIP organizations partner with HUD to help people identify government agencies that handle complaints of housing discrimination. FHIP has three initiatives which provide funds to eligible organizations, including the following:



- The Fair Housing Organizations Initiative (FHOI) provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively.
- The Private Enforcement Initiative (PEI) offers a range of assistance to the nationwide network of fair housing groups. This initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.
- The Education and Outreach Initiative (EOI) offers a comprehensive range of support for fair housing activities, providing funding to State and local government agencies and nonprofit organizations for initiatives that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

### City Community Services

The City Community Services Case Management program spends an estimated 4,160 hours per year on outreach, makes 857 service contacts, and provides over 100 clients with comprehensive counseling appointments to address human service needs including housing. In addition, resources regarding housing include information from the following organizations: Lighthouse Social Services (Veteran's Housing), Veteran Affairs (Veteran Housing), Life Community Development (Transitional Housing for Vets), Help for Future Leaders, Keys Non-Profit (Family and Veteran Housing), TAD (Family Housing through HSP), Victory Outreach Homes, IEHP (Recuperative Care & Post-Acute Housing), Set Free Ministry (Sober Living), Step Up, Hernandez Room and Board (SBC), Family Reunifications, Central City Lutheran Mission, High Dessert Shelter, Salvation Army, Volunteers of America, Way World Outreach Domestic Violence Shelter. HUD Community Development Block Grants fund the 5-year Consolidated Plan 2020-2025 which provides outreach, service and resources to an estimated 142,000 persons. The Plan also includes resources to assist with fair housing and landlord mediation, code enforcement, infrastructure and neighborhood improvements, housing rehab, rental assistance, homelessness prevention measures, food/clothing, and comprehensive counseling services.

### Fair Housing Issues

Within the legal framework of Federal and State laws and based on the guidance provided by the State Department of Housing and Urban Development (HUD) Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

There have been no lawsuits, findings, settlements, judgements, or complaints in the City of Chino. However, the City's 2020-2025 AI has identified the following impediments to fair housing in Chino:



**Table 3-19: Impediments to Fair Housing in Chino**

Impediment	Description
<b>Impediments Carried Forward from the Last AI</b>	
<b>Preserving and Expanding Affordable Housing Opportunities</b>	<p>Low-income households have difficulty achieving homeownership due to high prices and access to financing. Hispanic households are disproportionately impacted by low income and significantly underrepresented in the mortgage lending activities.</p> <p>Access to home improvement financing is limited.</p> <p>Affordable housing opportunities in the City are limited. Seniors, disabled, large households, and Hispanic households are disproportionately impacted by low income.</p>
<b>Education and Outreach</b>	<p>Seniors, disabled, large households, and Hispanic households are disproportionately impacted by low income. Market-rate housing is rarely affordable to lower income households. Affordable housing opportunities and supportive services are available to Chino residents through public agencies and nonprofit organizations.</p>
<b>Fair Housing Services</b>	<p>The most frequent bases of fair housing complaints in Chino are disability and race. Furthermore, based on the review of for-rent and for-sale listings conducted for the AI, discriminatory language is used in a portion of the listings. Such listings typically emphasize the preference for families. Further outreach and education on fair housing rights and responsibilities should be continued.</p>
<b>New Identified Impediments</b>	
<b>Access to Financing</b>	<p><b>Disparate Representation in Applicant Pool:</b> Hispanic applicants were significantly underrepresented in the applicant pools in the City during 2011.</p> <p><b>Lenders with Noticeably Disparate Approval Rates:</b> Among the top ten lenders in 2011, Flagstar Bank and Provident Savings Bank had significantly higher approval rates and Ally Bank and U.S. Bank had substantially lower approval rates.</p> <p><b>Noticeably High Fallout Rates by Race/Ethnicity:</b> Low-income Hispanic applicants had a substantially higher percentage of withdrawn/incomplete applications compared to other racial/ethnic groups in 2011.</p> <p><b>Minority Applicants and Smaller Financial Institutions:</b> Some financial institutions appeared to be more popular among certain racial/ethnic groups. Hispanic applicants in the City were much more likely to apply for loans at smaller, less established financial institutions. In 2011, Hispanic applicants made up about 27.7 percent of the applicant pool for all lenders. However, Provident Savings Bank (36.8 percent) and Prospect Mortgage, LLC (35.0 percent) had substantially higher proportions of Hispanic applicants. Similarly, the top five lenders for Asian loan applicants in Chino were all lesser-known financial institutions. Asians represented approximately 29.9 percent of the total applicant pool for all lenders in 2011. However, Asians comprised the vast majority of the applicant pool for PMC Bancorp (71.4 percent) and Flagstar Bank (46.0 percent).</p> <p><b>Subprime Lending Discrepancies by Race/Ethnicity:</b> Although the incidence of loans with reported spread decreased overall since 2007, Black applicants continue to be more likely to receive subprime loans than any other race/ethnic group.</p> <p><b>Loans Purchased:</b> Loan originators can minimize their risk by selling off the mortgage loans to investors. This practice has resulted in the mortgage crisis in the recent past. In 2011, Hispanic applicants were the most likely to have their government-backed home loans purchased by investors in the secondary market.</p>
<b>Advertising</b>	<p>Both for-rent and for-sale listings on the internet show uses of potentially discriminatory language.</p>
<p><i>Source: City of Chino Analysis of Impediments to Fair Housing Choice 2020-2025.</i></p>	



### Local Contributing Factors

As shown in **Table 3-19**, the City of Chino identified previous fair housing impediments and specific actions for mitigation of the issues. The previously identified fair housing issues, including progress toward mitigating each issue, are detailed below:

- **Homeownership Assistance:** With the dissolution of redevelopment in 2012, redevelopment funds are no longer available for this program. During 2018, the City assisted three low moderate-income households with the purchase.
- **Rehabilitation Assistance:** Between July 1, 2012 and December 31, 2019, the City provided rehabilitation assistance to 78 households using CalHOME Program funds, CDBG funds and City Affordable Housing Funds financed with in-lieu fees. Additionally, in November 2012, the City was awarded \$600,000 in CalHOME Program funding to finance home improvement loans and mortgage assistance loans.
- **Affordable Housing Development:** The City facilitated the approval and construction of quality affordable housing by offering priority permit processing, density bonuses and regulatory concessions pursuant to State density bonus law, and financial assistance in the 5<sup>th</sup> cycle.
- **Removal of Governmental Constraints:** An updated Zoning Ordinance was adopted in July 2010 and went into effect in August 2010. The newly updated Zoning Ordinance added various provisions to support special needs housing, including a) differentiates transitional housing in its various forms; b) permits transitional housing that operates as multi-family developments by right; c) permits emergency shelters in the Commercial Service (CS) Zone; and d) amends the definition of residential care homes to include facilities that do not require a State license. In addition, an update to the Zoning Ordinance was processed in January 2013 that permits transitional and supportive housing in all residential zones, subject to the same development standards as the same type of housing in that zone. The City also recently adopted a formal procedure for reasonable accommodation requests, which are reviewed and approved by the Director of Development Services, at an administrative (staff) level.
- **Foreclosure Mitigation Action:** The City's website includes links to resources for foreclosure prevention services, including counseling services offered by the Neighborhood Partnership Housing Services.
- **Information and Brochures:** The City provides a variety of information on housing programs and resources on its website, including affordable housing, emergency housing referral services, fair housing services, home improvement and homebuyer assistance programs, and foreclosure assistance. The brochures are available at the public counter, library, senior center, and the City's website at: <https://www.cityofchino.org/cms/One.aspx?portalId=10382662&pageId=11462318>. The IFHMB holds annual fair housing workshops in the City of Chino. Topics include a) Fair Housing Rights and Responsibilities, b) Reasonable Accommodation, c) Modification process for individuals living with disabilities. Target audience was persons with disabilities and low, very low, and extremely low-income persons.
- **Fair Housing Program:** The City continued to contract with the Inland Fair Housing and Mediation Board (IFHMB) to mediate tenant/landlord disputes, promote fair housing practices, and outreach



services. Between July 1, 2015 and June 30, 2019, the IFHBM responded to fair housing complaints from 172 households. Most of the complaints were based on disability, followed by race and familial status. Another 1,373 households contacted the IFHMB for tenant/landlord issues. The top three issues were related to evictions, rules and regulations, and repairs. The City continued the practice of requiring an affirmative marketing plan for all subdivisions. Issuance of business permit for rental properties also requires proof of completing training on fair housing and landlord/tenant laws.

The City's AI identifies the following new local fair housing issues:

- **Access to Financing:** Several issues in lending patterns with potential fair housing implications were identified including:
  - Disparate Representation in Applicant Pool
  - Lenders with Noticeably Disparate Approval Rates
  - Noticeably High Fallout Rates by Race/Ethnicity
  - Minority Applicants and Smaller Financial Institutions
- **Advertising:** Both for-rent and for-sale listings on the internet show uses of potentially discriminatory language.

### *Lending Patterns*

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who are regularly experience disproportionate roadblocks to home ownership. **Table 3-20** below identified the lending patterns by race and ethnicity, as well as income category for the Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA). According to the data, applicants in the highest income category were more likely to have a loan approved in comparison to applicants with the lowest income category where approval rates were consistently under 50 percent. Furthermore, within each income category, applicants who identified as White consistently had higher rates of approval than applicants of color of who identified as Hispanic or Latino. Overall, applicants who identified as Native Hawaiian, Pacific Islander, and American Indian or Alaska Native had the lowest rates of loan approval in all income categories.



**Table 3-20: Disposition of Loan Applications by Race/Ethnicity –  
 Riverside San Bernardino Ontario MSA**

<b>Applications by Race/Ethnicity</b>	<b>Approved (%)</b>	<b>Denied (%)</b>	<b>Other (%)</b>	<b>Total</b>
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	27.9%	36.4%	37.6%	258
Asian	40.0%	35.4%	27.7%	983
Black or African American	48.9%	22.6%	29.8%	1,295
Native Hawaiian or other Pacific Islander	26.9%	50.3%	24.2%	149
White	48.0%	25.4%	29.2%	12,112
Hispanic or Latino	44.1%	28.5%	29.7%	6,251
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	40.9%	36.4%	17.6%	352
Asian	47.0%	30.3%	27.2%	1521
Black or African American	43.8%	27.9%	32.3%	1529
Native Hawaiian or other Pacific Islander	34.7%	48.2%	20.2%	193
White	54.0%	21.7%	29.9%	19017
Hispanic or Latino	51.6%	25.1%	28.2%	11797
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	44.4%	29.9%	28.5%	144
Asian	50.2%	22.8%	31.7%	880
Black or African American	46.1%	24.7%	32.4%	777
Native Hawaiian or other Pacific Islander	56.9%	27.7%	20.0%	65
White	57.7%	17.9%	16.2%	9,073
Hispanic or Latino	56.0%	19.5%	28.9%	5,678
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.1%	23.9%	30.9%	401
Asian	59.2%	18.7%	27.9%	2,831
Black or African American	53.0%	21.0%	29.5%	2,347
Native Hawaiian or other Pacific Islander	45.2%	32.4%	24.3%	259
White	63.1%	14.6%	27.4%	27,369
Hispanic or Latino	60.8%	16.4%	27.0%	16,178
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.5%	19.2%	32.8%	927
Asian	60.6%	15.9%	15.4%	12,219
Black or African American	55.0%	18.7%	29.9%	6,393
Native Hawaiian or other Pacific Islander	51.1%	23.1%	30.7%	620
White	65.5%	12.4%	27.9%	78,875
Hispanic or Latino	61.5%	15.5%	27.3%	30,093
<i>Source: FFEIC (2019). Consumer Financial Protection Bureau, Disposition of applications by income, race, ethnicity of applicant, 2019. Retrieved from: <a href="https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5">https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/40140/5</a> (Accessed September 2020)</i>				



Hate Crimes

Hate crimes are crimes that are committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation’s (FBI) Uniform Crime Reporting Program collects statistics on these incidents. **Table 3-21** below identifies the reported hate crimes in the City of Chino. From 2014 to 2019 a total of 15 hate crimes were reported in the City, 10 of which were motivated by race, ethnicity, or ancestry, one motivated by religion, two motivated by sexual orientation and two motivated by disability.

**Table 3-21: City of Chino, Reported Hate Crimes by Bias Motivation (2015-2019)**

Year	Race/ Ethnicity/ Ancestry	Religion	Sexual orientation	Disability	Gender	Gender identity	Total
2014	1	0	0	2	0	0	3
2015	0	0	0	0	0	0	0
2016	2	0	1	0	0	0	3
2017	5	0	1	0	0	0	6
2018	0	0	0	0	0	0	0
2019	2	1	0	0	0	0	3
<b>Total</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>15</b>

*Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.*

**2. Analysis of Federal, State, and Local Data and Local Knowledge**

Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

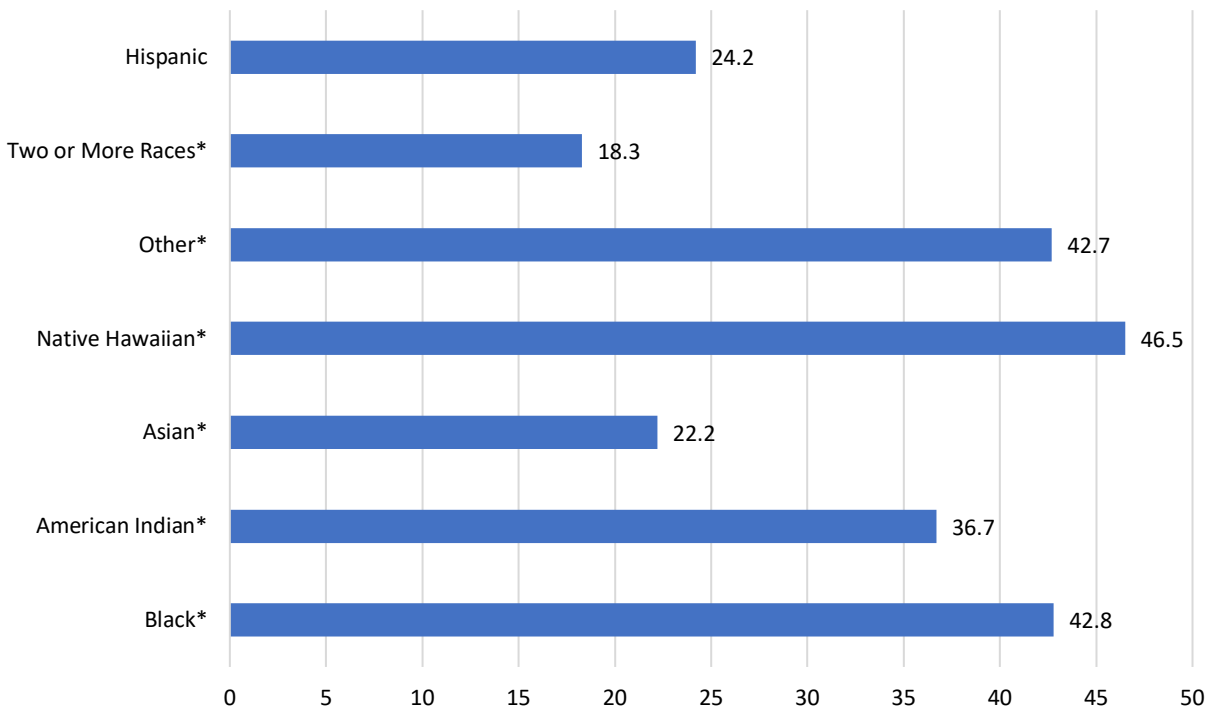
**Figure 3-1** shows the dissimilarity between each of the identified race and ethnic groups and the City’s White population. The higher scores indicate higher levels of segregation among those race and ethnic groups with the White population. The Native Hawaiian population showed the highest level of dissimilarity at 46.5. The black population was the second highest level at 42.8 followed by persons who identified as another race at 42.7 while two or more races were the lowest dissimilarity at 18.3. These



scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 46.5 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve “perfect” integration or 42.8 percent of the Black population would need to move into the predominantly White census tract areas for perfect integration.

The California Department of Housing and Community Development (HCD) considers dissimilarity index scores above 30 as moderate segregation and scores above 60 high segregation. While the City of Chino has no racial or ethnic populations with a dissimilarity index above 60, four populations have a score above 30, meaning these groups experience moderate segregation from the White population. While segregation may be a result of ethnic enclaves or persons of similar cultures living nearby, there is often increased likelihood segregated areas have fewer access to essential resources.

**Figure 3-1: Dissimilarity Index with White Population, City**



Source: Census Scope, Social Science Data Analysis Network

**Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if



it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

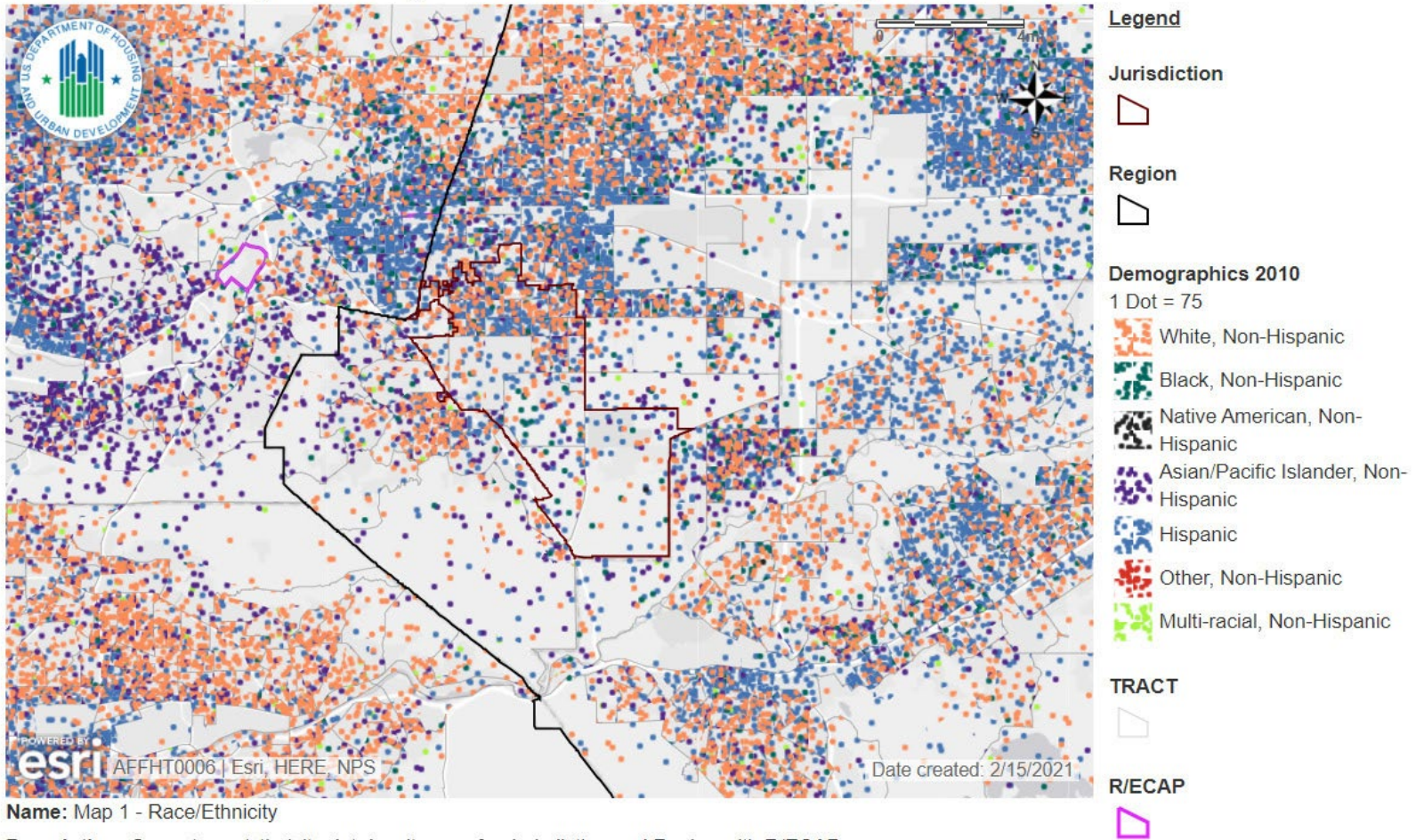
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

**Figure 3-2** below displays the R/ECAP analysis of the area. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty in the City, but there is one R/ECAP in a nearby community. **Figure 3-2** also shows a higher concentration of people within the northern most census tracts of the City when compared to those in the southern tracts. The median income in census tracts south of Edison Avenue are typically in the higher range for the City. However, it should be noted that much of that land is owned by the Federal government, the County of Orange, and the County of San Bernardino, because it is with the Prado flood basin of the Santa Ana River. The vast majority of housing is located north of Edison Avenue. The City is committed to increasing housing mobility opportunities for persons outside of the City or in San Bernardino County as a whole. **Section 4** outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.



**Figure 3-2: Low Poverty Index with Race/Ethnicity and R/ECAPs, City**

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 1 - Race/Ethnicity

**Description:** Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

**Jurisdiction:** Chino (CDBG)

**Region:** Riverside-San Bernardino-Ontario, CA

**HUD-Provided Data Version:** AFFHT0006

*Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2014*



### *Racially Concentrated Areas of Affluence (RCAA)*

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated.<sup>3</sup> Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.<sup>4</sup> To identify these areas in Chino, the City examined census tracts with a population that is at least 50 percent White and a median income over \$100,000, the analysis resulted in no census tracts with a population at least 50 percent White and median income more than \$100,000. The figures show no racially concentrated areas of affluence. **Figures 3-3a** and **3-3b** display the median disparities in percentage of population which is white by census tract and the median income by block group in Chino. **Figure 3-3b** shows median incomes are greater towards the central region of the City compared to the norther and southern regions; however, much of the area identified as having a median income greater than \$125,000 is made up of agricultural land, industrial uses, the California Institutions for Men and Women, and the now closed Juvenile Prison.

However, as seen in **Figures 3-3d** and **3-3e**, the proportion of poverty status has increased in more southern census tracts such as 19.03 and 122 while the proportion of poverty status has decreased in

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<sup>3</sup> Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

<sup>4</sup> Ibid.



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more northern tracts such as 5.01, 5.04, and 6.03 over time. Communities to the north of Edison Avenue tend to be denser and more affordable to live in; however, with further implementation of the Preserve Specific Plan<sup>5</sup>, more affordable housing has been developed in the southern portions of the City bound by Euclid Avenue to the east and Kimball Avenue to the north.

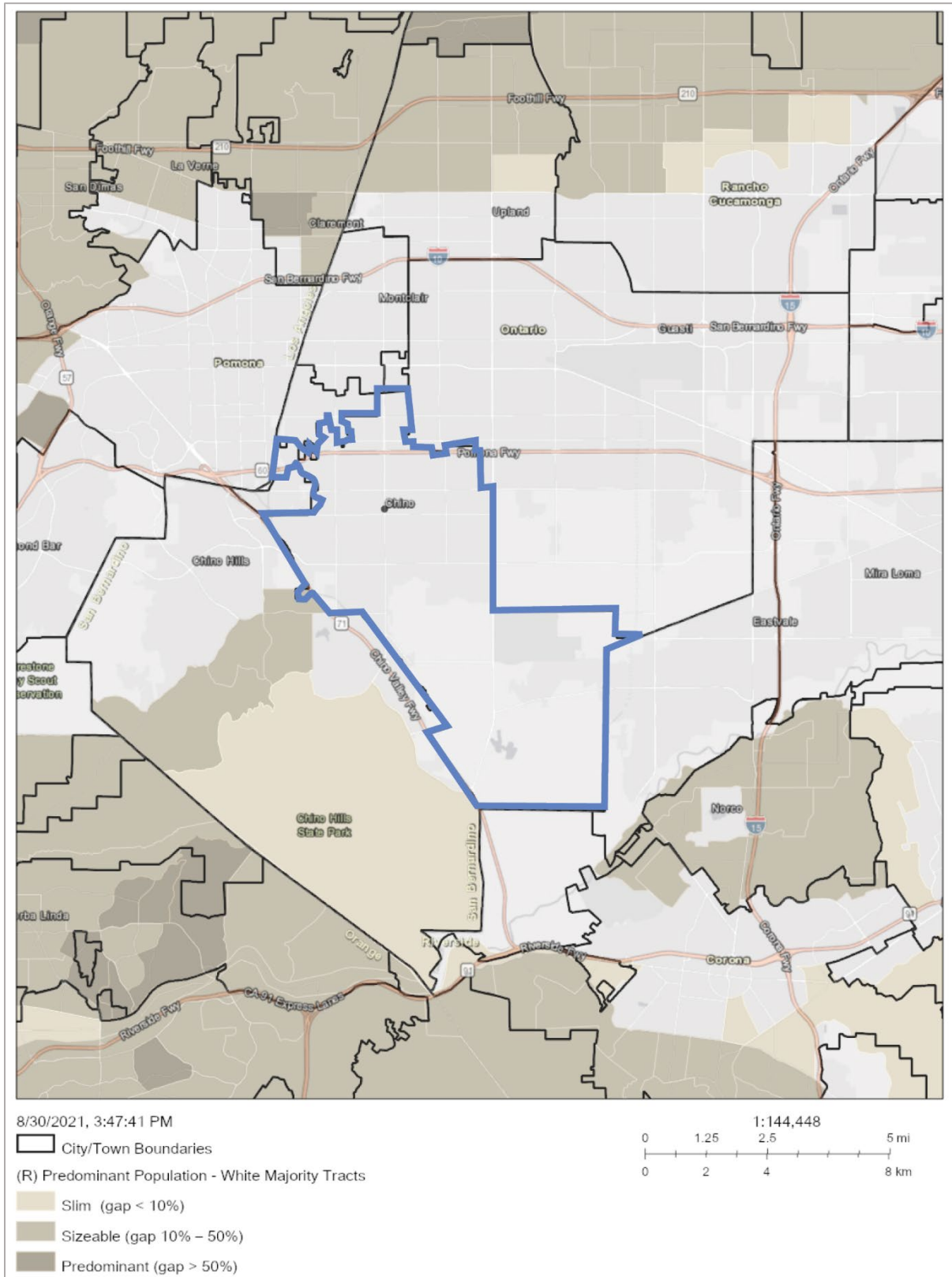
As part of the candidate housing sites analysis, the City has identified a variety of sites throughout the City as a whole. Through the Mixed-Use Overlay and the Affordable Housing Overlay, the City can accommodate a large proportion of lower income units in the northern half of the City. This includes areas that are shown in **Figure 3-3e** as having greater poverty rates, as well as areas with lower poverty rates. This provides for a mix of incomes and establishes affordable housing opportunities in areas of need so as to avoid displacement of existing households. The southern half of the City includes some lower income units and enough moderate-income units to meet the RHNA. This area includes less lower income units than the northern area due to existing, entitled private Specific Plans. While **Figure 3-3e** shows that poverty rates have gone up in the southern half of the City, this area includes an airport, industrial uses, and the California Institute for Women. New single-family developments have been increasing, but for as it relates to access to services and resources the southern half of the City has no access to public transportation and lower access to community services. Additionally, an affordable housing in-lieu fee is charged on development within these specific plans, in order to offset costs of building subsidized housing in the area. In sum, opportunities for affordable units were identified in the northern region near transportation and community resources, but existing private Specific Plans have existing capacity for some lower income units and a large portion of moderate income units.

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<sup>5</sup> City of Chino. (2021). The Preserve Specific Plan. Available at [http://p1cdn4static.civiclive.com/UserFiles/Servers/Server\\_10382578/File/City%20Hall/Plans/The%20Preserve%20Specific/2001251\\_SPB\\_12-00-21\\_Amended\\_r1%20Final%20Set%20for%20Print.pdf](http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10382578/File/City%20Hall/Plans/The%20Preserve%20Specific/2001251_SPB_12-00-21_Amended_r1%20Final%20Set%20for%20Print.pdf).



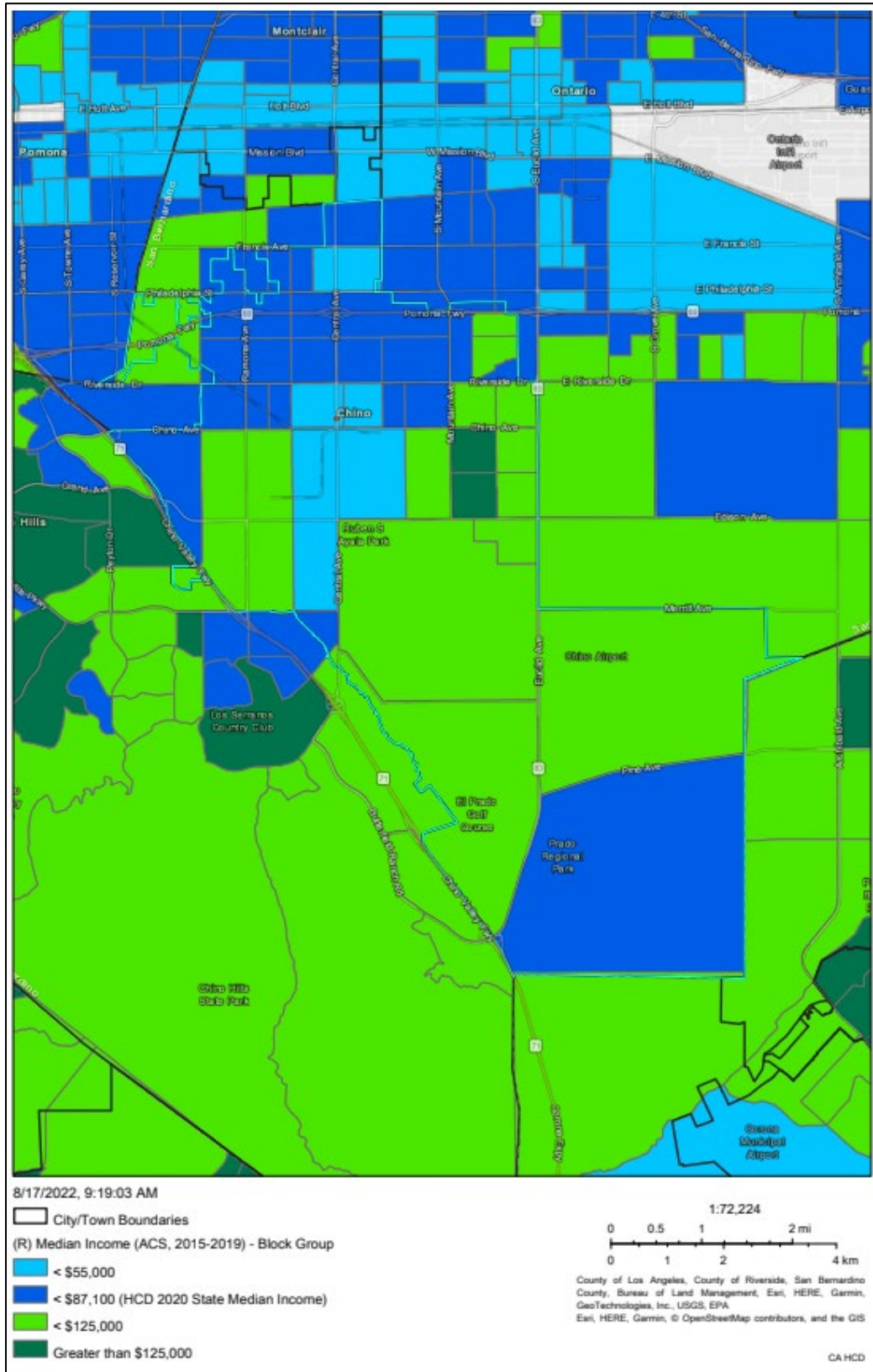
**Figure 3-3a: Predominant Population by Race – White, City of Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



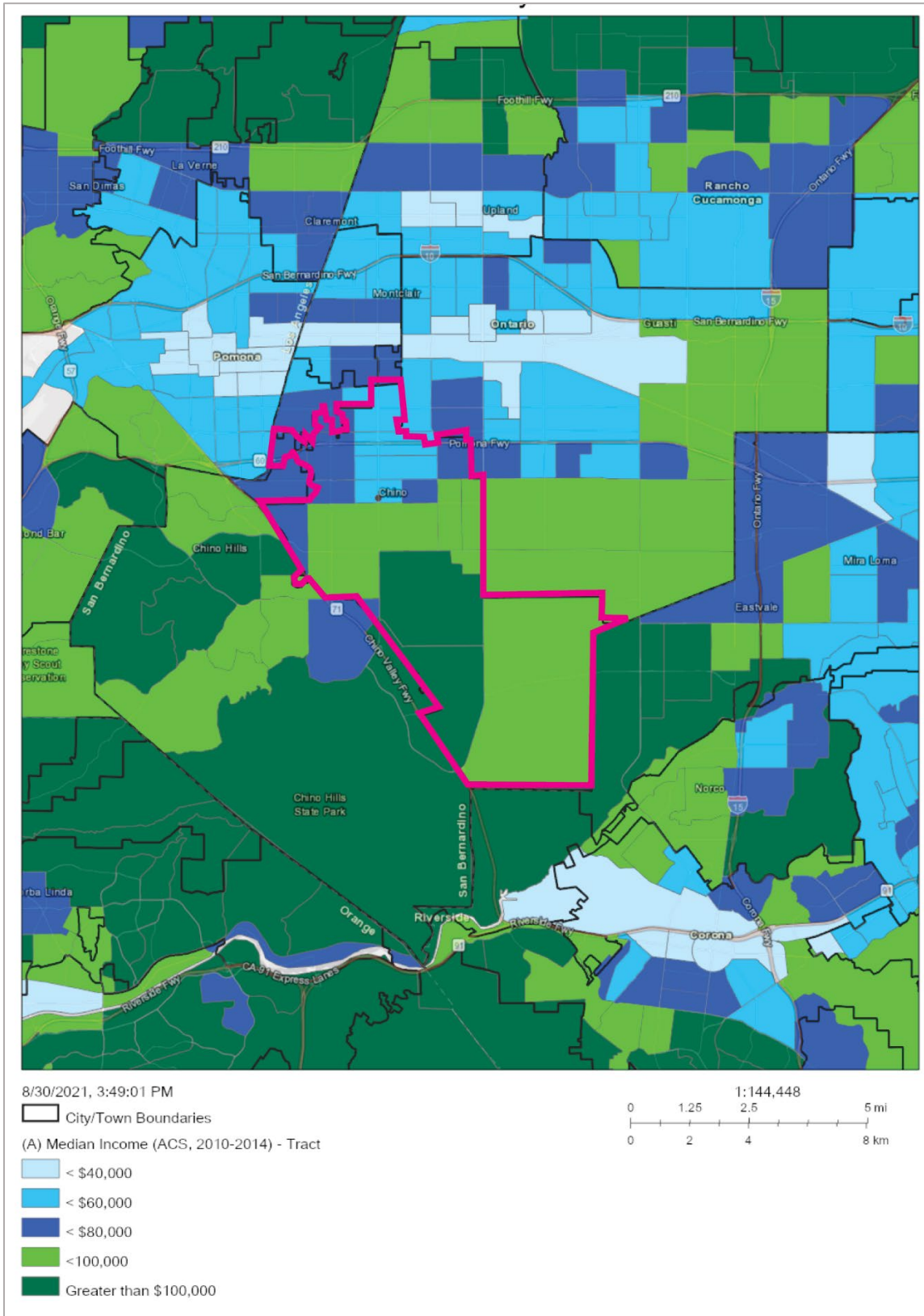
**Figure 3-3b: Median Income by Block Group, City of Chino (2019)**



Source: California Department of Housing and Community Development – AFFH Data Viewer



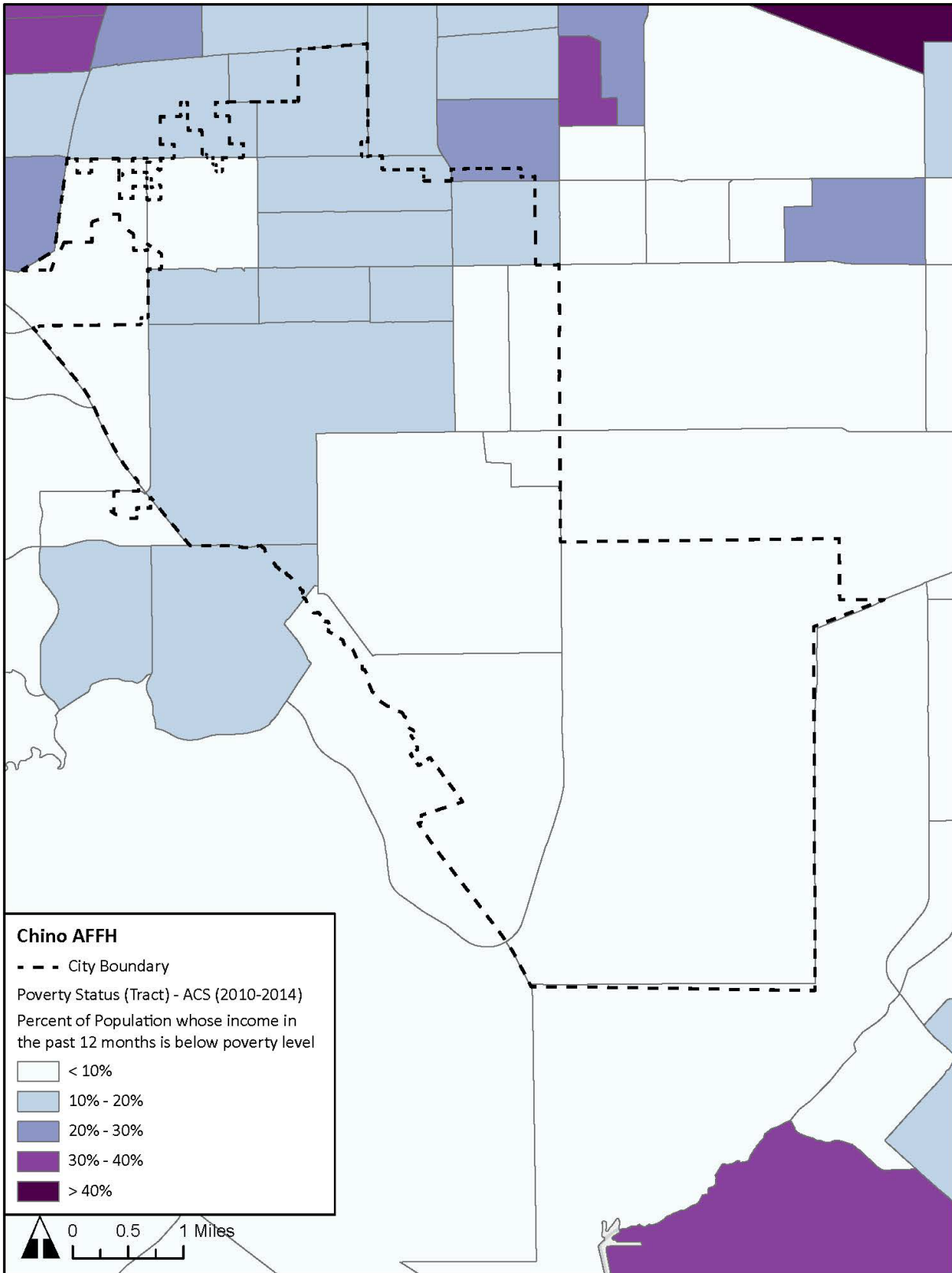
**Figure 3-3c: Median Income by Block Group, City of Chino (2014)**



Source: California Department of Housing and Community Development – AFFH Data Viewer



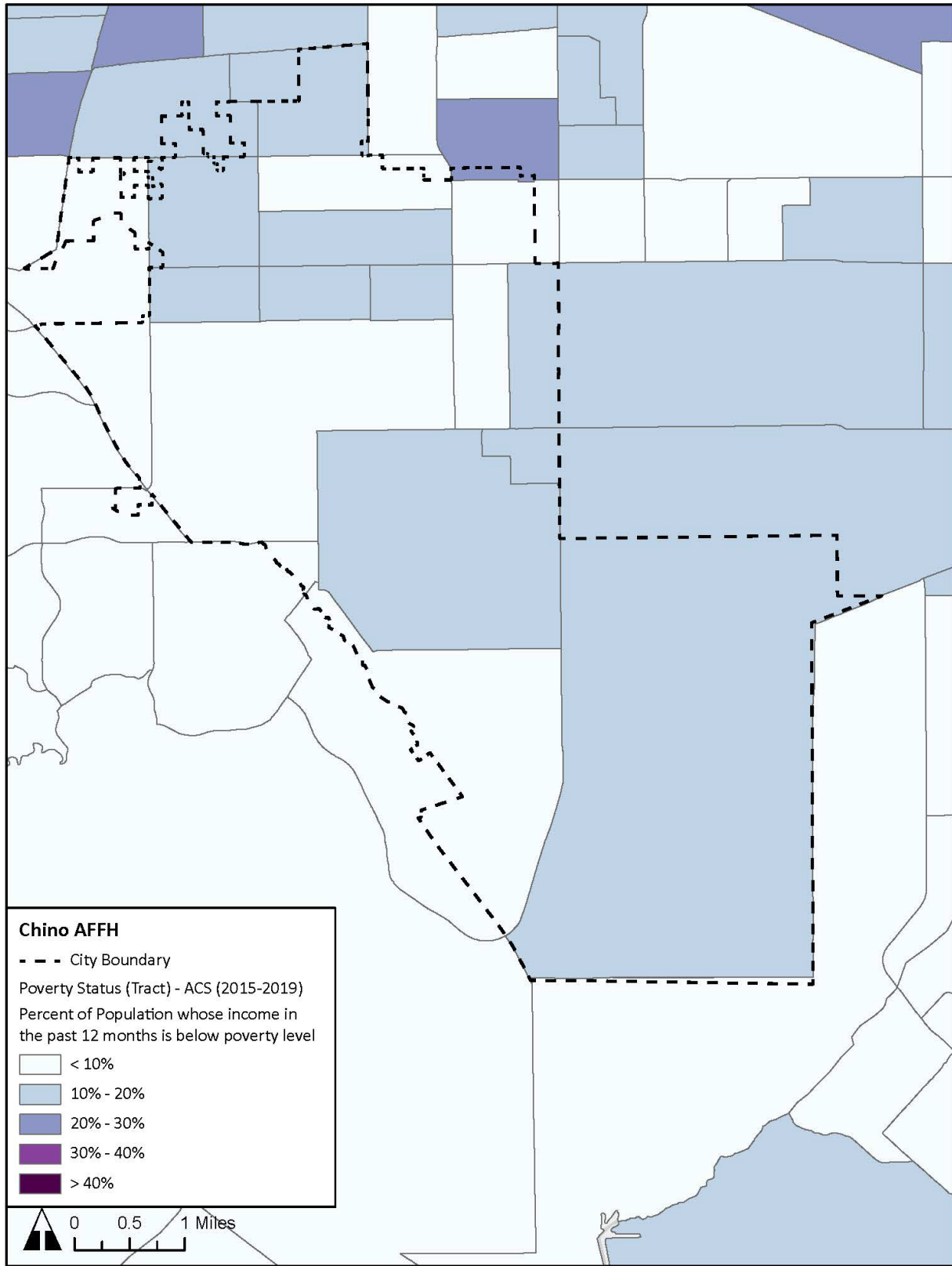
**Figure 3-3d: Poverty Status by Census Tract - ACS (2010-2014)**



Source: American Community Survey 5-Year Estimates, 2010-2014



**Figure 3-3e: Poverty Status by Census Tract - ACS (2015-2019)**



Source: American Community Survey 5-Year Estimates, 2015-2019



### 3. Disparities in Access to Opportunity

#### Regional Opportunity Index

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to assist target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.



- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

**Figure 3-4 “ROI: People”** identifies the achievement levels that persons living within the City have and **Figure 3-5 “ROI: Place”** displays the opportunity that different census tracts can provide, based on 2014 data. As shown in **Figures 3-4** below, the majority of the City of Chino is classified as a medium to high opportunity zone in regard to people. This indicates a high level of relative opportunities that people are able to achieve. According to the data, persons living within the City are considered to have high levels of achievement and assets. However, the data also shows there is great variation in opportunity by geography (**Figure 3-5**). For example, persons living in the southwest portion of the City may have high achievement levels, but the region itself provide very low opportunities on a scale of health and environment, housing, civic life, economics, and education. It is important to note that this data is from 2014 and may now be considered outdated; however, no new data is available for analysis. As such, the scores throughout the City’s census tracts may have improved over the last 8 years.

As to the selection of candidate housing sites, the majority of lower income units are located in areas with higher opportunity scores. The region with the lowest score in the center of the City is predominantly made up of industrial uses – which is likely the reason for the score. Some candidate housing sites have been identified within this low-scoring area due to the availability of land, property owner interest, and the high potential for residential development. While the area is reported as having the lowest opportunity score in 2014, the Mixed-Use overlay seeks to provide for improved opportunities for existing and future residents. The southern half of the City is mostly shown as not having data available, which is likely due to the low occurrence of residential development in the area in 2014. The area of lowest opportunity in the southern half of the City is entirely made up of industrial uses; no candidate sites have been identified in this area.

In sum, **Table 3-22** and **Figure 3-6** below display the Regional Opportunity Index data for the City of Chino and the State of California. The data shows the following key findings:

- The City has a lower percentage of college educated adults compared to the State overall; however, Chino residents have greater math and English proficiency with lower rates of elementary truancy and high school discipline.
- Chino students have greater rates of high school graduation as well as higher rates of UC/CSU college eligibility.
- Employed residents in the City have greater rates of employment with higher overall minimum basic income.
- The City has a lower job availability index score compared to the State with a lower percentage of quality jobs, but job growth in Chino is twice that of the State.
- More households in Chino own the home they live in but pay slightly more in general than households across the State.
- Chino residents have high access to vehicles and generally have lower commute times than households across the State.



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- Health and environmental factors in the City are generally higher than across the State – Chino has higher ratings of infant health, prenatal care, air quality, and lower ratings of birth to teens and years of life lost.
- The majority of Chino households speak English and are U.S. citizens; however, voting rates are lower than across the State.



**Figure 3-4: Regional Opportunity Index: People, 2014**

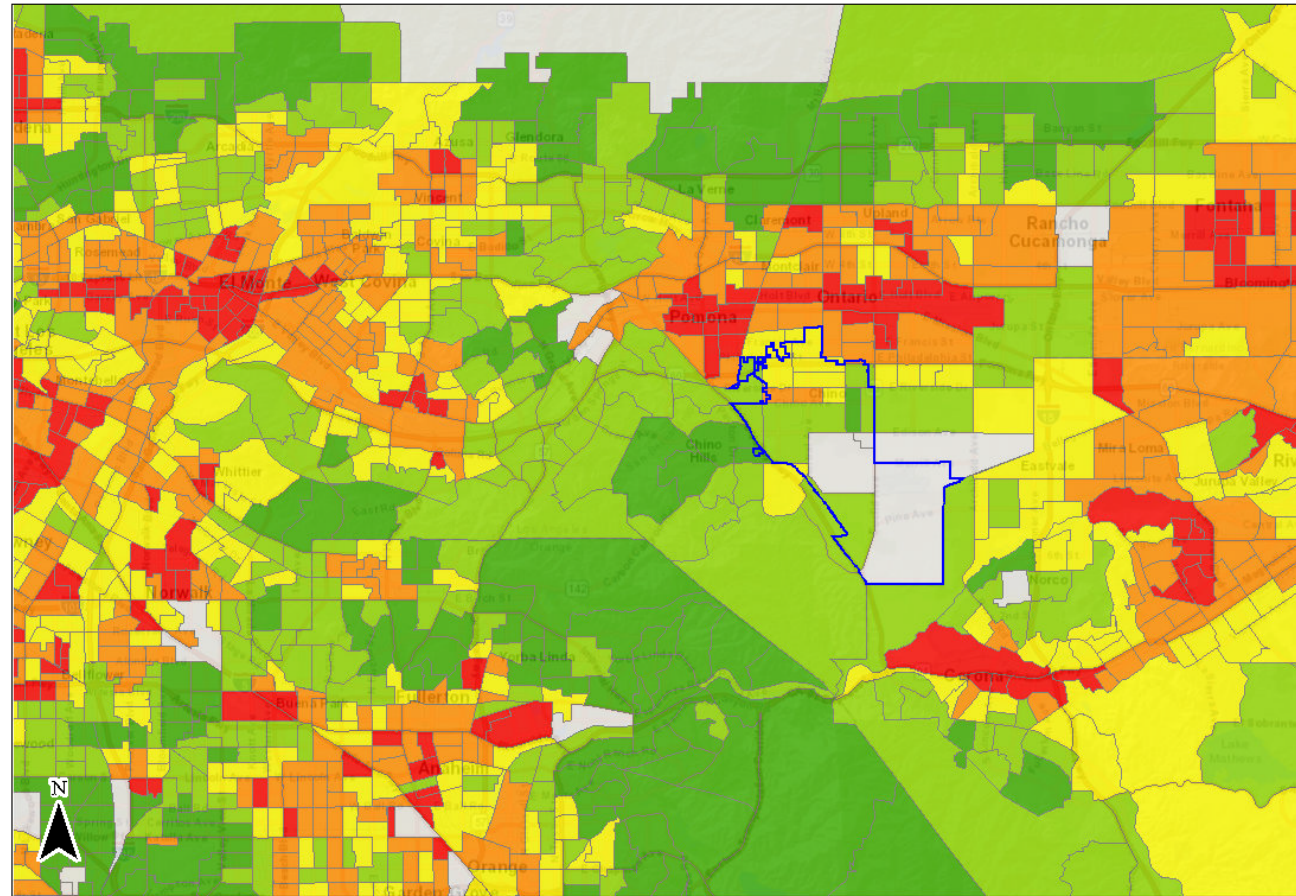
### Regional Opportunity Index: People, 2014

**Description**

The Regional Opportunity Index (ROI): People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

**Legend**  
**Regional Opportunity Index: People**

- Some data not available
- Lowest Opportunity
- 
- 
- 
- Highest Opportunity



Date: 2/18/2021

<https://interact.regionalchange.ucdavis.edu/roi/>

Source: UC Davis Center for Regional Change and Rabobank, 2014



Figure 3-5: Regional Opportunity Index: Place, 2014

## Regional Opportunity Index: Place, 2014

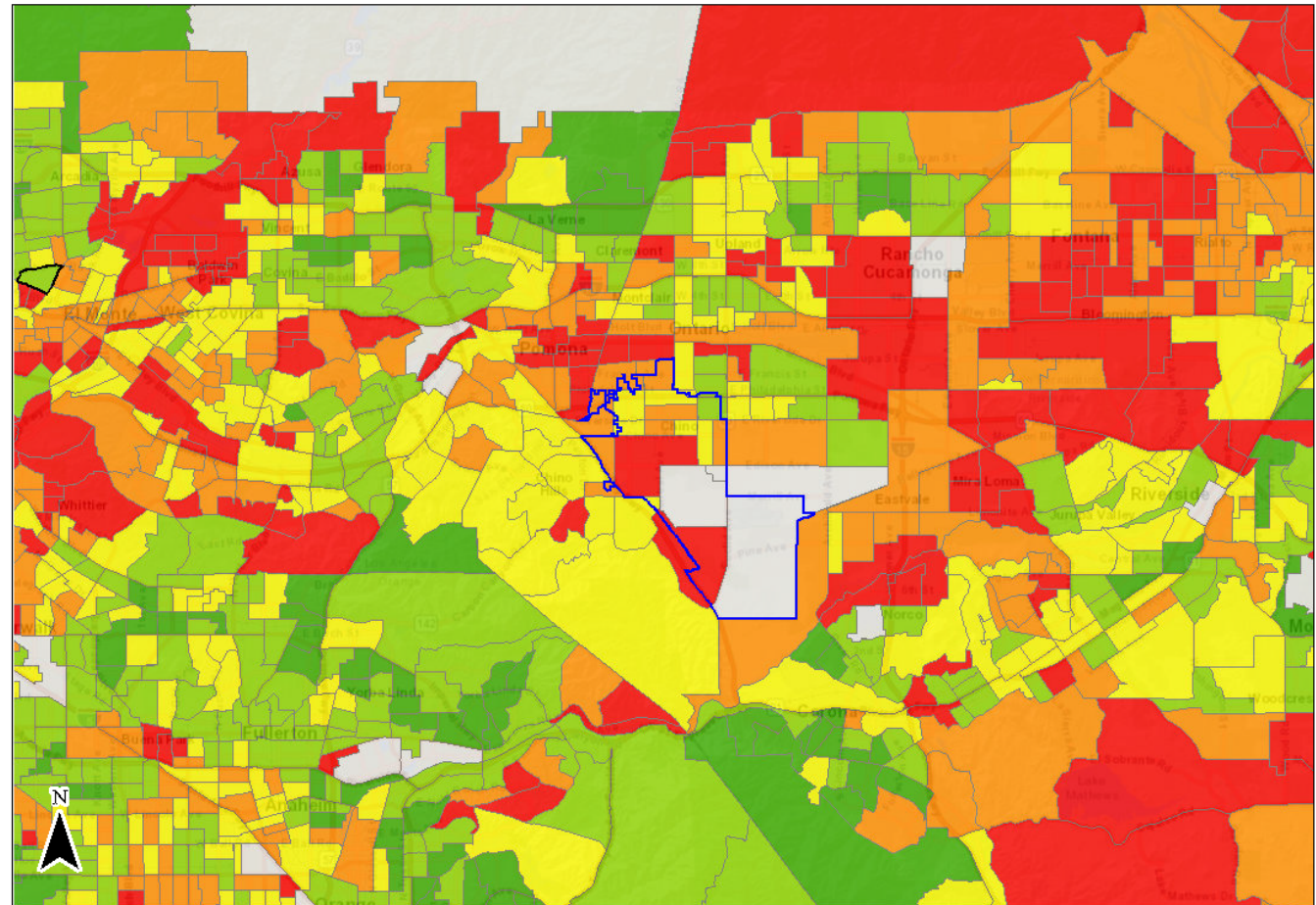
### Description

The Regional Opportunity Index (ROI): Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

### Legend

#### Regional Opportunity Index: Place

- Some data not available
- Lowest Opportunity
- 
- 
- 
- Highest Opportunity



Date: 2/18/2021

<https://interact.regionalchange.ucdavis.edu/roi/>

Source: UC Davis Center for Regional Change and Rabobank, 2014



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 (2021-2029)

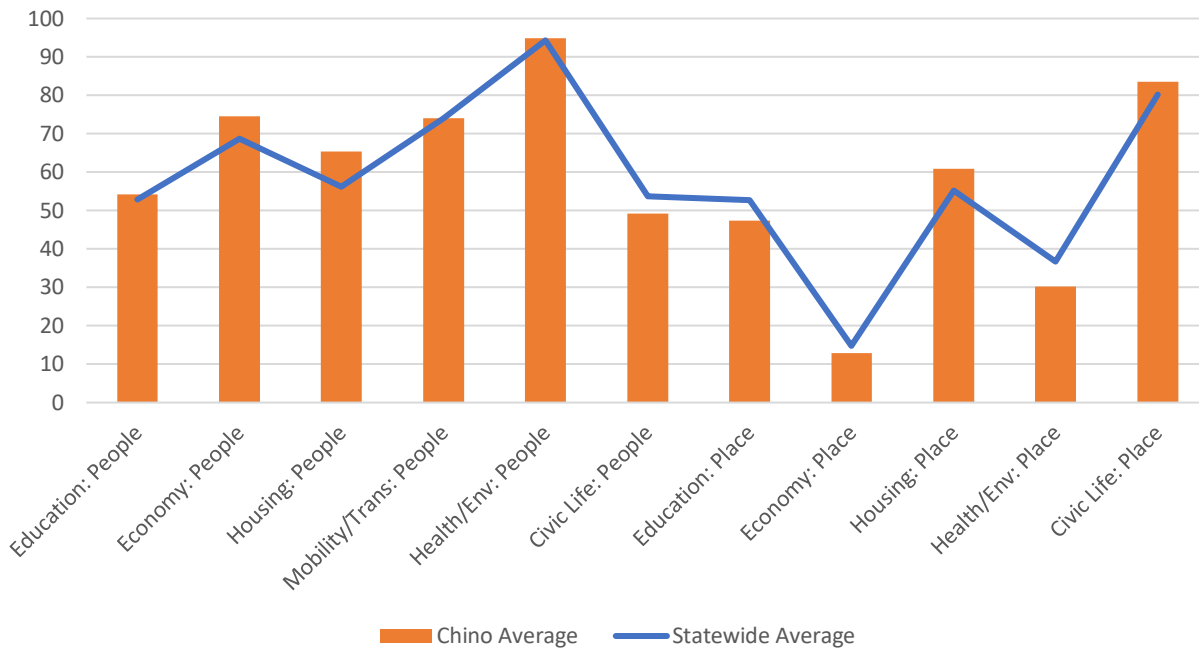


<b>Table 3-22: Opportunity Indicators, Chino and California</b>			
<b>ROI Indicator</b>		<b>Chino</b>	<b>California</b>
<b>Education</b>	<b>People</b>		
	College Educated Adults	<b>32%</b>	38%
	Math Proficiency	<b>76%</b>	70%
	English Proficiency	<b>72%</b>	65%
	Elementary Truancy	<b>21%</b>	24%
	<b>Place</b>		
	High School Graduation Rate	<b>88%</b>	83%
	UC/CSU Eligibility	<b>43%</b>	41%
	Teacher Experience	<b>21%</b>	36%
	High School Discipline Rate	<b>3%</b>	6%
<b>Economic</b>	<b>People</b>		
	Employment Rate	<b>91%</b>	89%
	Minimum Basic Income	<b>70%</b>	64%
	<b>Place</b>		
	Job Availability	<b>548.59</b>	701.75
	Job Quality	<b>35%</b>	40%
	Job Growth	<b>7%</b>	3%
Bank Accessibility	<b>0.17</b>	0.24	
<b>Housing</b>	<b>People</b>		
	Home Ownership	<b>69%</b>	55%
	Housing Cost Burden	<b>54%</b>	52%
	<b>Place</b>		
	Housing Adequacy	<b>94%</b>	91%
Housing Affordability	<b>0.21</b>	0.19	
<b>Mobility</b>	<b>People</b>		
	Vehicle Availability	<b>92%</b>	86%
	Commute Time	<b>51%</b>	60%
	Internet Access	<b>5</b>	4
<b>Health/Environmental</b>	<b>Place</b>		
	Infant Health	<b>96%</b>	95%
	Birth to Teens	<b>5%</b>	7%
	Years of Life Lost	<b>18.36</b>	29.84
	<b>Place</b>		
	Air Quality	<b>13.7</b>	10.01
	Prenatal Care	<b>89%</b>	83%
	Access to Supermarket	<b>45%</b>	53%
	Health Care Availability	<b>0.92</b>	1.76
<b>Civic Life</b>	<b>People</b>		
	Voting Rates	<b>24%</b>	31%
	English Speakers	<b>91%</b>	88%
	<b>Place</b>		
	US Citizenship	<b>86%</b>	83%
	Neighborhood Stability	<b>86%</b>	85%

Source: UC Davis Center for Regional Change and Rabobank, 2014.



**Figure 3-6: Regional Opportunity Index, Chino and California**



**Geographic Opportunity Areas**

Additionally, HCD together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

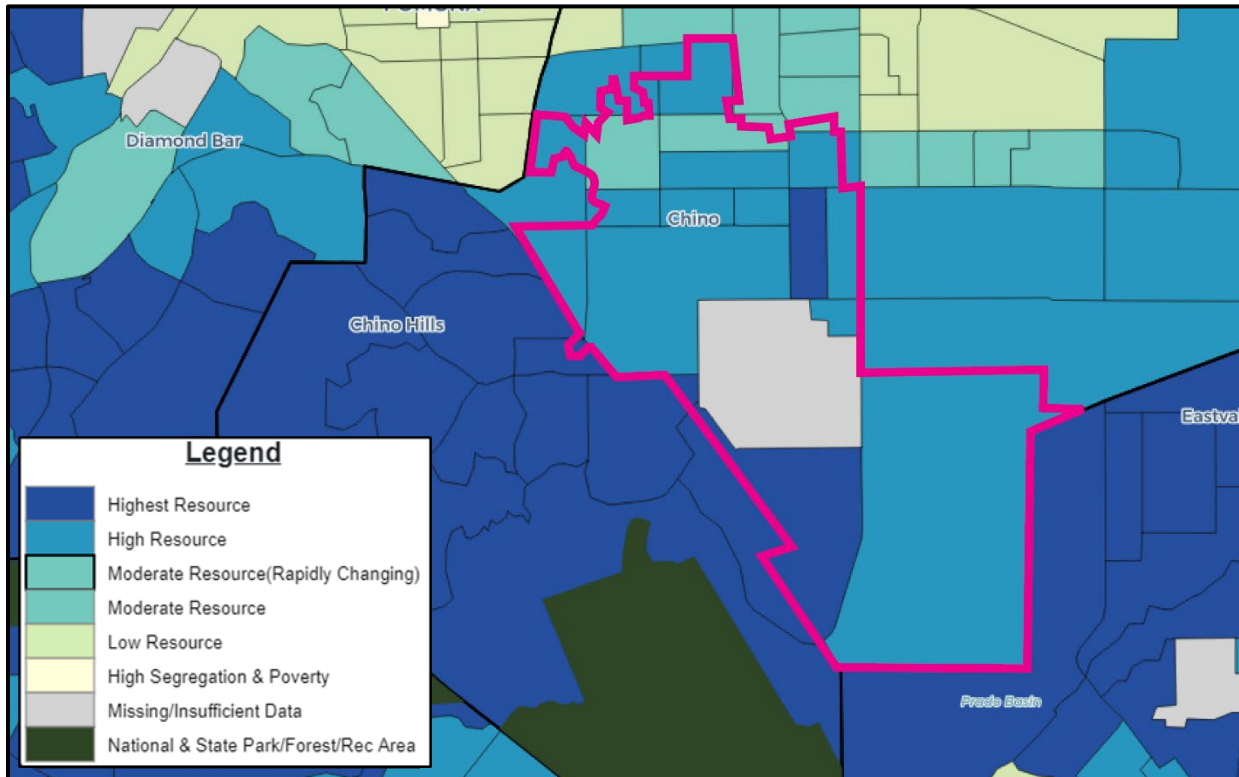
According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-7a** below, nearly all of the City of Chino is classified as moderate to highest resource areas, with the exception of the southeast region which is missing data most likely due to the airport being located in this region. **Figure 3-7a** shows that in the more northern tracts of the City (census tract 5.01 and 6.03) are classified as moderate resource areas while all other census tracts in the City are designated as high to highest resource. In a previous analysis, the proportion of persons experiencing poverty within both census tracts, 5.01 and 6.03, have decreased from the 2014 to 2019. So while these census tracts are not classified as



high resource, historical patterns indicate that these census tracts are experiencing less poverty and are improving their resource availability as a result.

Lower income units identified as part of the candidate sites analysis in **Appendix B** are mostly located in high resource areas, with the exception of a few in the northern portion of the City located in moderate resource areas. A few lower income units are also located in areas identified as “Highest Resource.” Overall, while **Figures 3-4** and **3-5** illustrate poor opportunity scores in 2014, **Figure 3-7a** shows the City has improved and is rated fairly high based on more recent 2021 data.

**Figure 3-7a: TCAC/HCD Opportunity Area Maps, City (2021)**

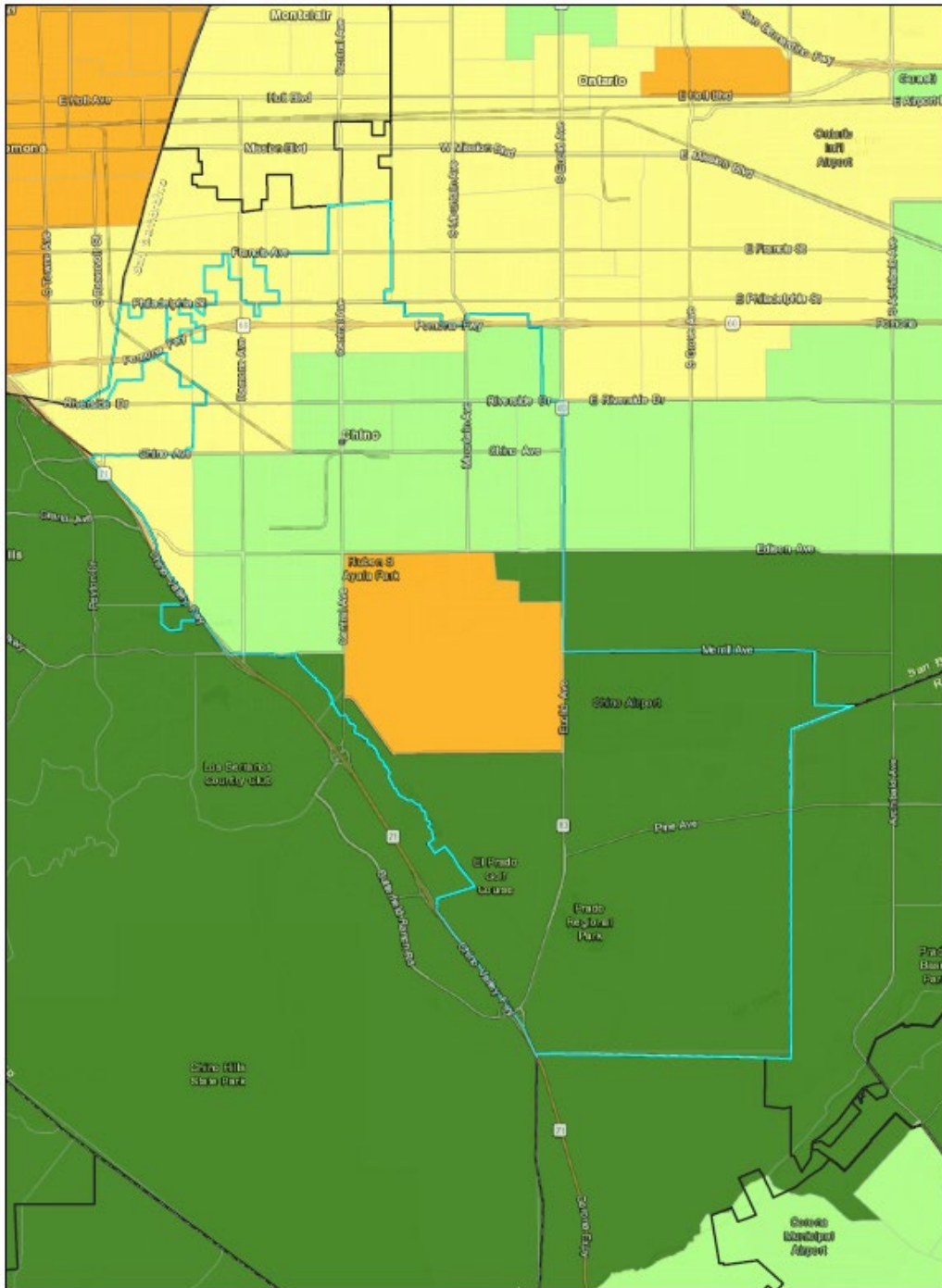


*Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2021.*

Educational attainment in the City follows similar trends to the map above. As shown in **Figure 3-7b** below, nearly all of the City of Chino is classified as moderate to highest educational outcome areas, with the exception of the central region which has the lowest educational outcome which is most likely due to the California Institute for Men being located in this region. The TCAC education outcome index measures math and reading proficiency, high school graduation rates, and student poverty. **Figure 3-7b** shows that educational outcome scores improve from north to south, excluding the central region. The northern regions have a significantly larger population than the southern portions where much of the City’s vacant land is found. Educational outcome scores are highest to the west of Chino but are similar in all other directions. While the map shows higher educational outcome scores in the southern part of the City, there are no disparities in access to educational opportunities. Residents have access to quality schools regardless of location in the City.



**Figure 3-7b: TCAC/HCD Opportunity Area Maps, Education Score**



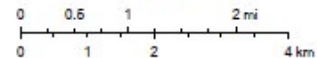
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City/Town Boundaries

(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

- < 0.25 (Less Positive Education Outcomes)
- .25 – 0.5
- 0.5 – 0.75
- .75 – 1 (More Positive Education Outcomes)

1:72,224



County of Los Angeles, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA  
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS

CA HCD

Source: California Department of Housing and Community Development – AFFH Data Viewer



### Local Knowledge, Historical Actions, and City Investment

The City of Chino has taken meaningful strides in the past to address fair housing issues within the community, including a lack of affordable housing and resources. The following are some actions the City has taken:

- In September 2004, the City of Chino and the Redevelopment Agency of the City of Chino entered into a Development Agreement with SunCal Companies governing the development of the College Park community. The College Park Development Agreement requires that SunCal Companies develop 330 affordable housing units and the Redevelopment Agency contribute \$10 million to SunCal Companies to assist with the development of the required units.

SunCal Companies have since entered into a partnership with Bridge Housing Corporation under which Bridge Housing purchased the two parcels set aside for the development of affordable housing units, and subsequently constructed 330 units affordable to low and very-low income households on the parcels. Bridge Housing Corporation, a non-profit affordable housing developer, is one of the largest affordable housing developers in the nation with over 12,000 units built and managed in California over the past 20 years.

- In August of 2017, the City of Chino worked with Neighborhood Partnership Housing Services (NPHS) to open Villa del Sol, a three-unit revitalization project and infill development for low-income first-time homebuyers. Working in close partnership with the city, NPHS divided the parcel into thirds. After demolishing the blighted, existing structure, the way was paved for the development of three craftsman-style modular homes known as Villa del Sol. The homes qualify for down-payment assistance offered through the city.

The City contractually partners with NPHS to provide services for low-income families, seniors, persons with disabilities, first-time-homebuyers, housing rehabilitation, and foreclosure prevention programs.

### HUD Opportunity Indicators

For many households, access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-23** below provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:



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- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.

The data in **Table 3-23** displays the opportunity indices by race and ethnicity for persons in the City of Chino. Key findings from the opportunity indicators below include:

- There is overall moderate to low exposure to poverty, however, both the Pacific Islander and Black community showed having the highest exposure to poverty in the City.
- While there was overall lower exposure to poverty, the data shows a low school proficiency index and a low labor market index, meaning there is lower access to quality schools and lower labor force participation (all scores under 50). Specifically, the Hispanic community was identified as having the lowest access to proficient and quality schools.
- Additionally, the Native American and Black communities had the lowest participation in the labor force, meaning that opportunity for upward mobility through a combination of education and economic opportunity was the lowest for these two communities.
- The data also shows that a high percentage of the City's residents utilize transit and that the City offers high access to employment opportunities.
- Overall, the City has very low environmental quality and high exposure to pollutants for all racial and ethnic groups. Environmental quality is further discussed in the next section.



**Table 3-23: Opportunity Indicators by Race/Ethnicity, Chino, 2021**

Race or Ethnicity	Opportunity Indices						
	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Total Population</b>							
White*	57.64	39.62	39.91	65.58	46.29	73.58	14.18
Black*	62.70	48.66	28.00	61.79	41.14	76.79	15.42
Hispanic	54.82	34.37	39.24	67.66	49.00	75.34	13.80
Asian or Pacific Islander*	60.48	43.99	37.66	65.24	44.84	74.77	14.97
Native American*	56.52	44.88	34.11	65.21	46.71	74.12	14.78
<b>Population below federal poverty line</b>							
White*	52.68	32.85	41.30	68.60	51.62	71.33	13.07
Black*	59.79	45.00	33.06	66.51	47.30	75.45	15.03
Hispanic	50.83	30.86	37.76	69.22	52.92	76.61	13.56
Asian or Pacific Islander*	49.80	33.13	36.39	72.65	55.19	73.30	12.90
Native American*	54.00	36.11	43.00	48.00	36.00	92.94	15.00
Source: HUD AFFH Mapping tool, Accessed February 5, 2021.							
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

**Access to Transit**

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, the City scored a 4.7 AllTransit performance score, illustrating a moderate access to public transit to commute to work. Additionally, AllTransit identified the following transit related statistics for Chino:

- 77 percent of all jobs in Chino are located within ½ mile of transit
- There are 32,521 customer households within a 30-minute transit commute of local businesses
- 1.6 percent of workers in Chino walk to work
- 0.51 percent of workers in Chino bike to work

On average, households in Chino have the following:

- 899 transit trips per week within ½ mile
- 3 transit routes within ½ mile
- 53,131 jobs accessible in a 30-minute transit trip
- 1.18 percent of all commuters use transit

Compared to neighboring cities, the City of Chino has an AllTransit score slightly lower than Rancho Cucamonga and Ontario (**Table 3-24**). However, the City of Chino has a greater access to transit than Chino Hills and the County as a whole. Access to transportation increases both economic and environmental/health opportunities. As **Figure 3-8** shows, the northern region of the City is well



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connected. The southern region of the City (census tracts 19.03, 22.0, and 115.0), which includes the airport, industrial developments, agricultural land, and the Preserve, lacks access to transit in comparison to the northern region. People in these census tracts typically have greater access to opportunities and resources when compared to residents of the more northern tracts of the City (north of Edison Avenue). However, this lack of public transportation limits residents’ mobility in the areas south of Edison Avenue. Residents in these tracts (19.03, 22.0, and 115.0) would have to rely on personal transport such as a personal vehicle in order to travel around the City and surrounding areas. Lower income households may not have access to personal transportation and therefore lack of transit in these areas is recognized as a local constraint.

Lower income housing units identified as part of the candidate sites analysis are located within areas ranked as moderate to high access to public transportation.

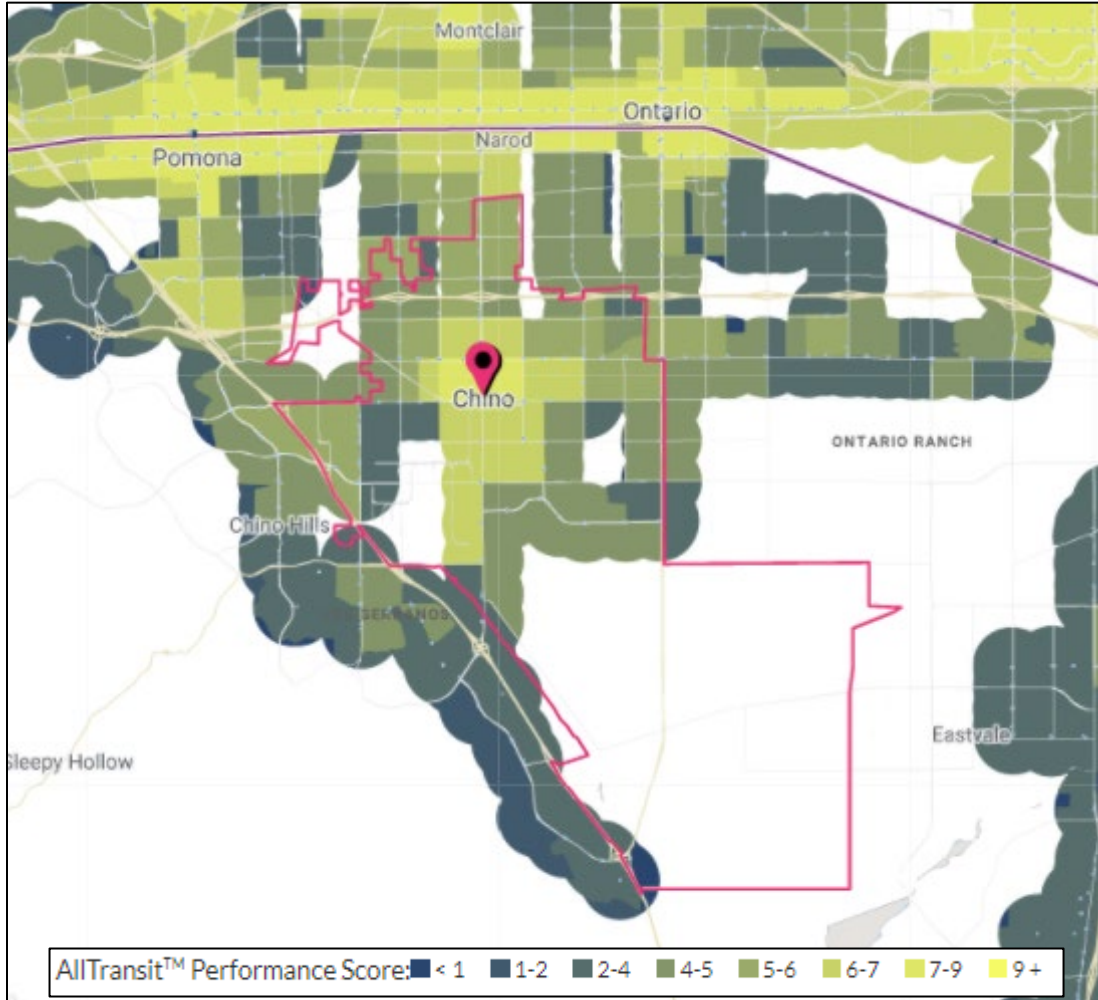
**Table 3-24: Opportunity Indicator – Transit**

Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Chino Hills	2.3	234	12,662	1.74%	1
<b>Chino</b>	<b>4.7</b>	<b>899</b>	<b>53,131</b>	<b>1.18%</b>	<b>3</b>
Rancho Cucamonga	5.1	1,534	77,327	1.73%	3
Ontario	5	851	72,206	2.42%	2
Rancho Cucamonga	4.4	1,098	44,660	1.57%	3

*Source: All transit, American Community Survey 2019.*



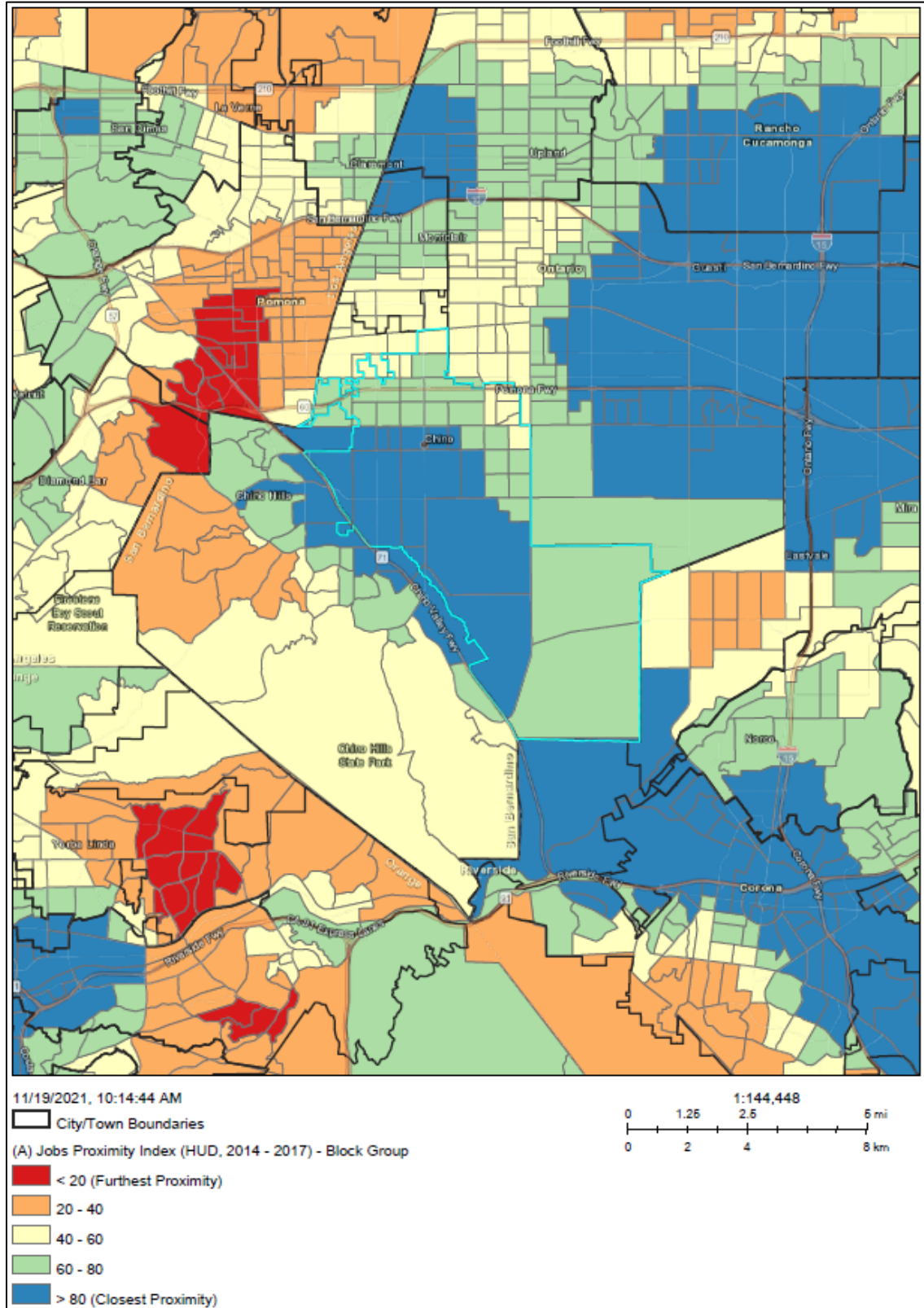
**Figure 3-8: AllTransit Performance Score – City of Chino**



Source: AllTransit Metrics, ACS 2019.



**Figure 3-9: Jobs Proximity Index – City of Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



### Access to Employment

The HUD Jobs Proximity Index maps out neighborhood access to employment based on distance and size of the place of employment; larger employment centers are weighted more heavily. This data allows for greater decision making when considering housing and community resources.

As **Figure 3-9** illustrates, the City of Chino has a fairly high overall job proximity index. Access to both transportation and employment are important factors when considering the future location of housing units. The majority of lower income housing units identified as part of the candidate sites analysis are located in areas with a job proximity index of at least 60 to 80. Many of the units identified as part of the Affordable Housing Overlay are located in the region of the City rated greater than 80 with the closest proximity to employment. Additionally, there are units within the southern census tracts in the City within the Preserve. Transportation access in these areas is low, which also affects access to employment. Residents in these tracts (19.03, 22.0, and 115.0) would have to rely on personal transport such as a personal vehicle in order to travel around the City and surrounding areas. Lower income households may not have access to personal transportation and therefore lack of transit in these areas is recognized as a local constraint.

When paired with access to transportation, all lower income housing units identified as part of the candidate sites analysis have high access to employment with moderate to high access to public transportation to access employment.

### Environmental Justice

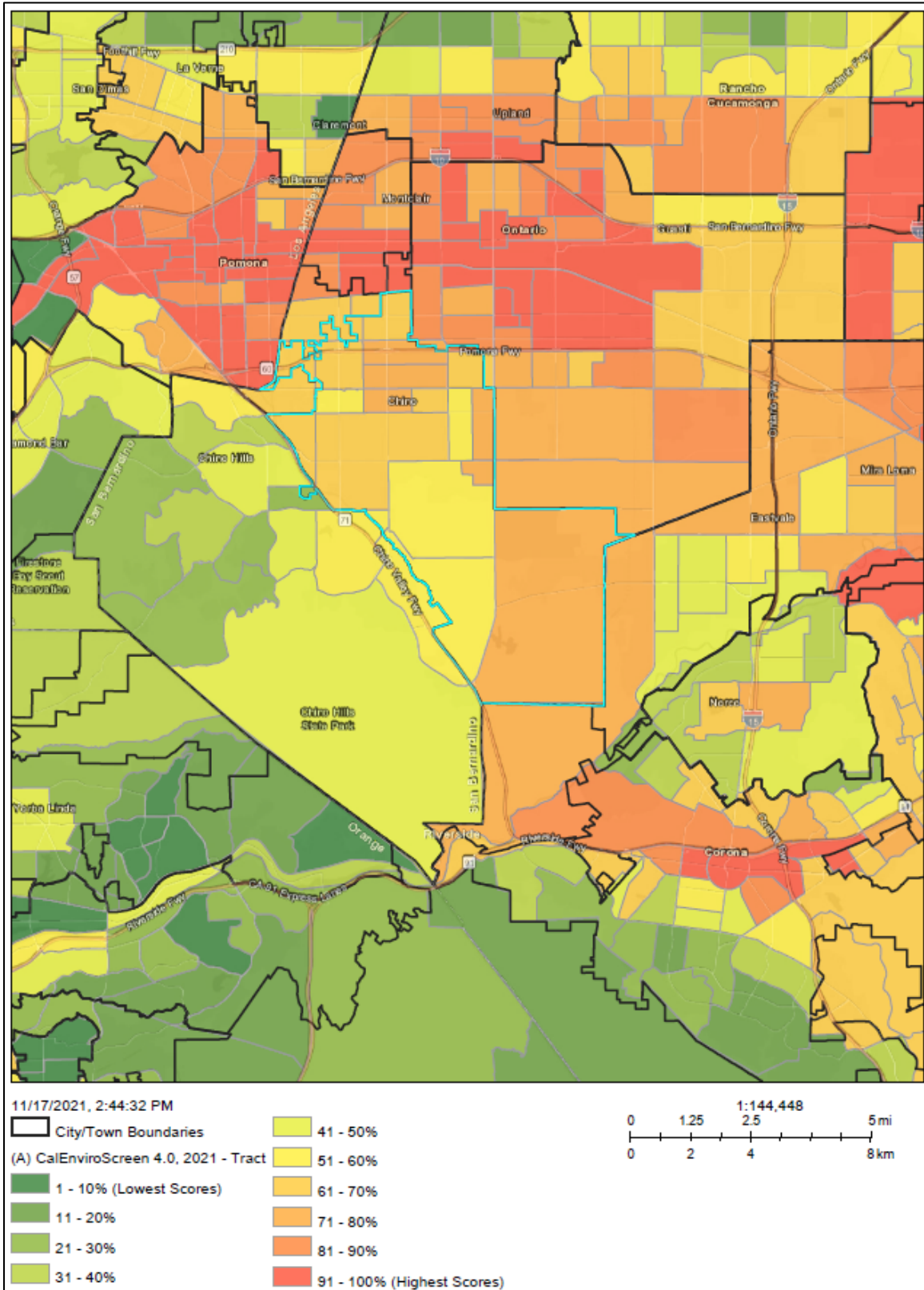
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

**Figure 3-10** below displays mapped results for the CalEnviroScreen in the City of Chino. The map shows that all of the City is primarily moderate scoring, meaning there are moderate pollution burdens in most of the City. Census tract 6.05 towards the north-eastern region of the City has the highest score of all census tracts in the City of Chino and is further defined in **Table 3-25**. Census tract 6.05 has an overall CalEnviroScreen 4.0 percentile of 76, a pollution burden percentile of 57, and a population characteristics percentile of 81.

Lower income units identified as part of the candidate sites analysis are located within moderately-ranked areas to areas with moderate pollution burdens. As the City's CalEnviroScreen ranking is fairly consistent throughout all of Chino, identified lower income units are not proposed to be disproportionately affected by environmental factors.



**Figure 3-10: CalEnviro Screen 4.0, City of Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Table 3-25: CalEnviro Screen 4.0 – Census Tract 6071000605, Chino**

Pollutant	Percentile*	Health Risk/Burden	Percentile*
Ozone	75	Asthma	50
PM 2.5	94	Low Birth Weight	69
Diesel	25	Cardiovascular Rate	83
Pesticides	0	Education	95
Toxic Releases	63	Linguistic Isolation	62
Traffic	25	Poverty	87
Drinking Water	99	Unemployment	85
Lead from Housing	91	Housing Burden	43
Cleanup Sites	0		
Groundwater Threats	0		
Hazardous Waste	75		
Impaired Water	0		
Solid Waste	13		

\*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.  
 Source: CalEnviroScreen 3.0 Map Tool, June 2018 Update. Accessed June 22, 2021.

#### 4. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within the City of Chino evaluates existing housing needs, need of the future housing population, and units within the community at-risk of converting to market-rate.

##### Existing Needs

As described in Section 3.F.1 of this Housing Element, the Housing Authority of the County of San Bernardino (HACSB) administers Section 8 Housing Choice vouchers within the City of Chino. Between 2015 and 2019, the HACSB allocated a total of 1,045 vouchers within the community.

- 2015 – 925 vouchers
- 2016 – 914 vouchers
- 2017 – 914 vouchers
- 2018 – 876 vouchers
- 2019 – 911 vouchers

##### Future Housing Needs in the City of Chino

A variety of factors affect housing needs for different households. Most commonly disability, household income and a variety of household characteristics adjust the type and size of housing units needed by different households, as well as accessibility of housing based on existing units in the City. **Table 3-26** through **3-31** displayed data for demographic characteristics of the City, as compared to San Bernardino County and the State of California. Additional detailed analysis of the community’s demographics is outline in **Chapter 2: Community Profile of this Housing Element.**

**Table 3-26** displays the data for persons with disabilities in the City, County, and State. Persons with disabilities may require different features in a home to make housing more accessible, this includes but



is not limited to ramps rather than stairs, lower and within reach counter tops and other specific design features. Overall, the City of Chino had lower percentage of persons with disabilities (8 percent) than the County and state (10.0 and 10.6 percent respectively). Persons with ambulatory difficulty (a physical and permanent disability to such a degree that the person is unable to move from place to place without the aid of a wheelchair) and independent living difficulty made up the largest percent of disability by type (4.2 percent each).

**Figure 3-11** shows the City is mostly made up of census tracts reporting a population with at least one disability of less than 10%. A few small census tracts on the City’s edge report a 10 to 20 percent disabled population. The figure is consistent with **Table 3-26** showing the City has a relatively lower population reporting at least one disability compared to neighboring communities, the County, and the State.

**Table 3-26: Population by Disability Type, Compared by Geography**

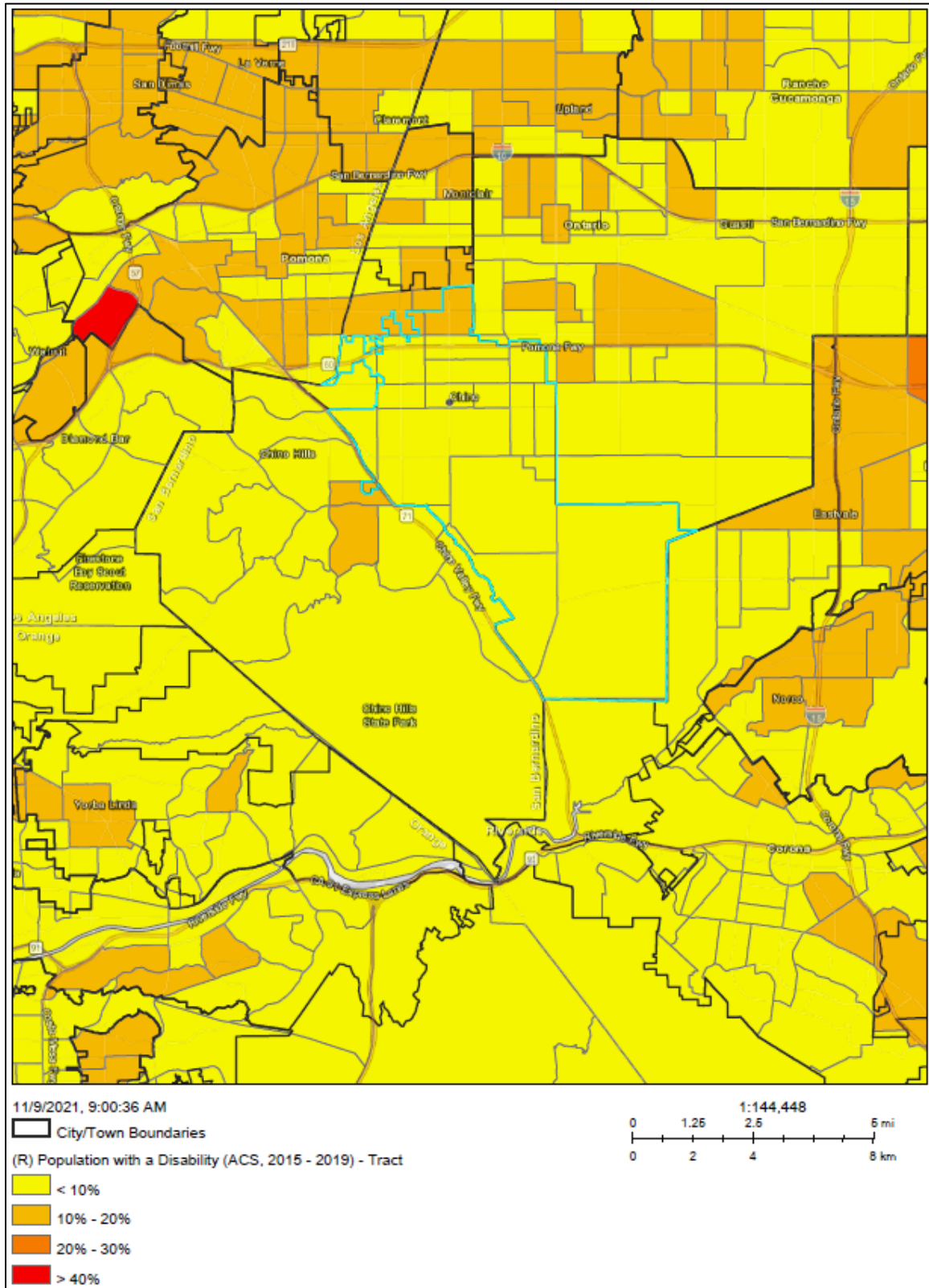
Disability	City of Chino	San Bernardino County	California
<b>Total with a Disability</b>	<b>8.0%</b>	<b>10.9%</b>	<b>10.6%</b>
Hearing Difficulty	1.9%	2.8%	3.0%
Vision Difficulty	1.4%	2.1%	2.0%
Cognitive Difficulty	3.6%	4.6%	4.3%
Ambulatory Difficulty	4.2%	6.4%	5.9%
Self-care Difficulty	1.8%	2.7%	2.6%
Independent Living	4.2%	5.8%	5.5%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Tables 3-27** and **3-28** display household type and income data for the State, County and City. Amongst the three geographies, households categorized as “family” made up the largest percent of households overall. The City of Chino had a higher percentage of married-couple households, 58 percent compared to about 52 percent in the county and about 50 percent in the state. Chino also had a significantly higher percentage of households with children, nearly 40 percent compared to 24 percent in the County and 22 percent in the state. Households with children may require different or additional design standards and are often larger to accommodate additional persons to avoid overcrowding. Regarding household income, the City had a higher median household income than the County, by about 14 percent (\$79,477 compared to \$67,903). However, the data shows that Chino had a slightly lower household income than the overall State in 2018. Generally, a higher percentage of married couple households show a higher median income in a community as majority of households may have more than one income source. Higher income provides means for safe and sufficient housing, as well as the ability to update and renovate older attributes of a home.



**Figure 3-11: Population with a Disability, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Table 3-27: Population by Familial Status, Compared by Geography**

Familial Status	City of Chino	San Bernardino County	California
<b>Total Households</b>	<b>20,536</b>	<b>630,633</b>	<b>12,965,435</b>
Family Households	79.5%	76.3%	68.8%
Married-Couple Family Households	58.0%	51.9%	49.7%
With Children	37.8%	23.7%	21.7%
Non-Family Households	20.5%	23.7%	31.2%

*Source: American Community Survey, 5-Year Estimates, 2018*

**Table 3-28: Households by Income, Compared by Geography**

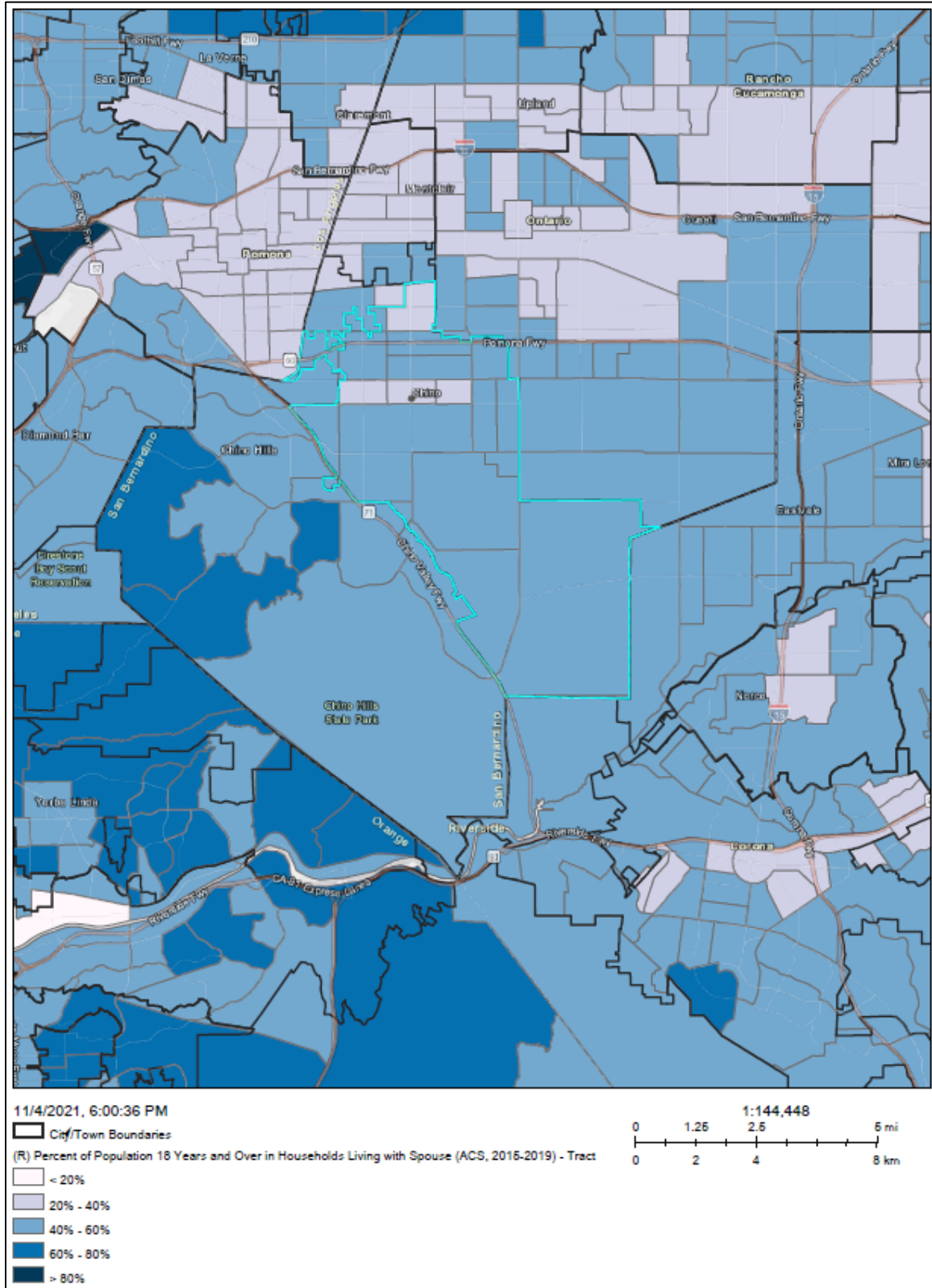
Households Income	City of Chino	San Bernardino County	California
Less than \$10,000	3.1%	4.90%	4.60%
\$10,000-\$14,999	3.0%	3.80%	3.70%
\$15,000-\$24,999	7.0%	7.30%	6.60%
\$25,000-\$34,999	6.0%	8.70%	6.80%
\$35,000-\$49,999	9.4%	12%	9.90%
\$50,000-\$74,999	18.6%	17.50%	15.30%
\$75,000-\$99,999	15.8%	14.70%	12.50%
\$100,000-\$149,999	20.3%	17.40%	17.40%
\$150,000-\$199,999	9.7%	7.50%	9.40%
\$200,000 or More	7.2%	6.20%	13.70%
<b>Median Income</b>	<b>\$79,477</b>	<b>\$67,903</b>	<b>\$80,440</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Figure 3-12** through **3-15** spatially show familial status for the City of Chino according to Census data. As **Figure 3-12** illustrates, most of the City is made up of 40 to 60 percent married-couple households. There are just a few census tracts which report a smaller 20 to 40 percent married-couple households. In addition, **Figure 3-13** shows there are even higher percentages of children living in married-couple family households with most of the City’s census tracts report 60 to 80 percent and a few reporting greater than 80 percent. **Figure 3-14** shows there a less children living in female households with no spouse present; however, one census tract in the City’s center region and two in the southern end of the City do report between 20 to 40 percent. The City as a whole has very minimal percentages of persons living alone with all census tracts report less than 20 percent, as shown in **Figure 3-15**.



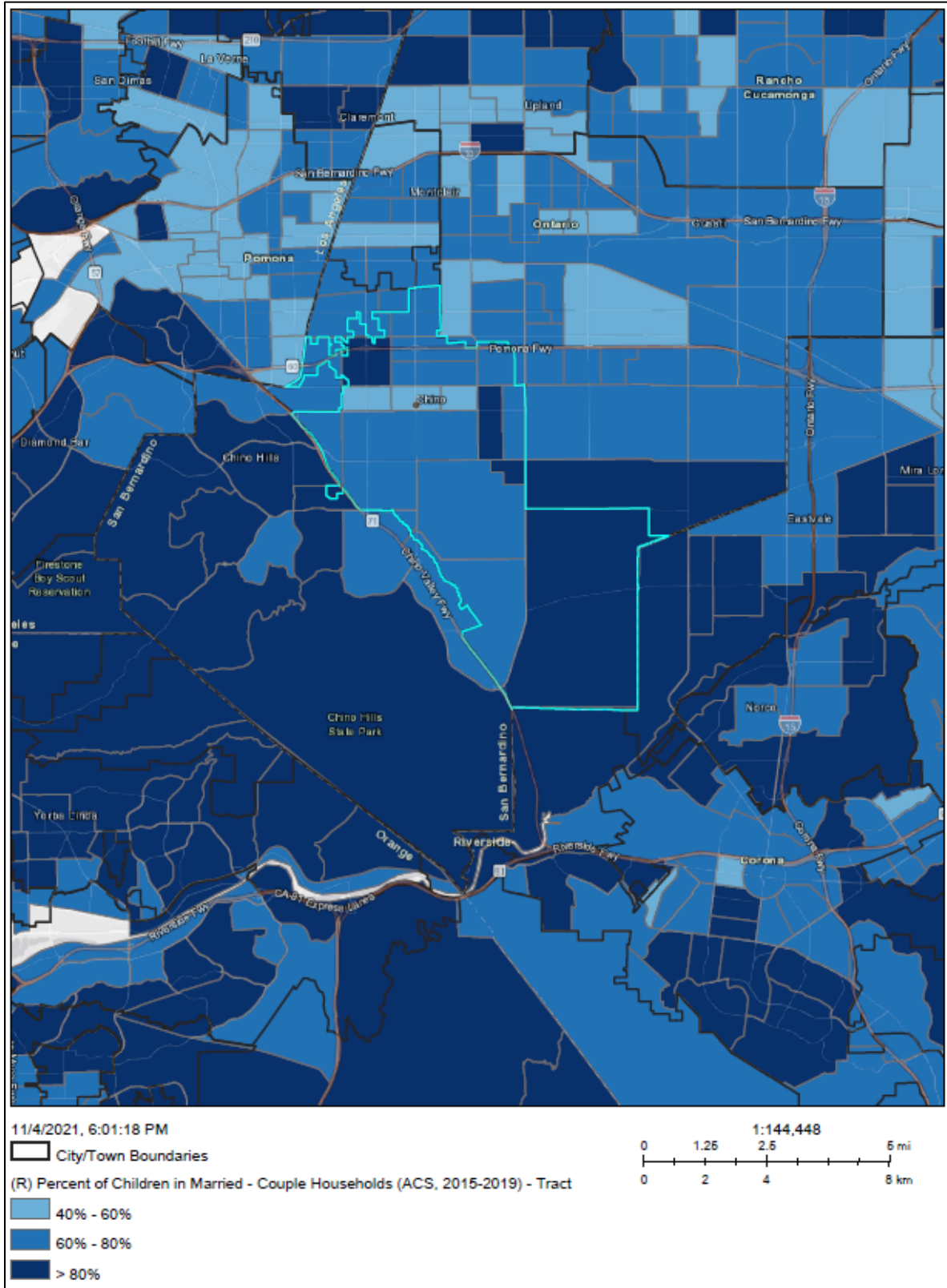
**Figure 3-12: Married Couple Households, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



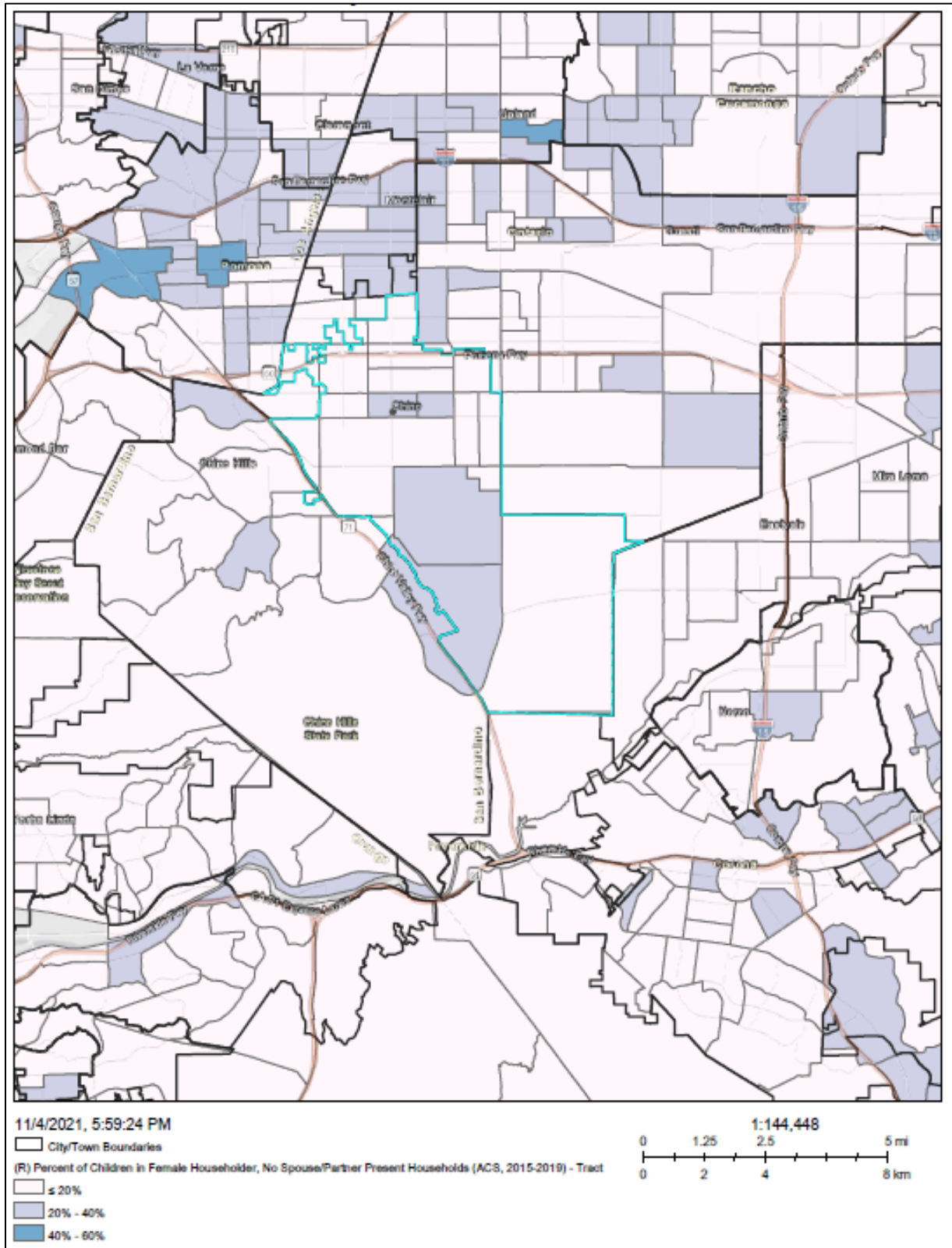
**Figure 3-13: Children in Married Couple Households, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



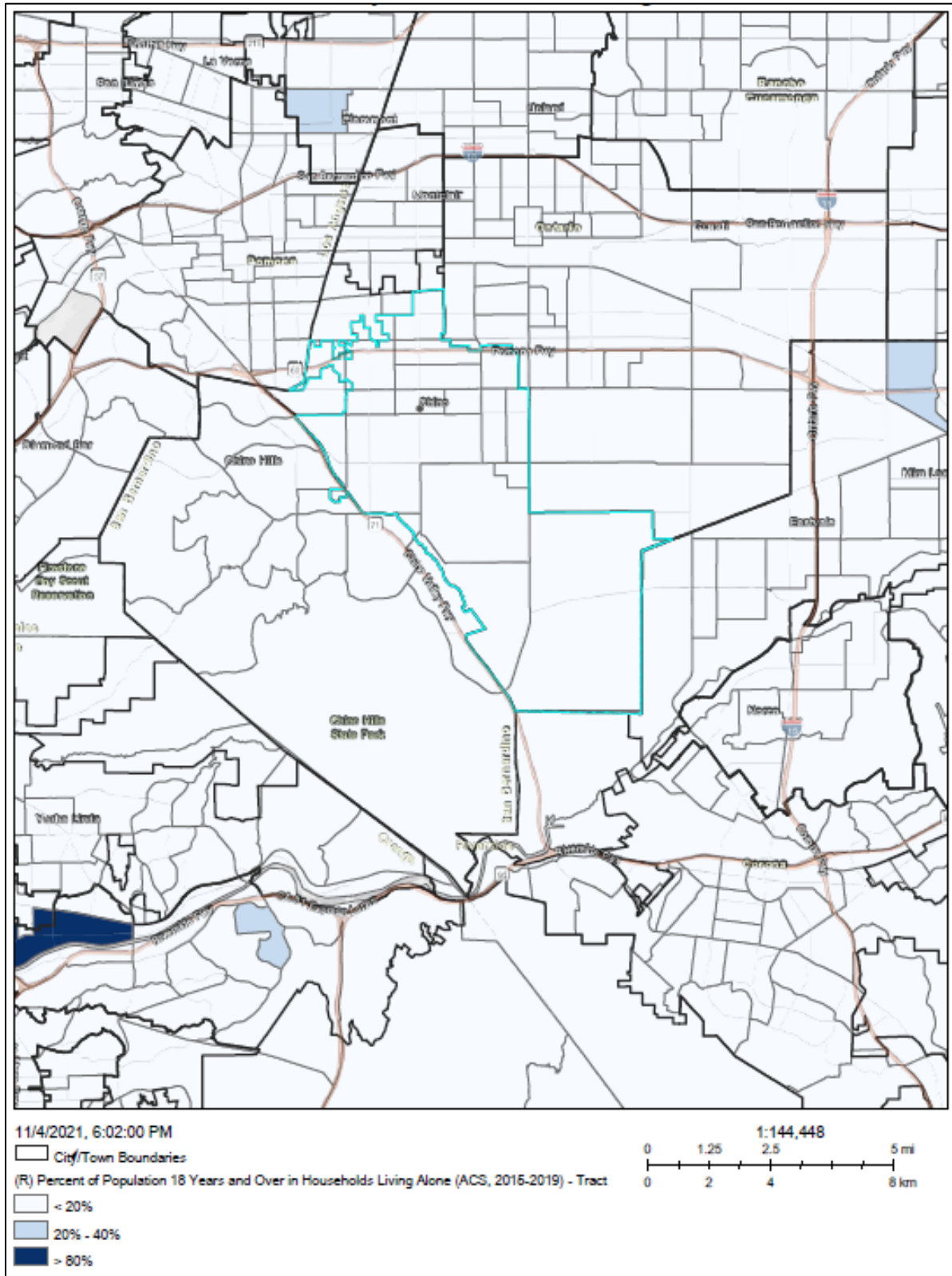
**Figure 3-14: Children in Female Headed Households, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Figure 3-15: Persons Living Alone, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Table 3-29** displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer’s market is important for persons and households in different communities, as homeownership allows for increased stability and opportunity to age in place. The data shows that the City has the highest percentage owner households (62.54 percent) compared to the County (59.3 percent) and the State (54.6 percent).

<b>Table 3-29: Households by Tenure, Compared by Geography</b>			
<b>Household Tenure</b>	<b>City of Chino</b>	<b>San Bernardino County</b>	<b>California</b>
Owner Households	62.54%	59.3%	54.6%
Renter Households	37.46%	40.7%	45.4%
Total Occupied Housing Units	20,536	630,633	12,965,435

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 3-30** displays data for households experiencing overpayment or cost burden in the State, County and City. Housing cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. The HUD Consolidated Planning/CHAS Data shows that the City had a higher percentage of housing cost burden over 30 percent as compared to both the County and the State, (60 percent as compared to 40 and 40 percent respectively). The City of Chino also showed a higher percentage of households paying more than 50 percent of their income towards housing costs, 21.6 percent as compared to about 19 percent in the County and State individually.

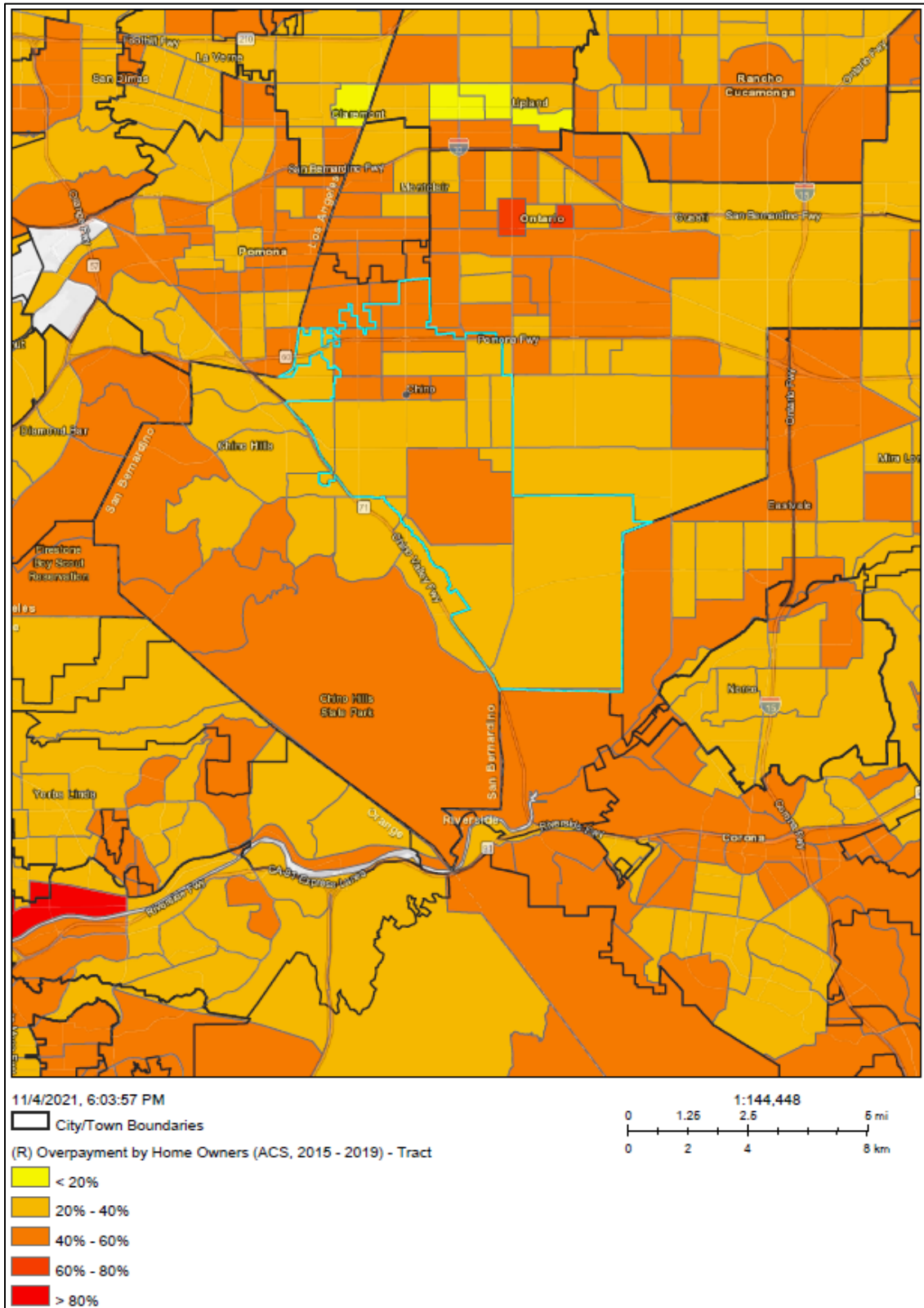
<b>Table 3-30: Households by Overpayment, Compared by Geography</b>			
<b>Overpayment/Cost Burden</b>	<b>City of Chino</b>	<b>San Bernardino County</b>	<b>California</b>
Cost Burden > 30%	59.6%	40.1%	40.1%
Cost Burden > 50%	21.6%	19.0%	19.4%
No Cost Burden	0.7%	1.5%	1.4%

*Source: Consolidated Planning/CHAS Data, 2013- 2017.*

**Figure 3-16** and **Figure 3-17** show overpayment for owner and renter households. As the figures illustrate, more renter households in Chino are impacted by housing costs than owner households. Aside from two census tracts, all census tracts in the City report at least 40 to 60 percent of renters being overburdened by housing costs. **Figure 3-16** shows that most census tracts in the City report at least 20 to 40 percent of owner households being overburdened by housing costs. As part of the candidate sites analysis, the City has identified a number of lower income sites within areas of higher overpayment rates. This will assist in providing affordable housing options for existing residents.



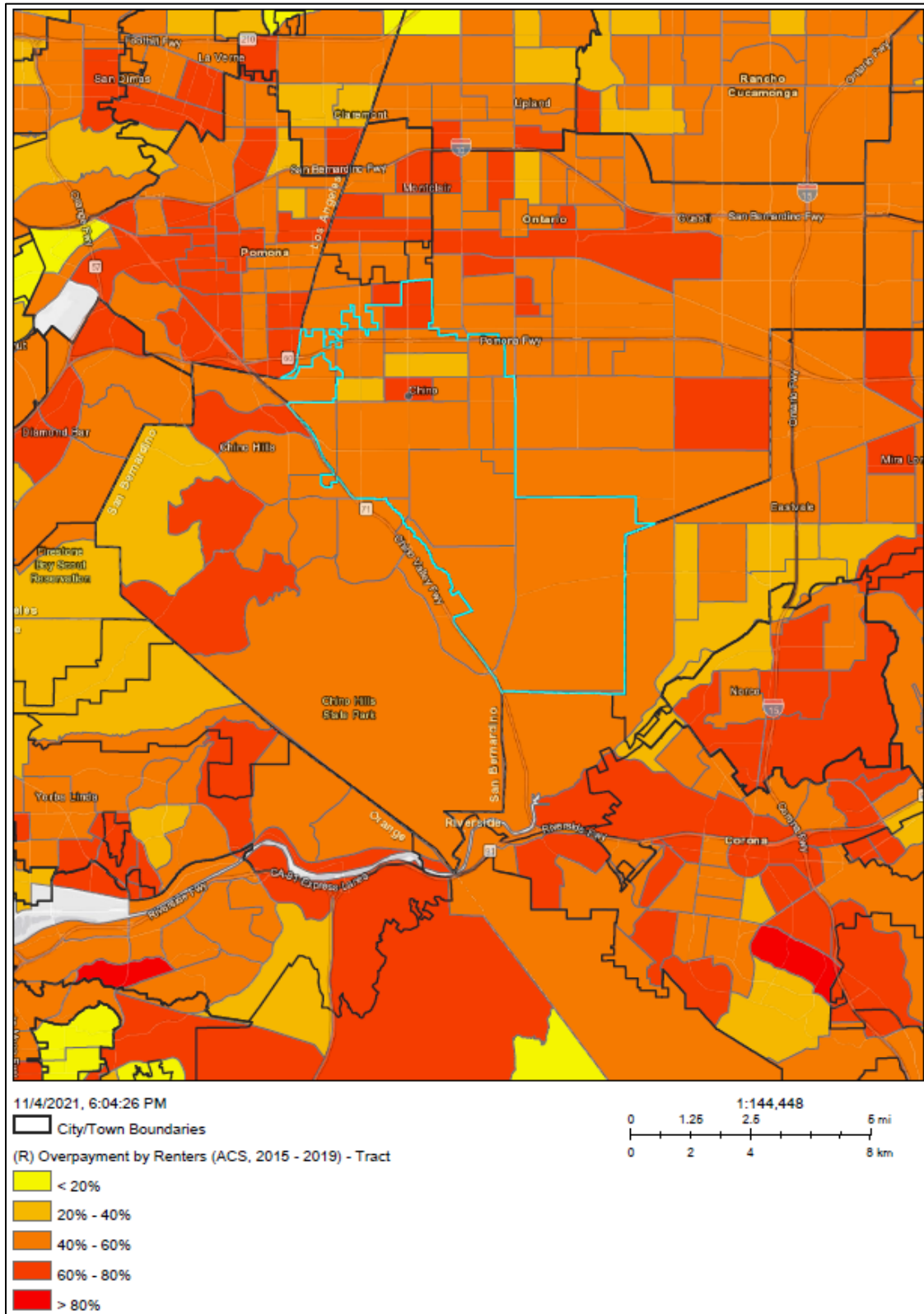
**Figure 3-16: Overpayment by Homeowner, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Figure 3-17: Overpayment by Renters, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**Table 3-31** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there are not enough size appropriate housing options for large or multigenerational families. The data shows that owner households in the City experience higher rates of overcrowding than the County and State. Renter households in the City of Chino also experience higher rates of overcrowding compared to the County and State. Across all regions, renter households are more likely to experience overcrowding than owner households.

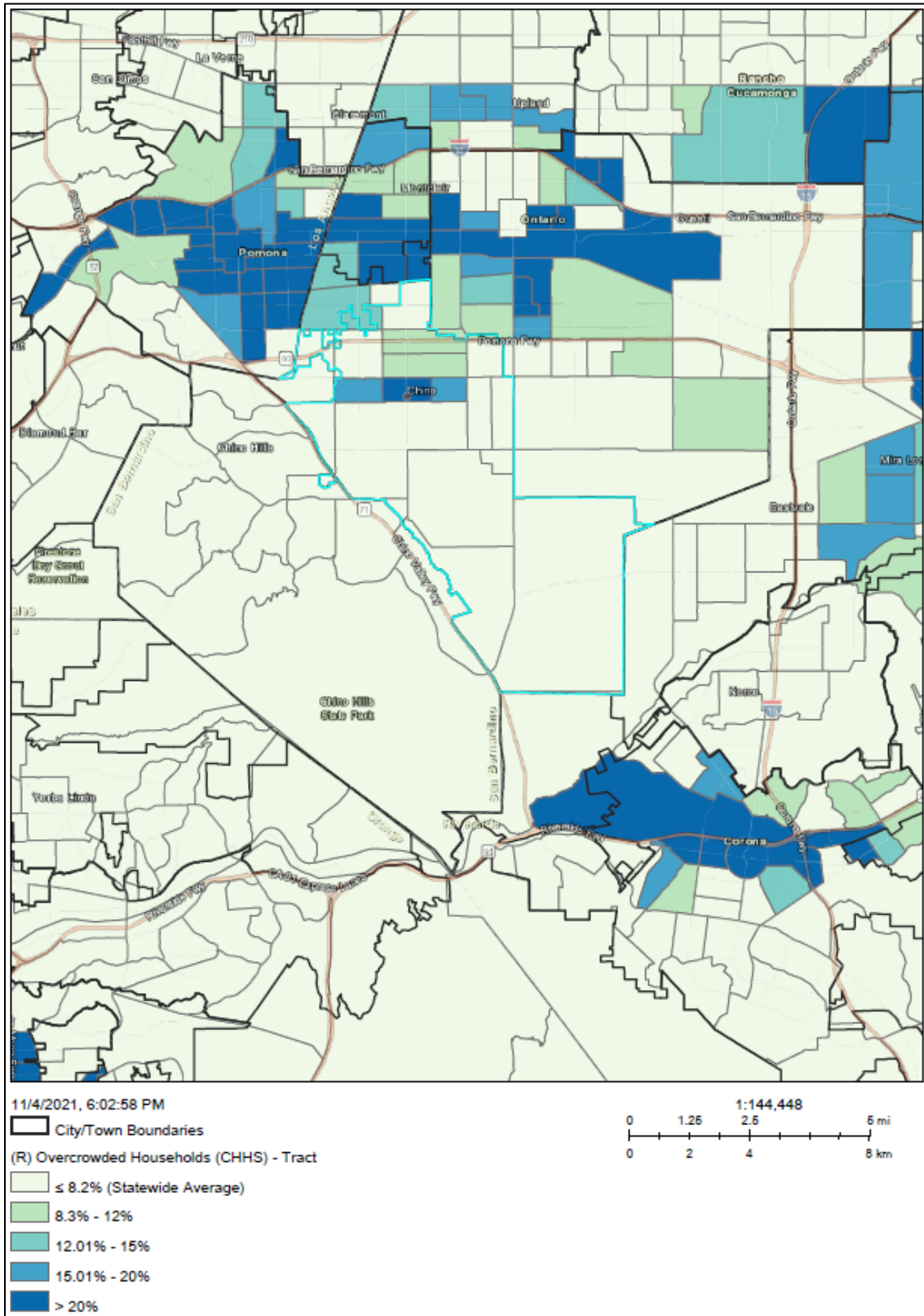
<b>Table 3-31: Households by Overcrowding, Compared by Geography</b>			
<b>Overcrowding and Tenure</b>	<b>City of Chino</b>	<b>San Bernardino County</b>	<b>California</b>
<b>Owner Households</b>			
Overcrowded	3.0%	2.51%	1.62%
Severely Overcrowded	0.0%	0.75%	0.56%
<b>Renter Households</b>			
Overcrowded	4.5%	4.07%	3.71%
Severely Overcrowded	0.5%	1.63%	2.33%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Figure 3-18** shows most census tracts in the City report some overcrowding (up to 8.2 percent). A few census tracts towards the City’s center (6.05) report high rates of overcrowding with over 20 percent and others between 8.3 and 20 percent. This census tracts with higher overcrowding are also those who reported lower rates of married-couple family households and higher rates of renters overpaying for housing. Additionally, these census tracts in the center of the City experience more pollution burden as seen in the previous CalEnviroScreen analysis.



**Figure 3-18: Overcrowded Households, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



### Housing Stock In Chino

**Table 3-32** and **3-33** display comparative housing stock data for the State, County and City. **Table 3-32** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The data shows that a majority of the City of Chino’s housing stock is one unit or single-family residential units (75.6 percent including attached and detached units). Similarly, both the county’s and the state’s housing stock is majority one unit or single family residential. Multifamily developments consisting of 10 or more units made 13 percent of the City of Chino’s housing stock, 9 percent of the county’s housing stock and 17.2 percent of the state’s housing stock.

**Table 3-32: Housing Unit by Type, Compared by Geography**

Housing Unit Type	City of Chino	San Bernardino County	California
1, detached	68.8%	71.0%	57.9%
1, attached	6.8%	3.8%	7.0%
2 apartments	0.8%	1.6%	2.4%
3 or 4 apartments	3.1%	4.6%	5.5%
5 to 9 apartments	5.0%	4.2%	6.1%
10 or more apartments	13.0%	9.0%	17.2%
Mobile home or other type of housing	2.5%	5.7%	3.8%

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 3-33** below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. The data shows that across all regions housing stock growth and development has slowed since 2010. The majority of City of Chino’s housing stock was built from 1970 through 2009 whereas both the County’s and State’s housing stock was primarily built between 1950 and 1980. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

**Table 3-33: Housing Unit by Year Built, Compared by Geography**

Year Built	City of Chino	San Bernardino County	California
Built 2014 or later	4.2%	1.0%	1.1%
Built 2010 to 2013	4.4%	1.7%	1.6%
Built 2000 to 2009	18.8%	14.3%	11.4%
Built 1990 to 1999	9.7%	13.2%	10.9%
Built 1980 to 1989	18.0%	22.8%	15.2%
Built 1970 to 1979	26.2%	17.3%	17.7%
Built 1960 to 1969	8.6%	10.6%	13.4%
Built 1950 to 1959	5.6%	11.4%	13.5%
Built 1940 to 1949	1.9%	3.9%	6.0%
Built 1939 or earlier	2.6%	3.7%	9.2%

*Source: American Community Survey, 5-Year Estimates, 2018.*



### *Future Growth Need*

The City's future growth need is based on the RHNA production of 2,113 very-low and 1,284 low-income units within the 2021-2029 planning period. Appendix B of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community

### *Displacement Risk*

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. The following census tracts have been identified as communities sensitive to potential displacement, as identified in

#### **Figure 3-19:**

- 6071000404 – Some vulnerability
- 6071000604 – Some vulnerability and heightened sensitivity
- 6071000605 – Some vulnerability and heightened sensitivity
- 6071012200 – Some vulnerability

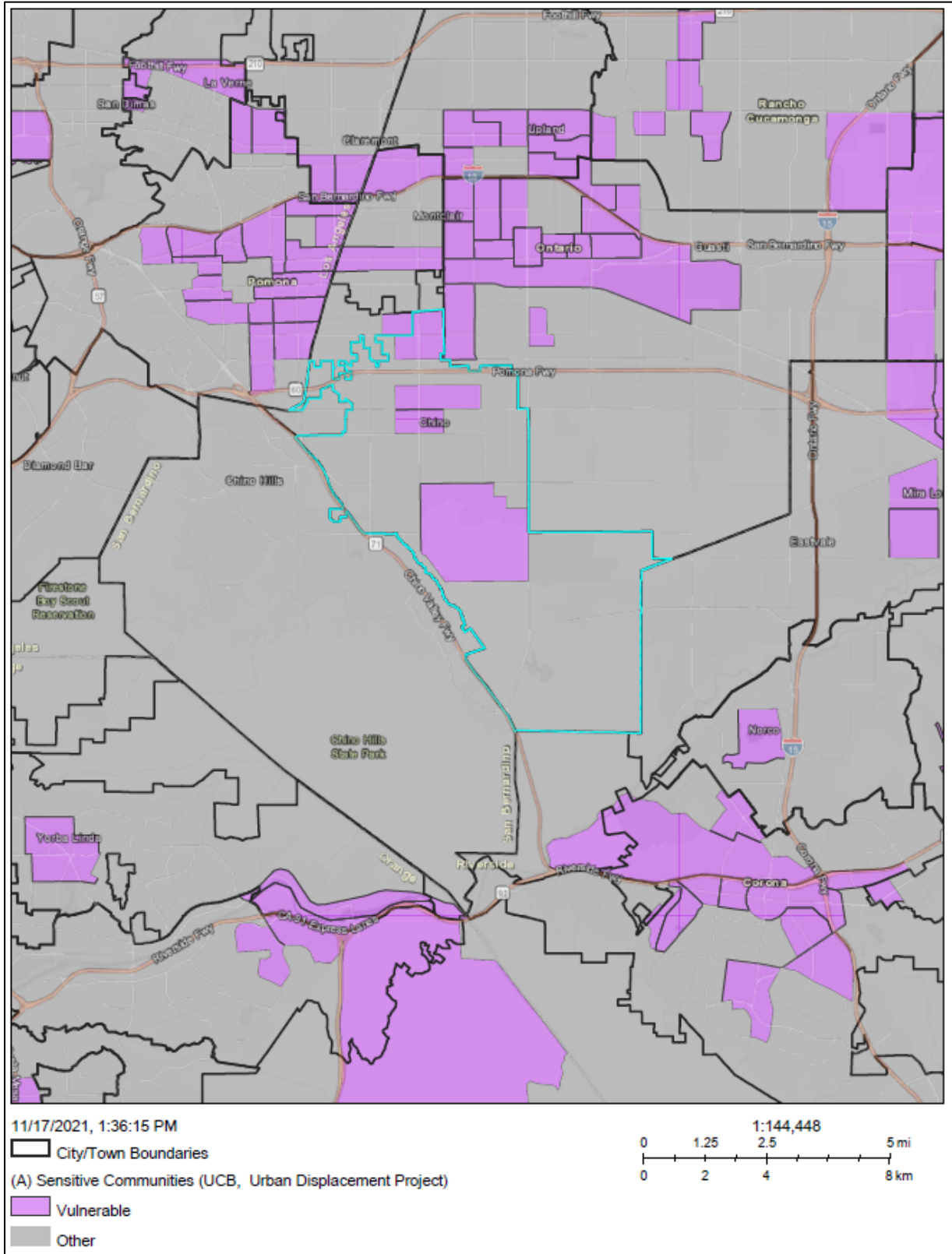
Units identified as part of the candidate sites analysis are located in certain census tracts identified as vulnerable to displacement. The identified units in these areas are proposed to be affordable to lower income households and may provide affordable housing options for existing residents. Additionally, a number of lower income units identified in these areas are proposed as part of the Mixed Use Overlay which may create opportunities for existing residents to access commercial and retail needs in close proximity to existing and new housing units.

### *At-Risk Units*

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low- and very low-income households. The City of Chino has multiple housing projects which include units with affordability covenants. As shown in **Table 3-34**, there are currently 651 rental units with affordability covenants; 132 of which are at risk of converting to market rate between 2021-2031. Consistent with the requirement to analyze the impacts of the potential conversion of these units to market-rate units, an analysis of preservation of assisted housing at-risk of conversion is presented below.



**Figure 3-19: Urban Displacement Project - Sensitive Communities, Chino**



Source: California Department of Housing and Community Development – AFFH Data Viewer



**CITY OF CHINO**  
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**Table 3-34: Affordable Units in Chino**

Accessor's Parcel Number	Address	Number of Affordable Units	Affordable Unit Mix					Special Population Restrictions	Expiration Year
			Studio	1 BR	2 BR	3 BR	4+ Br		
1016-443-13	12831 Yorba Avenue	10	2	3	5			No	05/01/2058
1020-281-28	13160 6 <sup>th</sup> Street	104		88	16			Yes/Senior	03/24/2054
1020-014-12	13086 3 <sup>rd</sup> Street	1				1		No	Resale or 2052
1020-014-13	13085 2 <sup>nd</sup> Street	1				1		No	Resale or 2052
1020-251-08	13131 11 <sup>th</sup> Street	1				1		No	Resale or 2052
1020-263-09	13123 10 <sup>th</sup> Street	1				1		No	Resale or 2050
1020-023-02	12985 4 <sup>th</sup> Street	1				1		Yes/Senior	Resale or 2049
1020-303-03	13171 2 <sup>nd</sup> Street	1				1		No	02/06/2047
1020-303-02	13179 2 <sup>nd</sup> Street	1				1		No	Resale or 2048
1020-022-15	13085 3 <sup>rd</sup> Street	1				1		No	Resale or 2047
1020-304-01	4987 D Street	1				1		No	Resale or 2050
1020-304-09	13258 3 <sup>rd</sup> Street	1					1	No	Resale or 2049
1020-301-18	13124 2 <sup>nd</sup> Street	1					1	No	Resale or 2052
1021-142-06	5335 Anderson	1				1		No	Resale or 2053
1020-294-05	13232 5 <sup>th</sup> Street	1				1		No	Resale or 2054
1021 142 10	5359 Anderson St	1				1		No	Resale or 2054
1021-142-09	5357 Anderson Street	1				1		No	Resale or 2054
1020-301-19	13140 2 <sup>nd</sup> Street	1				1		No	Resale or 2053
1020-023-02	12988 Fourth Street	1				1		No	Resale or 2049
1026-051-06	5950 Notre Dame Ave.	135		25	55	55		No	2067
1057-051-03	7550 Dessert Holly St.	250		36	144	70		No	2107
1020-611-24	4911 G Street	1				1		No	Resale or 2047
1020-611-22	4923 G Street	1					1	No	Resale or 2047
1020-611-23	4917 G Street	1				1		No	Resale or 2047
<b>At-Risk Between 2021-2031</b>									
1015-541-16	12855 Oaks Ave.	84		84				Yes/Senior	10/15/2023
1020-083-65	5819 Riverside Dr.	40			20	20		No	10/15/2023
1016-411-32	12515 Russell Ave	1				1		No	01/24/2025
1020-522-64	13672 Saratoga Place	1			1			No	04/25/2024
1019-521-33	13560 Poppy Place	1					1	No	12/30/2023
1013-391-55	11807 Crystal Ave.	1					1	No	08/09/2023
1014-344-23	4939 Yorktown Court	1					1	No	07/28/2024
1020-241-17	13132 14 <sup>th</sup> Street	1				1		No	Resale or 2024
1020-294-06	13240 5 <sup>th</sup> Street	1				1		No	Resale or 2054
1016-152-13	12393 Russell Ave.	1				1		No	Resale or 2024
<b>TOTAL UNITS AT-RISK</b>		<b>132</b>	<b>0</b>	<b>84</b>	<b>21</b>	<b>24</b>	<b>3</b>		
<b>TOTAL AFFORDABLE UNITS</b>		<b>651</b>	<b>2</b>	<b>236</b>	<b>241</b>	<b>166</b>	<b>6</b>		



**Cost of Preservation of Units**

There are many options to preserving affordable units including: providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, and/or providing local subsidies to offset the difference between the affordable and market rate units. The strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents <sup>1</sup>	Market Rate <sup>2</sup>				
Efficiency	\$1,062	\$1,545	0	\$483	\$0	\$0
1-Bedroom	\$1,202	\$2,289	84	\$1,087	\$91,308	\$1,095,696
2-Bedroom	\$1,509	\$2,455	21	\$946	\$19,866	\$238,392
3-Bedroom	\$2,065	\$3,530	24	\$1,465	\$35,160	\$421,920
4-Bedroom	\$2,542	\$4,108	3	\$1,566	\$4,698	\$56,376
<b>TOTAL</b>						<b>\$1,812,384</b>

*Source:*  
 1. HUD FY 2022 Fair Market Rent Documentation System – Los Angeles-Long Beach-Glendale, CA UF Metro FMR Area  
 2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across on August 19, 2021.

**Cost of Replacement Analysis**

The City of Chino can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs; the average construction cost per square foot is \$124.91. The analysis assumes the replacement units are apartments with concrete block with steel frame buildings and parking provided on-site. Square footage estimates are based on estimated size of units to be replaced and assume housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

Size of Unit	Cost Per Square Foot <sup>1</sup>	Average Square Foot/Unit <sup>2</sup>	Replacement Cost/Unit <sup>3</sup>	Number of Units	Total Replacement Cost
Efficiency	\$124.91	550	\$68,701	0	\$0
1-Bedroom	\$124.91	816	\$101,927	84	\$8,561,831
2-Bedroom	\$124.91	990	\$123,661	21	\$2,596,879
3-Bedroom	\$124.91	1,424	\$177,872	24	\$4,268,924
4-Bedroom	\$124.91	1,984	\$247,821	3	\$743,464
<b>TOTAL REPLACEMENT COST OF ALL AT-RISK UNITS</b>					<b>\$16,171,098</b>

*Source:*  
 1. International Code Council – August 2020 Report.  
 2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across nine properties on August 11, 2021.  
 3. Includes financing and land acquisition costs of \$30,000 per unit.



### Resources to Preserve At-Risk Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to



developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

### Qualified Entities to Preserve

The following organizations have the experience and capacity to potentially assist in preserving at-risk units:

- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- Poker Flats Investors LLC
- American Family Housing
- Southern California Housing Development Corporation

### Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City's objective is to preserve the 132 affordable housing units "at-risk" of converting to market rate through policy programs provided in **Section 4: Housing Plan**.

### SB 330

Effective January 1, 2020, SB 330 aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary five-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced under the City's zoning ordinance and SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants.



## 5. Assessment of Contributing Factors to Fair Housing Issues in Chino

The analysis conducted in this section regarding fair housing issues within Chino yielded the following conclusions:

- There are no racially or ethnically concentrated census tracts (R/ECAPs) within Chino as identified by HUD. This indicates that there are no census tracts within the City with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Chino have are moderate and high achieving, in terms of economics and education. However, the City shows a moderate to low level of access to opportunity provided by census tracts. Additionally, analysis of the TCAC/HCD opportunity Area Maps show that majority of census tracts have the “Moderate Resource” or “High Resource” designation. This indicates that these census tracts provide quality mobility, retail/food, economic, housing, or civic resources that often promote upward mobility and result in healthier neighborhoods.
- The City provides low transit trip opportunity. About 77 percent of all city jobs are within ½ mile of transit but just about one percent of the working population uses public transit as a primary source of transportation.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low-income RHNA need (Appendix B). These sites are dispersed throughout the community and do not burden low-income communities of color or exacerbate existing fair housing issues, rather the sites help to promote housing opportunity of connected and resources rich areas with viable opportunity for housing at all income levels.
- There are eight current units with affordable covenants at risk of converting to market rate before the year 2025 in the City.
- The CalEnviroScreen mapping tool (2021) identified most of the City as moderate to high scoring, indicating high pollution levels, some of which overlap with identified R/ECAPs in the City.



## 6. Analysis of Sites Pursuant to AB 686

AB 686, adopted in 2018, requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix B), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

**Figure 3-19 through 3-24** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-Year Estimates:

- **Figure 3-20:** Proposed Sites to Accommodate the RHNA in Chino, Hispanic Population
- **Figure 3-21:** Proposed Sites to Accommodate the RHNA in Chino, Non-White Population
- **Figure 3-22:** Proposed Sites to Accommodate the RHNA in Chino, Low- and Moderate-Income Block Groups
- **Figure 3-23:** Proposed Sites to Accommodate the RHNA in Chino, R/ECAP Areas
- **Figure 3-24:** Proposed Sites to Accommodate the RHNA in Chino, RCAs
- **Figure 3-25:** Proposed Sites to Accommodate the RHNA in Chino, TCAC Opportunity Areas

**Figure 3-20** shows the proposed candidate sites to meet the RHNA for the City in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-20** shows the following findings:

- 13 proposed sites to accommodate the RHNA allocation (totaling 953 potential units, or 11.1 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, 87 are proposed as affordable to low and very low incomes.
- 71 proposed sites to accommodate the RHNA allocation (totaling 6,314 potential units, or 73.5 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, 3,496 are proposed as affordable to low and very low incomes.
- 33 proposed sites to accommodate the RHNA allocation (totaling 1,292 potential units, or 15 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent. Of those units, all are proposed as affordable to low and very low incomes.
- 5 proposed sites to accommodate the RHNA allocation (totaling 34 potential units, or less than 1 percent of the total potential units) are located within block groups that have a percentage of the



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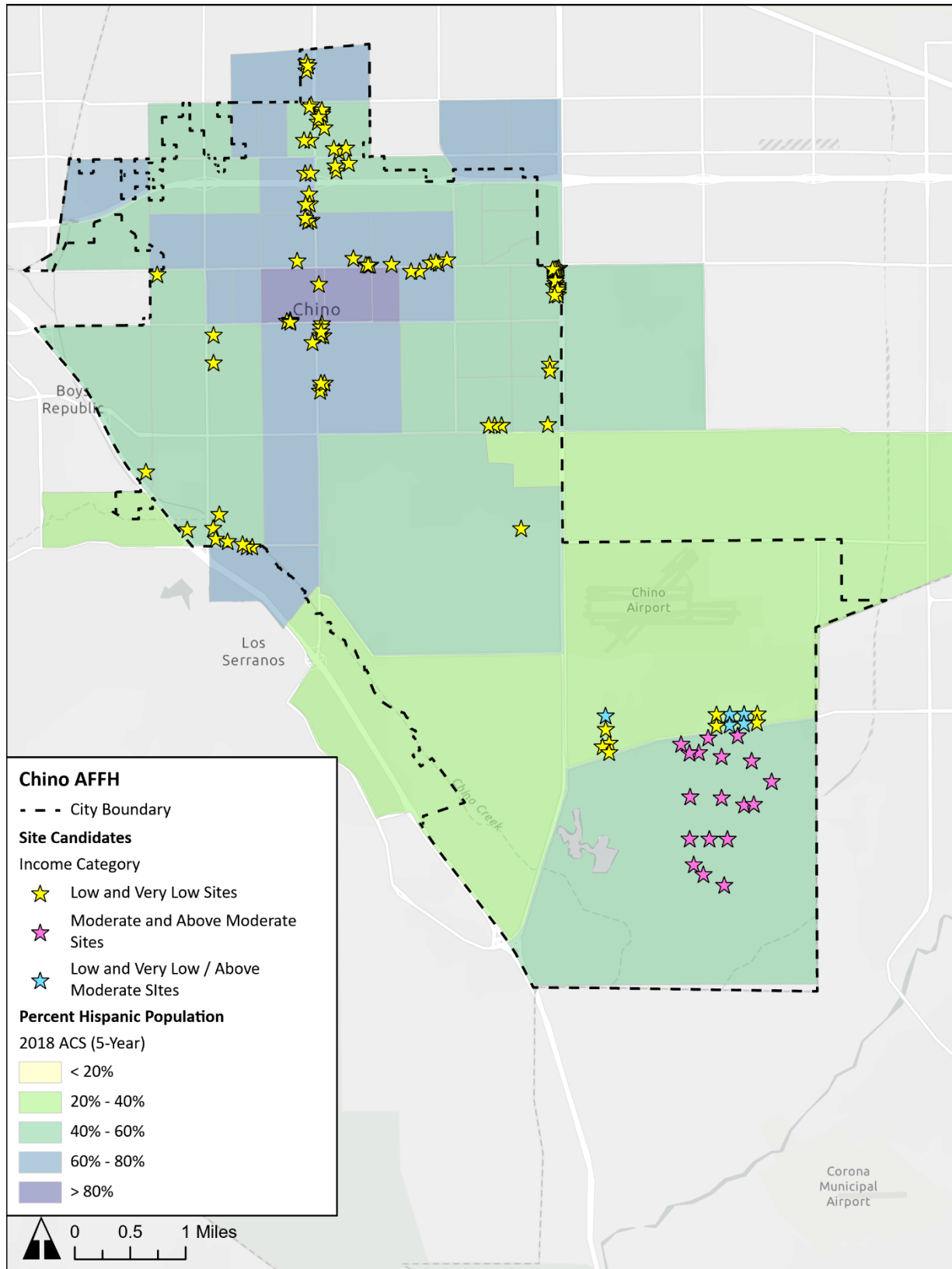


population that identifies as Hispanic above 80 percent. Of those units, all are proposed as affordable to low and very low incomes.

The population of the City of Chino is made up of a majority of Hispanic identifying residents. The majority of census tracts in the northern parts of the City are characterized by populations with higher Hispanic proportions when compared to tracts south of Edison Avenue. Additionally, it was found that the median income in census tracts south of Edison Avenue are typically in the higher range for the City. It should be noted that land in the southern portions of the City is owned by the Federal government, the County of Orange, and the County of San Bernardino, because it is with the Prado flood basin of the Santa Ana River. The vast majority of housing is located north of Edison Avenue. The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The majority of proposed candidate housing sites are within tracts with over 40 percent Hispanic populations because the City is majority Hispanic. The distribution of candidate housing sites would not overburden one community and does not overburden Hispanic neighborhoods more than other groups since they are the majority.



**Figure 3-20: Proposed Sites to Accommodate the RHNA in Chino, Hispanic Population**





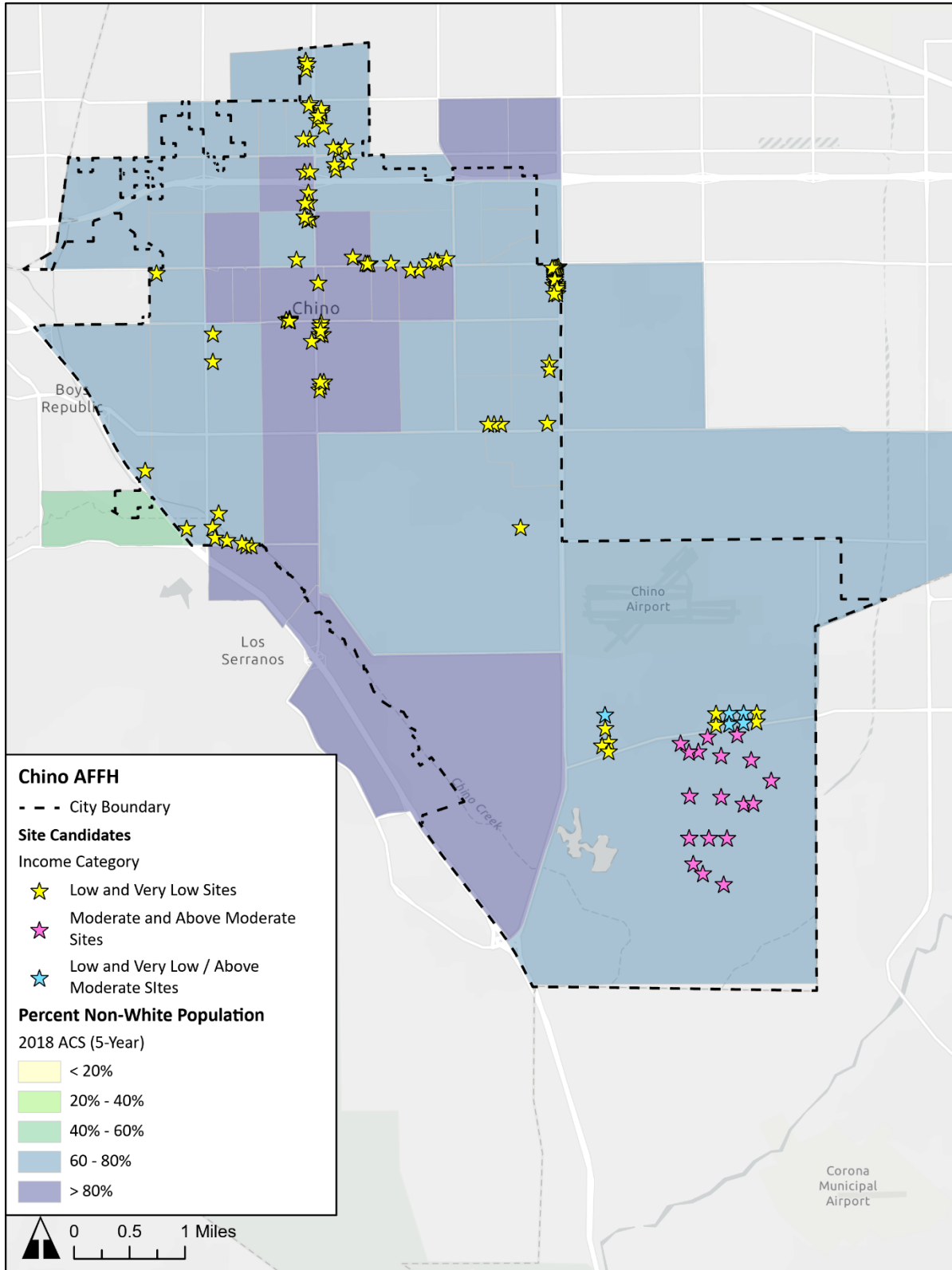
**Figure 3-21** shows the proposed candidate sites to meet the RHNA for the City of Chino in relation with census data showing the percentage of the population within each block group that is Non-white. **Figure 3-21** shows the following findings:

- 96 proposed sites to accommodate the RHNA allocation (totaling 7,883 potential units, or 91.7 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 4,199 are proposed as affordable to low and very low incomes.
- 26 proposed sites to accommodate the RHNA allocation (totaling 710 potential units, or 7.9 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White greater than 80 percent. Of those units, 710 are proposed as affordable to low and very low incomes.

No tracts within the City have populations with less than 60 percent of the population identifying as Non-White. The distribution of housing sites would increase affordable housing opportunities with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of candidate housing sites would not overburden majority Non-White neighborhoods more than other groups since they are the majority.



**Figure 3-21: Proposed Sites to Accommodate the RHNA in Chino, Non-White Population**





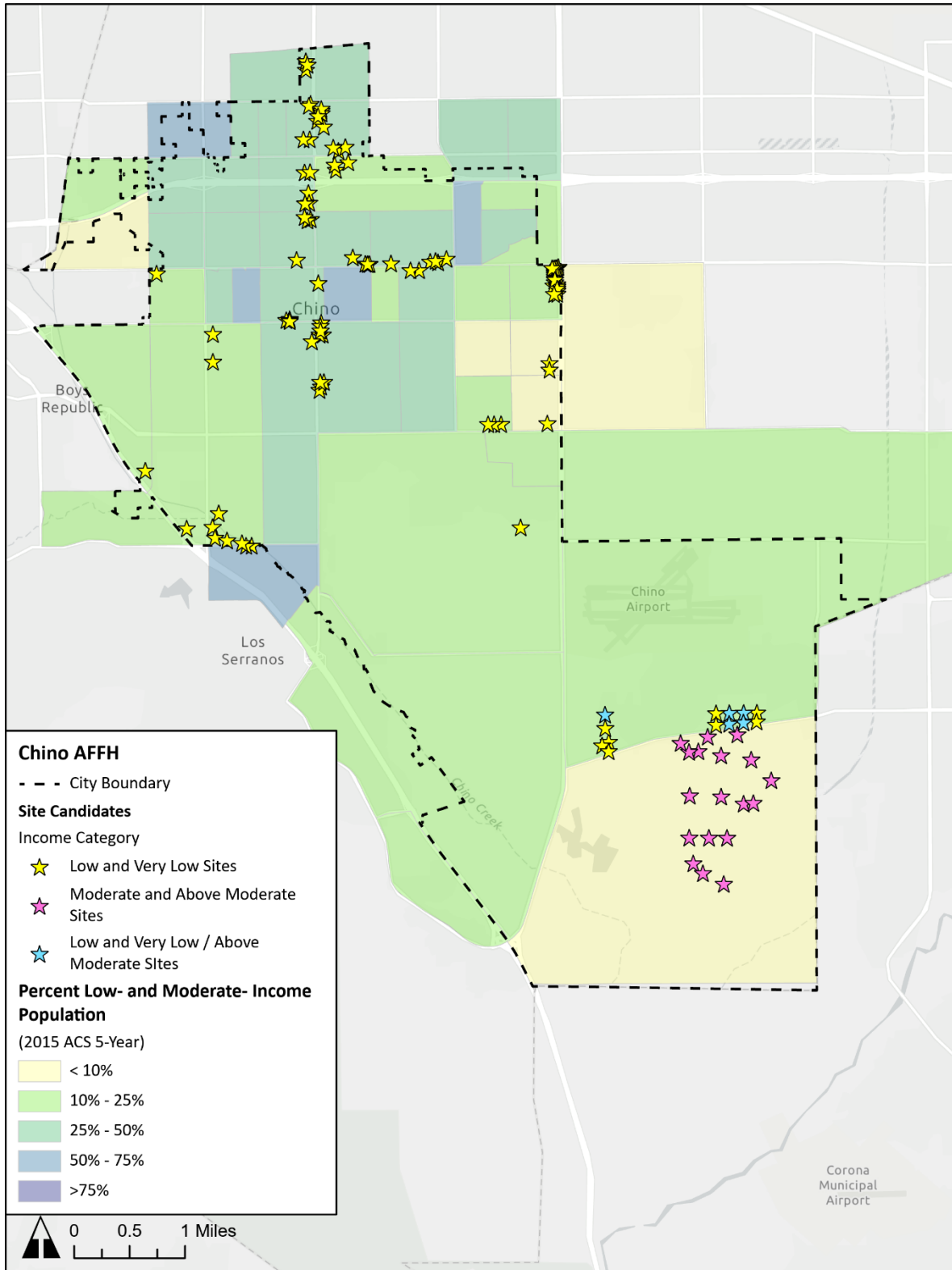
**Figure 3-22** shows location of proposed candidate sites to meet the RHNA for the City of Chino in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey. **Figure 3-22** shows the following findings:

- 21 proposed sites to accommodate the RHNA allocation (totaling 3,308 potential units, or 38.5 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income less than 10 percent. Of those units, 490 are proposed as affordable to low and very-low incomes.
- 50 proposed sites to accommodate the RHNA allocation (totaling 3,362 potential units, or 39.1 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 10 and 25 percent. Of those units, 2,496 are proposed as affordable to low and very low incomes.
- 51 proposed sites to accommodate the RHNA allocation (totaling 1,923 potential units, or 22.4 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 25 and 50 percent. Of those units, all are proposed as affordable to low and very low incomes.

The median household income for the City of Chino is approximately \$79,477, which is approximately \$20,000 higher than the County's median household income. The majority of census tracts in the northern parts of the City are characterized by populations with higher proportions of low and moderate income households when compared to tracts south of Edison Avenue. It should be noted that land in the southern portions of the City is owned by the Federal government, the County of Orange, and the County of San Bernardino, because it is with the Prado flood basin of the Santa Ana River. The vast majority of housing is located north of Edison Avenue. The distribution of candidate housing sites would not overburden neighborhoods with higher proportions of low to moderate household incomes more than other groups since they are the majority of census tracts where people live in the City. More housing opportunities in lower income neighborhoods has the potential to alleviate overcrowding and overpayment for residents. Additionally, lower income housing is proposed in areas with lower proportions of low to moderate income households which would establish more affordable housing opportunities in areas that typically have higher opportunities and more resources. This would further integrate a variety of incomes in these areas while also revitalizing communities in need.



**Figure 3-22: Proposed Sites to Accommodate the RHNA in Chino  
Low- and Moderate-Income Block Groups**





**Figure 3-23** shows proposed candidate sites to meet RHNA for Chino in relation with data showing R/ECAP areas within the City. R/ECAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. **Figure 3-23** shows there are no R/ECAPs located within the City of Chino; therefore, no proposed candidate sites are located in a R/ECAP.

**Figure 3-24** shows proposed candidate sites to meet RHNA for Chino in relation with data showing RCAA areas within the City. RCAAs are racially or ethnically concentrated areas of affluence; there are identified as areas with a median household income greater than \$125,000. **Figure 3-24** shows there are no RCAAs located within the City of Chino; therefore, no proposed candidate sites are located in an RCAA.

**Figure 3-25** shows proposed candidate sites to meet RHNA for Chino in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City.

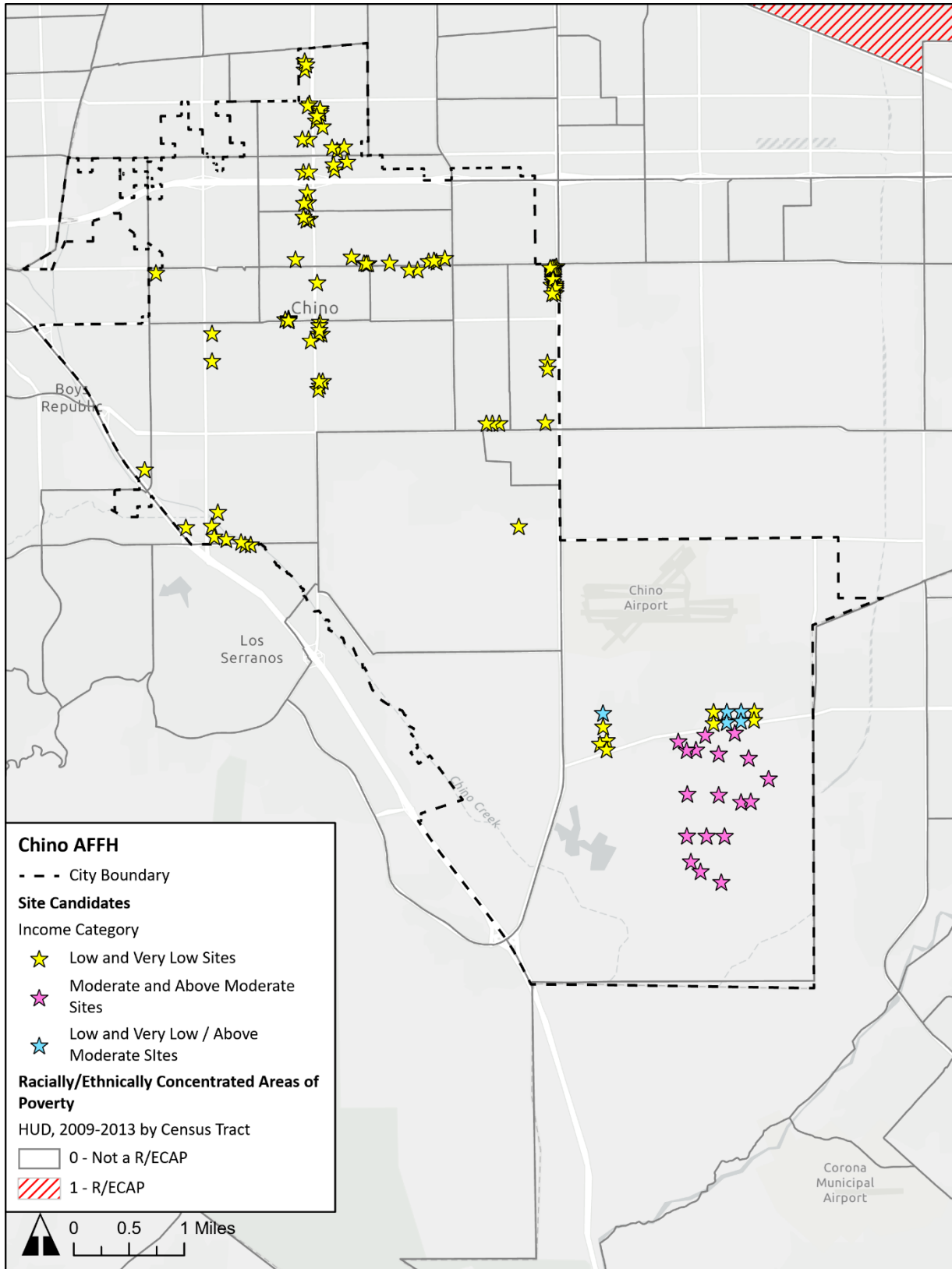
**Figure 3-25** shows the following findings:

- 8 proposed sites to accommodate the RHNA allocation (totaling 657 potential units, or 8% of the total potential units) are located within the Moderate Resource areas. Of those units, all 657 are affordable to low and very low-income groups.
- 110 proposed sites to accommodate the RHNA allocation (totaling 7,536 potential units, or 87% of the total potential units) are located within the High Resource areas. Of those units, 3,853 are affordable to low and very low-income groups.
- 3 proposed sites to accommodate the RHNA allocation (totaling 150 potential units, or 1.7% of the total potential units) are located within the Highest Resource areas. Of those units, all 150 units are affordable to low and very low-income groups.

The City of Chino has a variety of resource classifications from moderate to highest resource. The majority of proposed candidate housing sites are in areas classified as High Resource areas. High Resource areas make up the majority census tracts within the City and would not be overburdened by this allocation. Additionally, more lower income housing in High Resource areas would also establish more affordable housing opportunities for the residents of Chino.

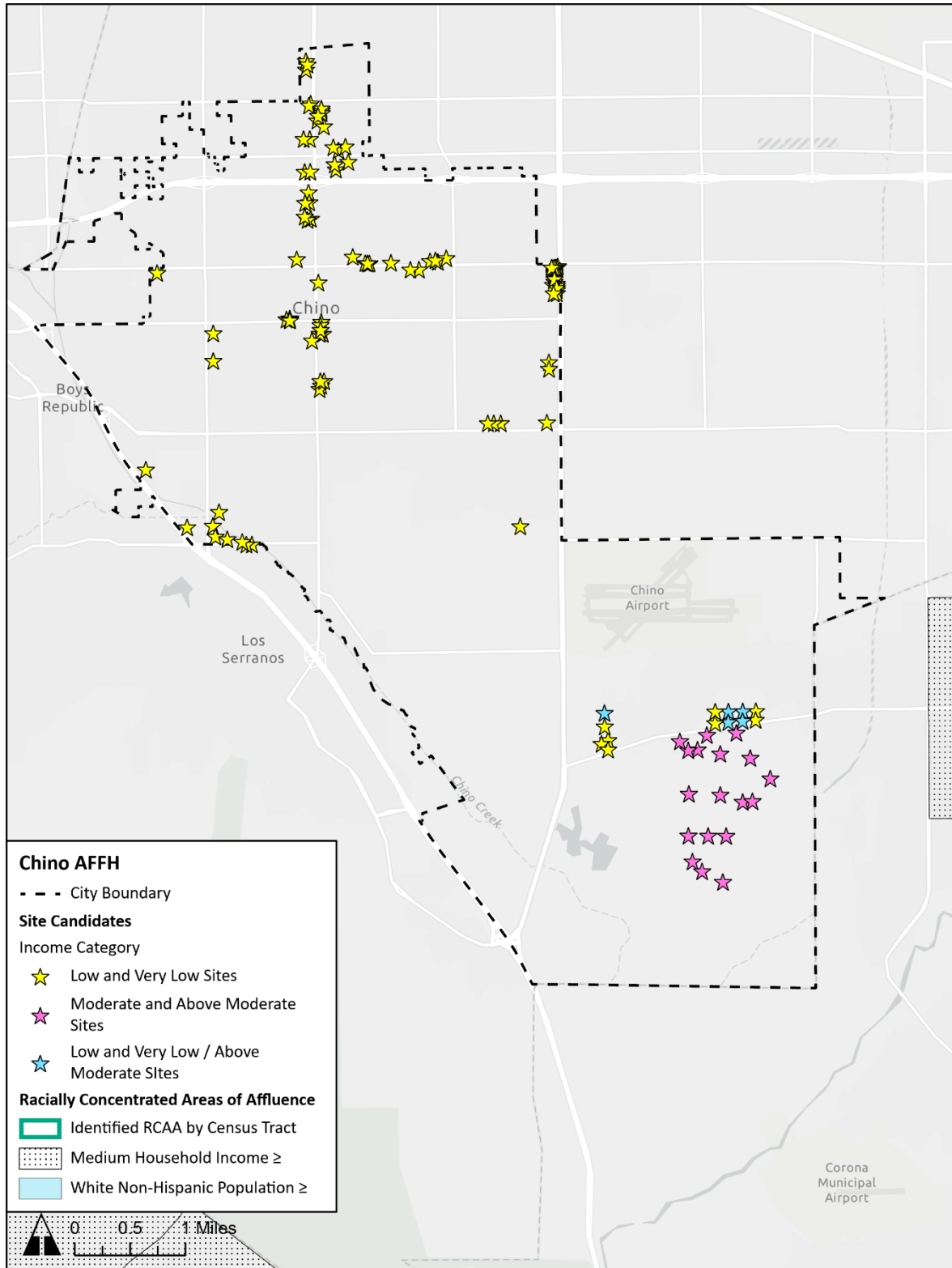


**Figure 3-23: Proposed Sites to Accommodate the RHNA in Chino, R/ECAP Areas Groups**



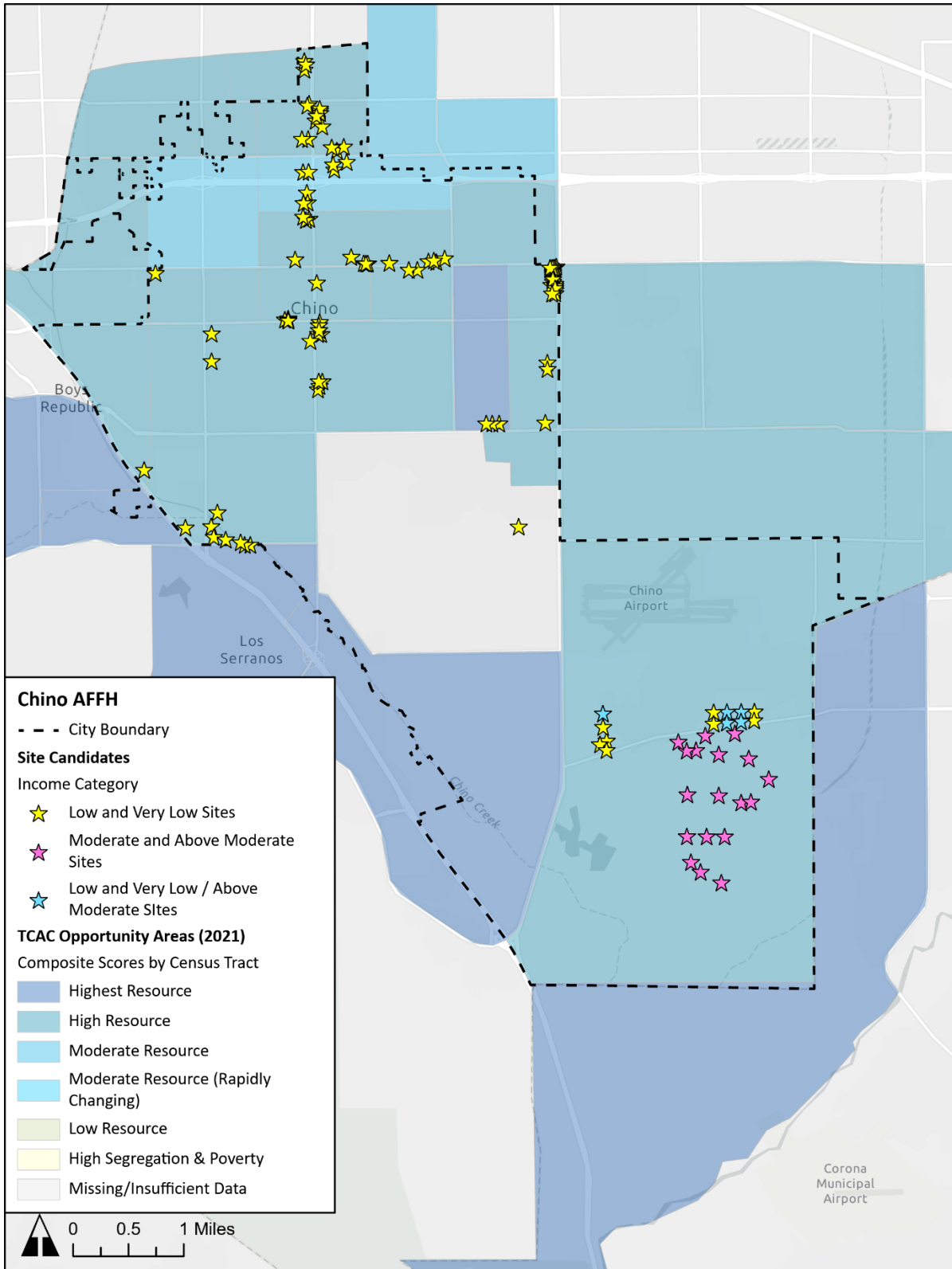


**Figure 3-24: Proposed Sites to Accommodate the RHNA in Chino, RCAAs**





**Figure 3-25: Proposed Sites to Accommodate the RHNA in Chino, TCAC Opportunity Areas**





## I. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (**Program Action 3A**), as demonstrated by the analysis of the housing resource sites contained in Appendix B. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Program Action 1:** Preservation of At-Risk Housing
- **Program Action 2A:** Affordable Housing Opportunities
- **Program Action 2B:** Homebuyer Assistance Program
- **Program Action 2C:** Housing Choice Vouchers (Section 8)
- **Program Action 2D:** Supportive Services for Persons with Special Needs
- **Program Action 2E:** Persons with Physical and Developmental Disabilities
- **Program Action 2G:** Farmworker Housing
- **Program Action 3A:** Adequate Sites
- **Program Action 3B:** Establish an Affordable Housing Overlay
- **Program Action 3C:** Establish a Mixed-Use Overlay
- **Program Action 5A:** Fair Housing Program
- **Program Action 5B:** Affirmative Marketing Plan
- **Program Action 5C:** Low Barrier Navigation Centers

## J. Fair Housing Summary

This section reviews fair housing findings and data within Section 3 on a local level by analyzing findings based on several focused areas throughout the City. As shown in **Figure 3-26**, candidate housing sites within the City are evenly distributed throughout the City and mainly fall into the northern/central area, the eastern area, the western area, and the southern area. These areas were analyzed individually to tell the story of fair housing historical patterns, investment, and future relation to the development of affordable housing as identified within the housing element.

### Background

Between the City's incorporation in 1910 and the end of the 1960s, the City was mainly known for its agriculture and dairy industry, the Chino Airport, and the California Institute for Men (CIM) prison. The housing stock developed in the City at this time mainly supported the agriculture and institutional uses and was primarily consolidated in the northern part of the City north of Schaefer Avenue. Much of the housing stock in these residential areas are several decades old and now identified as low/moderate income CDBG target areas.



## CITY OF CHINO 6th Cycle Housing Element Update (2021-2029)



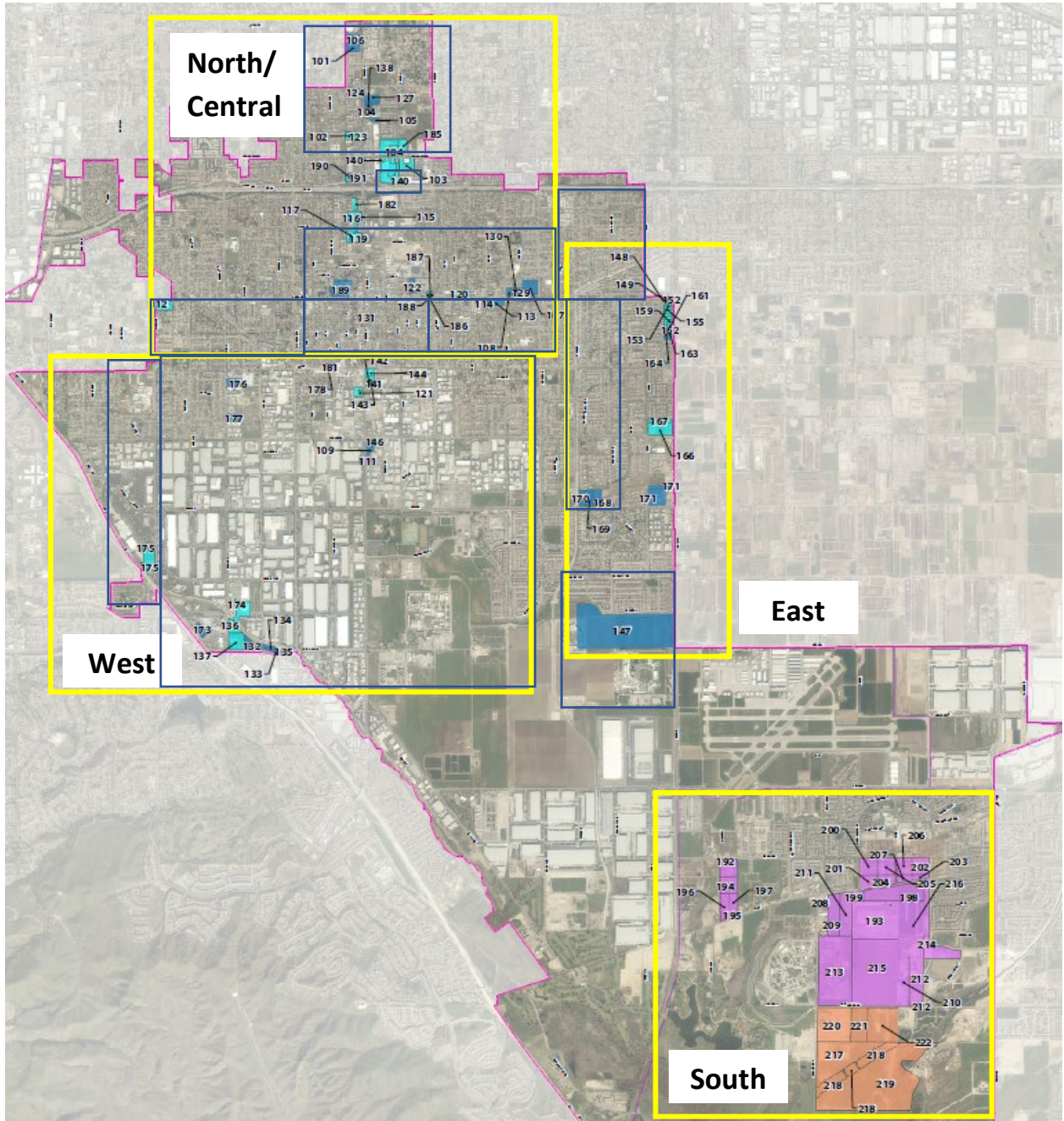
Starting in the 1970s, Chino’s location on SR 60, near Los Angeles County, made it one of the first inland cities to feel the full impact of the outward migration of families and businesses from Southern California’s coastal counties. The City’s housing stock doubled in the 1970s and grew substantially in the 1980s, taking up most of the City’s existing residential land at that time. In the 1990s, a lack of vacant land constrained residential development in the City. As a result of the significant amount of residential development, the population in the City tripled from 1970 to 1990.

The City continues to invest in affordable housing programs that provide housing rehabilitation loans and grants, homeownership opportunities, rental and emergency assistance programs dedicated to serving low to moderate income households. In addition, the City is committed to seeking new opportunities and partnerships to expand these services beyond the funding currently available which includes CDBG, City Unrestricted Affordable Housing, and CalHOME reuse funds.

The City is also in the process of utilizing SB2 grant funding to update the City’s Housing Element to address fair housing in the City, and has developed “permit ready” Accessory Dwelling Unit (ADU) plans for local residents to further promote affordable housing.



**Figure 3-26, Fair Housing Analysis by City Quadrant**





**CITY OF CHINO**  
**6th Cycle Housing Element Update**  
 (2021-2029)



Table 3-37: Distribution of RHNA by Quadrant and Census Tract

Census Tract	Population	RHNA Capacity			AFFH Indicators										
		Lower	Moderate	Above Moderate	Integration and Segregation					Access to Opportunity			Displacement Risk		
					Median Income	Poverty Rate	Low/Moderate Income Population	Diversity Index	Disability Rate	Resource Designation	Jobs Proximity Index	CalEnviroScreen Score	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate
<b>North/Central Quadrant</b>															
4.04	4,419	692	0	0	\$41,989 - \$63,125	12.2%	42.81%	86.2	12.5%	Moderate	60 - 63	35.12	6.41%	69.1%	43.2%
5.03	5,270	142	0	0	\$70,707 - \$78,750	12.1%	38.03%	83.1 - 86	8.1%	Moderate	88	28.71	17.08%	39.6%	46.2%
6.03	5,576	657	0	0	\$72,557 - \$84,402	9.9%	33.43%	79.1 - 85.5	9%	Moderate	67	41.27	8.56%	45.4%	41.5%
6.04	5,682	595	0	0	\$60,500 - \$80,139	13.7%	40.81%	81.4 - 84.8	9.1%	Moderate	67 - 75	40.63	11.2%	39.9%	33.4%
6.05	5,274	20	0	0	\$40,313 - \$53,107	17.1%	60.44%	82.9	8%	Moderate	87 - 88	40.99	20.14%	74.6%	49.3%
6.06	4,374	129	0	0	\$76,413 - \$76,528	10.8%	25.19%	83.2	5.7%	Moderate	75 - 82	32.98	19.64%	42%	46%
<b>Eastern Quadrant</b>															
19.01	5,753	150	0	0	\$89,474	1.7%	12.18%	77.9 - 81.6	7.3%	High	65 - 78	29.45	1.44%	49.7%	36.7%
19.05	6,389	861	0	0	\$61,099 - \$105,489	10.9%	26.84%	80.3 - 88.5	5.4%	Moderate	58 - 86	40.58	8.01%	50.6%	34.3%
122	6,076	250	0	0	\$94,915	15.3%	16.92%	83.3	6.8%	N/A	86	25.33	0%	50%	50.7%
<b>Western Quadrant</b>															
4.01	6,387	100	0	0	\$80,370 - \$86,250	9.1%	22.92%	81 - 85.1	9.2%	Moderate	65 - 93	34.82	4.14%	53.1%	36.9%
5.04	5,450	1,206	0	0	\$54,868 - \$118,750	3.9%	26.37%	75.7 - 82.2	8.9%	Moderate	87 - 96	32.09	1.16%	50.4%	35%
<b>Southern Quadrant</b>															
19.03	8,028	86	938	2,748	\$103,705	10.1%	22.51%	88	3.8%	Moderate	80	39.03	4.81%	59.8%	34.1%

Source: AFFH Data Viewer (Accessed December 13, 2022)



## 1. Northern/Central Quadrant

### Fair Housing Issues/Findings

The northern/central quadrant is generally not the highest earning region of the City; however, there are a number of reasons that make this a good location for future affordable housing units. Listed below are findings from the AFFH analysis:

- **Lower median incomes** – As of 2019, most block groups in the quadrant report an annual median income of \$87,100 (which is the 2020 State Median Income). Two block groups in the quadrant report a lower median income of \$55,000. When compared to 2014 data, the quadrant has seen an increase in median income, with most of the block groups previously reporting \$40,000 and some reporting \$80,000. As such, while the area has a generally lower median income than the rest of the City, it is seeing upward trends and matches the State Median Income.

*See Figure 3-3b and 3-3c*

- **Moderate poverty rates** – Poverty rates are similar for the largest three quadrants and report 10 to 20 percent poverty status. The north/central quadrant has seen a decline in poverty rates since 2014. This is consistent with the increase in incomes stated above and contributes to a positive trend for households in the area.

*See Figures 3-3d and 3-3e*

- **Moderate resource area** – The north/central quadrant includes two census tracts reporting “Moderate Resource.” This area is the City’s lowest rating resource area; however, when compared to census tracts north of the City’s limits, this area is more highly rated. *See Figure 3-7*
- **Highest access to transit** – Public transportation within the north quadrant has the highest rated performance score of the four quadrants.

*See Figure 3-8*

- **High access to employment** – The City of Chino has a two large industrial areas and a central region boasting commercial and retail uses, all of which are located within the north/central quadrant or directly adjacent. As such, Chino residents have generally high proximity to a variety of employment opportunities. The City as a whole has a highly rated Jobs Proximity Index.

*See Figure 3-9*

- **Increased population with a disability** – The City is largely made up of census tracts reporting less than ten percent population with at least one disability. However, two census tracts in the northernmost region of the City report 10 to 20 percent population with a disability. The area to the north of the City also has a much greater occurrence of populations with a disability, while the rest of the City and surrounding communities have lower occurrences.

*See Figure 3-11*

- **High housing overpayments** – The northern/central quadrant reports 40 to 60 percent of homeowners overpaying for housing. This data is consistent with the area as areas to the north of the City also have high overpayment figures for homeowners. This finding is similar for renters in the area and illustrates a need for more affordable housing. Higher housing costs in the area could be due to



proximity to the downtown area. The northern/central quadrant also has the lowest median income which decreases households' availability to pay for housing and may result in overpaying.

*See Figures 3-16 and 3-17*

- **High Overcrowding** – The northern/central quadrant reports the highest rates of overcrowded households. As mentioned above, this area has lower household incomes and high rates of overpaying for housing. A solution to overpaying is to seek housing with more family members, friends, or roommates – which may in turn result in overcrowding.

*See Figure 3-18*

- **Community vulnerable to displacement** – The northern/central quadrant includes census tracts with populations vulnerable to displacement. This relates to the higher percentage of lower income households in the area and emphasizes the need for affordable housing units for existing residents.

*See Figure 3-19*

### *Community Investment*

The City has concentrated a significant investment of housing funds into this part of the City for many years. Annually, the City invests over \$500,000 into home improvement grants and low/no interest loans for low- and moderate-income homeowners. Additionally, the City has a loan portfolio of \$2,547,486 for first-time homebuyer loans. The City also built The Seasons, a 104-unit senior apartment complex affordable to low- and moderate-income seniors.

### *Housing Element Strategy (Site and Programs)*

A total of 1,543 lower income units are located in this quadrant through the creation of the Mixed-Use and Affordable Housing Overlays; this is the largest concentration of lower income units of the four quadrants. These sites were directly identified due to their close proximity to transit, major corridors, employment opportunities, as well as property owner/developer interest and high likelihood for residential development. Through the new Overlays the City plans for new, affordable units in close proximity to community and commercial resources, as well as increased private investments in the area – ultimately leading to increased access to opportunities and resources for existing and future residents.

Access to transit is an important contributing factor to the location of the lower income candidate sites as it provides for increased access to employment and destinations within and outside the City's limits. Given the limited availability of public transportation throughout the whole City, specifically the southern half, it is important to create opportunities for households that may not have private vehicles.

In addition, the area shows a great need for affordable units to decrease housing overpayment and overcrowding; Table 3-37 shows overcrowding in this quadrant has the highest rates, and homeowners have the greatest rate of overpayment while renters have the lowest. Given the data provided above, existing households are currently seeking solutions to bring down overall housing costs and, renters particularly, are still greatly impacted by rental rates. The creation of new affordable units would provide for new opportunities for existing households currently in need.



While the area is considered sensitive to displacement, the production of restricted affordable units will provide opportunities for existing residents. No moderate or above moderate candidate sites have been identified in this quadrant so as to maximize opportunities for affordable units near resources and transportation for communities that would benefit the most from affordable housing.

As the data above shows, the quadrants overall median income is lower than that of the other quadrant, though it has been increasing in recent years. As such, it can be concluded that higher income households are still finding housing within the area and the identification of lower income candidate sites in the area will not separate income groups throughout the City. The development of affordable units in this quadrant will provide for affordable opportunities to existing households in an effort to decrease overcrowding. Given the size of the quadrant, development interest by property owners, and access to transportation, the identification of more lower income units in this quadrant is not disproportionate.

## 2. Eastern Quadrant

### Fair Housing Issues/Findings

The eastern quadrant is generally the most successful quadrant with the greatest access to resources. As such it is an ideal location for affordable housing development. Listed below are findings from the AFFH analysis:

- **High median incomes** – Block groups in this quadrant report the highest median incomes in the City (\$125,000 and greater). This could likely be due to the area being mostly made up of residential uses, whereas the other quadrants include large percentages of commercial, industrial, and agricultural uses. However, as listed below, this does not negate access to resources; this is the highest rated area for access to community resources. The median income in the eastern quadrant has been increasing since 2014.

*See Figures 3-3b and 3-3c*

- **Moderate poverty rates** – Poverty rates are similar for the largest three quadrants and report 10 to 20 percent poverty status. While the eastern quadrant has the highest median income, poverty rates have been increasing since 2014. An explanation for this could be a diversification of the area. While poverty rates have increased, the quadrant still provides a variety of benefits for residents that make this an ideal location for all income levels, as detailed in the following bullets.

*See Figures 3-3d and 3-3e*

- **Highest resource area** – The eastern quadrant offers the highest level of access to resources. Based on 2021 data, the quadrant includes on census tract reporting “Highest Resource” and the rest reporting “High Resource.”

*See Figure 3-7*

- **Moderate access to transit** – Public transportation within the eastern quadrant has moderate to high performance ratings. Lower income units identified in this area generally have good access to transit for connections to other parts of the City or destinations outside the City’s limits. Though not at highly rated as the northern/central quadrant, specifically the downtown area, lower income candidate sites



still have access to public transit within this quadrant. This area received the highest TCAC/HCD resource rating, so while transit scores may be lower, the area has highly-rated access to opportunities and resources close by which may not require public transit.

*See Figure 3-8*

- **High access to employment** – The City of Chino has a two large industrial areas and a central region boasting commercial and retail uses within close proximity to the eastern quadrant. As such, Chino residents have generally high proximity to a variety of employment opportunities. The City as a whole has a highly rated Jobs Proximity Index.

*See Figure 3-9*

### Community Investment

This area of the City was formerly agricultural and was developed in the 1990's and early 2000's as a master-planned community pursuant to the East Chino Specific Plan. Large expansions of infrastructure, including streets, storm water, sewer, and water were required to facilitate development of the area, as well as parks and open space. In 2005, the City invested \$9,000,000 of housing funds into creating 37 for-sale homes that were affordable to low- and moderate-income buyers at the Artisan Collection development.

### Housing Element Strategy (Site and Programs)

Given the eastern quadrant's success as it relates to median income, transportation access, and availability of resources, it is deemed an ideal location for affordable housing development. Table 3-37 shows this quadrant has very low overcrowding and fairly low overpayment rates. Through the two new Overlays, the City will create a greater variety of housing options for all segments of the Chino population.

While the public transportation access is rated moderate, future affordable units would be located in close proximity to highly-rated community resources and employment opportunities and as such may not require a high level of public transit to access resources elsewhere. Property owner and developer interests in the quadrant further demonstrates the high likelihood for affordable unit development within this high opportunity area. Overall, the addition on 1,261 new lower income units in the quadrant would not be considered disproportionate given the resources, fairly low poverty rate, and proximity to jobs.

## 3. Western Quadrant

### Fair Housing Issues/Findings

The western quadrant is the smallest of the quadrants, with only a few candidate housing sites, but it is located in close proximity to employment and is generally a successful quadrant. As such, it is an ideal location for affordable housing development. Listed below are findings from the AFFH analysis:

- **High median incomes** – Block groups in the western quadrant report mostly high median incomes (\$125,000) and a small portion of moderate incomes (\$87,100). Since 2014, this area has experienced



a general increase in the overall median income – though unlike other areas, it has remained consistent by block group.

*See Figures 3-3b and 3-3c*

- **Low poverty rates** – The western quadrant has the lowest poverty rates of the four (less than ten percent), and poverty rates have declined since 2014.

*See Figures 3-3d and 3-3e*

- **High resource area** – The west quadrant offers high access to resources according to 2021 data from TCAC/HCD. This represents high opportunities for lower income units identified in within the quadrant.

*See Figure 3-7*

- **Low access to transit** – Public transportation within the western quadrant is poorly rated. This could be due to the lack of existing residential uses as the area is largely made up of industrial uses. Higher rated transportation corridors are located near lower income candidate sites, as well as a the Chino Valley Freeway, but access to transit is more limited than the northern/central and eastern quadrants.

*See Figure 3-8*

- **Highest access to employment** – As mentioned above, the City has a two large industrial areas – one of which is located within the western quadrant. As such, Chino residents have generally high proximity to a variety of employment opportunities. The City as a whole has a highly rated Jobs Proximity Index, but the west quadrant is the highest rated of the four quadrants.

*See Figure 3-9*

### *Community Investment*

This area has had little residential development over it's history, as the City has primarily concentrated on commercial and industrial development in the area. With the passage of Measure Y, the vacant and underutilized properties in this area will have the opportunity to develop with residential use, which will enable residents to take advantage of available commercial amenities and jobs in close proximity to the area.

### *Housing Element Strategy (Site and Programs)*

The western quadrant is the smallest and has the least amount of existing residential development. As such, access to transit is lower. However, the quadrant still remains highly rated in access to resources and to employment.

As it relates to income, lower income candidate sites are identified in both the higher and the lower median income census tracts within the quadrant. Table 3-37 shows that the quadrant has a fairly large range in median income and moderate poverty rates. The sites will provided for further opportunities for existing and future Chino residents to live in affordable housing units in close proximity to employment and resources. Additionally, the quadrant has the best overall CalEnviroScreen score, and the lowest overall rates for overcrowding and overpayment. The amount of lower income units identified within this quadrant are lower than in the first two given land constraints, but higher than the southern quadrant



due to location and access to resources and opportunity. As such, the division of units are not deemed disproportionate.

#### 4. Southern Quadrant

##### Fair Housing Issues/Findings

The southern quadrant has the largest total development area for candidate sites due to availability of vacant land and existing, private Specific Plans. This quadrant includes candidate sites with a mix of incomes – from lower to above moderate. Listed below are findings from the AFFH analysis:

- **Mix of median incomes** – The southern quadrant includes block groups with both moderate and high median incomes. The southern-most block group has a median income of \$87,100 and the one directly above it has a median income of \$125,000. Since 2014 this area has seen an increase in the number of new developments and is the location of the two private Specific Plans. The southern-most block group has experienced a decrease in median income since 2014. Low income candidate sites have been identified in the higher income block group (north of Pine Avenue), as well as some above moderate income candidate sites. Moderate and above moderate income sites have been identified in the southern-most block group with the lower median income. The location of candidate sites in this quadrant were selected due to existing capacity in private Specific Plans and access to community resources.

*See Figures 3-3b and 3-3c*

- **Moderate poverty rates** – Poverty rates are similar for the largest three quadrants, including the southern quadrant, and report 10 to 20 percent poverty status. Poverty rates have increased in the southern quadrant since 2014, but the area was previously occupied by agricultural land and the California Institution for Women. Residential development has only begun recently, which may explain the changes in poverty rates. The existing Specific Plans allow for a variety of housing types at varying affordability levels. Poverty rates will presumably decrease with the development of new units and infrastructure in the area.

*See Figures 3-3d and 3-3e*

- **High resource area** – The southern quadrant offers high access to resources according to 2021 data from TCAC/HCD. This represents high opportunities for lower and moderate income units identified in within the quadrant. This is likely to be sustained as the area continues to develop and infrastructure and amenities are constructed through the planned areas.

*See Figure 3-7*

- **No access to transit** – As reported by 2019 AllTransit data, no public transportation is accessible within the southern quadrant. This is likely due to the lack of residential development until recent years. With the Specific Plans and the development of more residential uses, it can be assumed public transportation will become accessible in the area in the future – though no further information is available. It is for this reason a limited number of lower income candidate sites were identified in the area. Some sites were identified so as to provide for equity and a mix of affordability, but the majority



of lower income sites were identified in the other quadrants near public transportation and existing resources.

*See Figure 3-8*

- **High access to employment** – The City of Chino has a two large industrial areas and a central region boasting commercial and retail uses. As such, Chino residents have generally high proximity to a variety of employment opportunities. The City as a whole has a highly rated Jobs Proximity Index.

*See Figure 3-9*

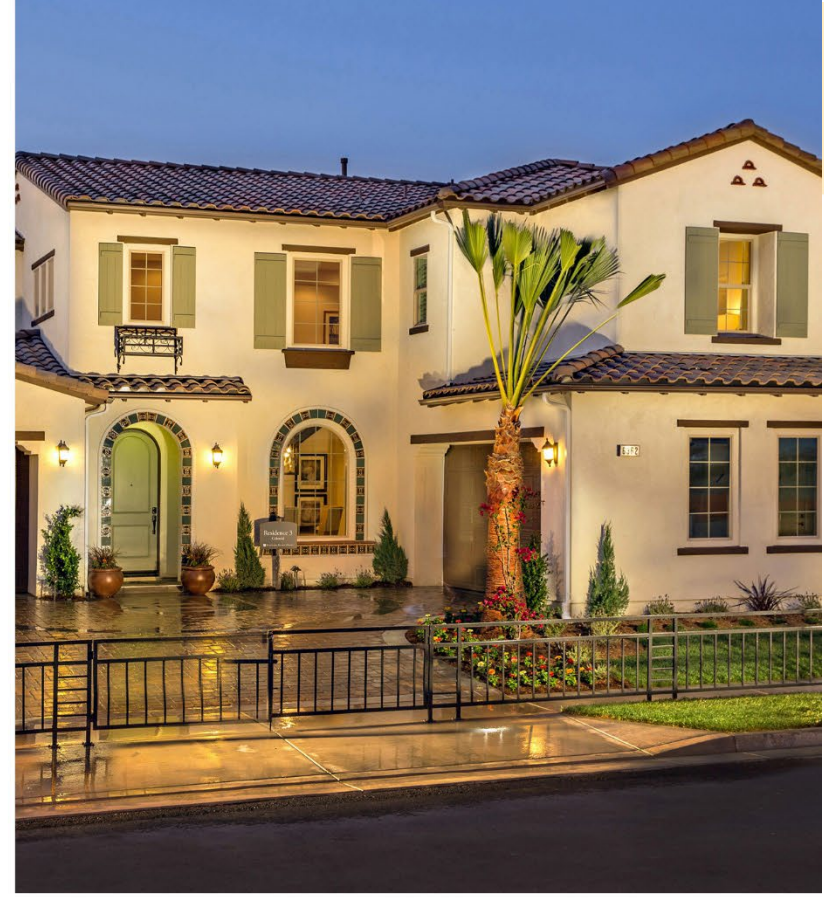
### Community Investment

In 2003, the City annexed land at the south end of the City and approved “The Preserve Specific Plan” for a new-urbanist inspired development on 2,917 acres that had been in agricultural use. The Preserve Specific Plan area is now approximately 40% developed and includes 250 affordable housing units near Pine Avenue and Meadowhouse Avenue that were approved and constructed by the master developer in 2006/07. In addition, the Falloncrest development within The Preserve is obligated to construct 82 affordable housing units near Bickmore Avenue and Main Street. Affordable housing fees are also collected from other builders in The Preserve Specific Plan area for the creation of additional affordable housing units in the City. When fully developed, The Preserve will add approximately 12,000 residential units to the City. The City, in 2004, also approved a second specific plan, College Park located east of Euclid Avenue and south of Edison Avenue, which includes a total of 2,200 residential units. As part of the project, 330 affordable housing units were constructed in 2016/17 to address the project’s affordable housing requirement. The residential component of College Park is now built-out.

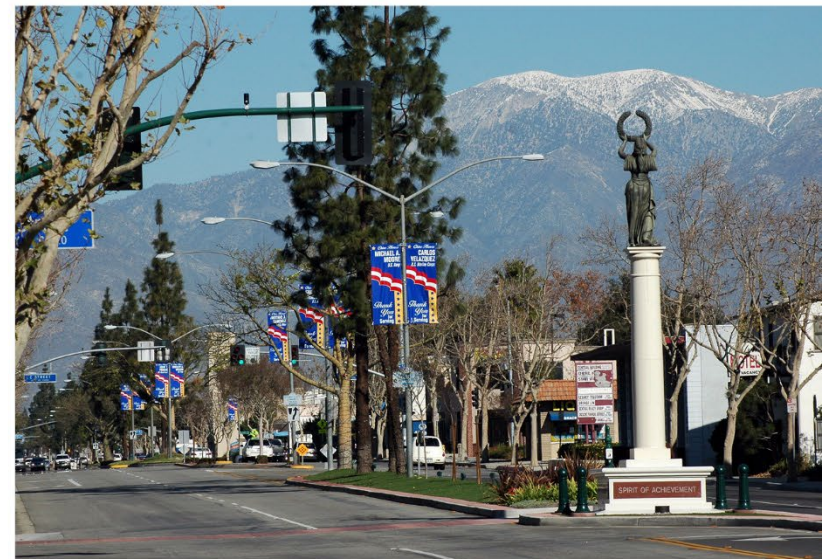
### Housing Element Strategy (Site and Programs)

As stated above, the southern quadrant has the most available land for development. The area has historically been comprised of agricultural land, the airport, industrial uses, and the California Institutions for Men and Women. As such, it has not experienced as much development as the northern half of the City until recent years. The area has two private Specific Plans with existing capacity to accommodate additional units at a variety of affordability levels. The Preserve is located along both sides of Pine Avenue and candidate sites for lower income and above moderate income units are identified there. Rancho Miramonte is located just south of The Preserve and includes candidate sites for moderate and above moderate income households. It should be noted that while no lower income units are identified in Rancho Miramonte, the Housing Plan includes Program Actions to promote the development of ADUs, and particularly affordable ADUs. This may create for additional housing opportunities for all segments of the community.

Given the lack of development until recently, the area has no access to public transportation which does not make it an ideal location for lower income units in comparison to the rest of the City. However, the southern quadrant is considered a high resource area with high access to employment opportunities (as is the City as a whole). It is presumed that with increased development in the area, public transportation will become more readily accessible throughout the City as a whole. Given this, the lower identification of lower income units in this quadrant is not disproportionate.



## Section 4: Housing Plan





## Section 4: Housing Plan

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The Housing Plan describes the City of Chino 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist decision makers to achieve the long-term housing objectives set forth in the City of Chino 2021-2029 Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City’s overall housing policy goal of fostering a diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of the City of Chino.

### Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) drafted a Regional Housing Needs Assessment (RHNA) to determine the City’s share of the regional housing allocation. The RHNA quantifies the City of Chino’s local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for San Bernardino County. The City’s 2021-2029 RHNA growth need is as follows:

- 2,113 units - Very low-income (0-50% of County MFI)
  - 1,284 units – Low-income (51-80% of County MFI)
  - 1,203 units – Moderate-income (81-120% of County MFI)
  - 2,378 units - Above moderate-income (120% or more of County MFI)
- 6,978 units - Total**

### Housing Goals

The City of Chino has identified the following housing goals as part of this Housing Element Update:

**Housing Goal #1:** Maintenance and improvement of the existing housing stock.

**Housing Goal #2:** Adequate housing opportunities to meet the affordable housing needs of the community, including those groups with special housing needs.

**Housing Goal #3:** Adequate housing sites identified to accommodate the City’s Regional Housing Needs Allocation (RHNA).

**Housing Goal #4:** Mitigation of governmental constraints to housing production and affordability.

**Housing Goal #5:** Fair housing opportunity for all residents to reside in the housing of their choice.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.



## **Housing Policies and Programs**

This Housing Element expresses the City of Chino’s overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The stated Housing Programs are based on a review of past performance of the prior Housing Element, analysis of current constraints and resources, and input from Chino residents and stakeholders.

### **Housing Goal #1: Maintenance and improvement of the existing housing stock.**

**Housing Policy 1.1:** Preserve and enhance the existing character of established neighborhoods through neighborhood improvements and housing rehabilitation and promote healthy neighborhood lifestyles.

**Housing Policy 1.2:** Continue to use code enforcement to bring substandard housing units into compliance with the City’s building and zoning codes.

**Housing Policy 1.3:** Promote increased awareness among property owners and tenants of the importance of property maintenance to long-term housing quality.

**Housing Policy 1.4:** Ensure new infill residential development does not significantly impinge on the privacy of neighboring homes.

### **Housing Goal 1 - Implementing Programs**

#### **Program Action 1A:** Ownership Rehabilitation Programs

The City offers several programs such as the Home Improvement Deferred Loan Program and the Mobile Home Improvement Grant Program to help homeowners maintain and improve their homes. These programs help residents to make necessary improvements to maintain a clean and safe housing environment while also assisting the City maintain its existing housing stock, much of which are some of the more naturally affordable housing units within the City.

The City will continue to pursue funding to keep both of these programs active during the 6<sup>th</sup> cycle.

#### **Objectives:**

- Pursue existing and new funding opportunities to maintain the Home Improvement Deferred Loan Program and the Mobile Home Improvement Grant Program.

**Timeframe:** Program provided annually and evaluated each year, provided CalHOME and other outside funding remains available

**Responsible Agency:** City of Chino Community Development/Housing Division

**Funding Source:** CalHOME and additional regional, State, and Federal funding as available

#### **Program Action 1B:** Code Compliance

Over 2019 and 2020, the City of Chino processed approximately 3,420 code compliance cases, of which approximately 1,554 were related to property maintenance issues. Code compliance issues within the City of Chino are handled by the City’s Code Enforcement Department. The City will continue to respond to and address code compliance issues with existing housing in order to maintain the existing character of the community and proactively handle compliance issues.



**Objectives:**

- Respond to and address code compliance issues. Maintain a record of compliance issues and consider additional programs if necessary to address particular issues.

**Timeframe:** Address code compliance issues as they are identified  
**Responsible Agency:** City of Chino Development Services Department/Code Enforcement Division  
**Funding Source:** General Fund

**Program Action 1C:** Condominium Conversion

The City of Chino has a limited supply of apartment rentals. As a means to preserve the City’s rental housing stock, the Condominium Conversion Ordinance limits the conversion of apartment complexes to condominiums. The City will ensure compliance with the City’s Condominium Conversion ordinance and monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.

**Objectives:**

- Monitor condominium conversions and modify the ordinance if necessary.

**Timeframe:** Continue program with annual reviews and ordinance updates if determined necessary  
**Responsible Agency:** City of Chino Development Services Department/Housing Division  
**Funding Source:** General Fund

**Program Action 1D:** Preservation of At-Risk Housing

As shown in **Section 3**, there are 132 affordable housing units in the City of Chino that are considered at risk of converting to market-rate housing. The City will work with property owners to maintain their affordability level to lower income households by extending agreements. The City will continue to comply with noticing requirements and coordinate with qualified entities to preserve at-risk units. When available, the City will assist with funding or support funding actions for tenant education.

**Objectives:**

- Monitor deed-restricted units and coordinate with property owners and qualified entities as necessary to maintain affordability of units. Provide assistance, as needed and available, with funding or support funding applications.

**Timeframe:** Annual review of existing affordable housing stock and begin proactive coordination with owners/operators of affordable units at least two years prior to deed-restriction ending.  
**Responsible Agency:** City of Chino Development Services Department /Housing Division  
**Funding Source:** Community Development Block Grants (CDBG), Golden State Acquisition Fund (GSAF), Multifamily Housing Program (MHP)

**Housing Goal #2:** Adequate housing opportunities to meet the affordable housing needs of the community, including those groups with special housing needs.

**Housing Policy 2.1:** Expand the affordable housing stock through new construction and acquisition/rehabilitation.

**Housing Policy 2.2:** Provide technical assistance and regulatory incentives to assist in the new construction of affordable housing.



**Housing Policy 2.3:** Preserve existing affordable housing units in apartment complexes and mobile home parks.

**Housing Policy 2.4:** Enhance the affordability of housing through innovative design features, construction methods, and other mechanisms.

**Housing Policy 2.5:** Encourage the use of green building techniques and other energy conservation devices.

**Housing Policy 2.6:** Encourage the use of universal design principles to expand housing opportunities for persons with disabilities.

**Housing Policy 2.7:** Continue to provide home improvement assistance to low- and moderate-income households, seniors, and persons with disabilities.

**Housing Goal 2 - Implementing Programs**

**Program Action 2A:** Affordable Housing Opportunities

The City will continue to aid in the development and preservation of quality affordable housing, as well as provision of housing assistance through the existing Homebuyer Assistance and Ownership Rehabilitation programs and emphasize the development of affordable rental housing for extremely-low, very-low, and low-income households, affordable ownership housing for low- and moderate-income households, and housing for persons with special needs (such as persons with disabilities, including persons with developmental disabilities).

The City will achieve this action through monitoring HCD and HUD websites monthly for funding availability and evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility provide. The City will provide letters of support for funding applications by other organizations as long as the proposed projects/programs are consistent with the goals and objectives of the City's General Plan, a fee reduction or deferral pending cases and offer and other actions that help in affordable housing opportunities. The City will also annually outreach to affordable housing developers and local organizations that work with special needs populations to identify opportunities for development in the City.

**Objectives:**

- Annually monitor and seek funding, provide letters of support for funding applications, annually outreach to affordable housing developers and local organizations.

<p><b>Timeframe:</b> Provided annually and evaluate once per year to determine funding availability <b>Responsible Agency:</b> City of Chino Development Services Department/Housing Division <b>Funding Source:</b> General Fund</p>
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**Program Action 2B:** Homebuyer Assistance Program

The City recognizes the value and importance of providing affordable homeownership to first-time buyers and will continue to seek, identify, and secure new funding resources to continue the implementation of its homebuyer assistance programs. Additionally, the City will continue to use development agreements as a mechanism to provide homebuyer assistance and continue to identify and secure new funding



resources to implement a homebuyer assistance program. The City will work with staff from the Housing Authority of the County of San Bernardino to market the program and improve its overall effectiveness.

**Objectives:**

- Annually monitor and seek funding, collaborate with the County of San Bernardino to promote the homebuyer assistance program.

**Timeframe:** Program provided annually and evaluate once per year, CalHOME funding remain available

**Responsible Agency:** City of Chino Development Services Department/Housing Division

**Funding Source:** CalHOME Grant

**Program Action 2C:** Housing Choice Vouchers (Section 8)

The U.S. Department of Housing and Urban Development (HUD) funds the Housing Choice Voucher (Section 8) program annually. Those funds are typically administered by the Housing Authority of the County of San Bernardino and provide rent subsidies to very low-income households and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidies typically represent the difference between 30 percent of the monthly income and housing payment standards established by HUD. These funds are not distributed by the City, but the City will continue to monitor the allocation of Section 8 vouchers available to the City of Chino.

**Objectives:**

- Annually monitor the allocation of Section 8 vouchers and promote the program.

**Timeframe:** Distribute available Section 8 vouchers promptly as they are made available

**Responsible Agency:** City of Chino Development Services Department/Housing Division, U.S. Department of Housing and Urban Development (HUD)

**Funding Source:** Housing and Urban Development Fund

**Program Action 2D:** Supportive Services for Persons with Special Needs

The City recognizes certain segments of the population require additional assistance to secure decent housing and supportive services. Special needs groups in the City of Chino include seniors, persons with disabilities (including developmental disabilities), homeless and at-risk homeless, and low-income families (including large households, female-headed households).

Through the annual action plan process for the CDBG program, the City evaluates the needs of various special needs groups and allocates CDBG Public Service dollars accordingly. The City will continue to expend available CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in San Bernardino County.

**Objectives:**

- Annually monitor and seek CDBG funding to address local needs and augment the regional continuum of care system in San Bernardino County.

**Timeframe:** Evaluate use of CDBG Public Service dollars once per year

**Responsible Agency:** City of Chino Development Services Department/Housing Division

**Funding Source:** CDBG



**Program Action 2E:** Persons with Physical and Developmental Disabilities

As identified in **Section 2**, approximately 15 percent of residents within the City of Chino reported having some sort of physical or developmental disability based on the 2018 American Community Survey 5-year estimates. This number may include persons reporting having one or more disabilities.

The City will continue to take actions to accommodate the approval of group homes, Americans with Disability Act (ADA) retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as amend its procedures to provide more flexibility in the development of accommodations for persons with physical and developmental disabilities. The City does not require a variance for Reasonable Accommodation requests. Applicants work directly with the Building Department to go through administrative process.

**Objectives:**

- Accommodate Reasonable Accommodation requests as required by State Law and offer assistance to applicants.

**Timeframe:** Respond to and address Reasonable Accommodation requests within 120 days of receipt  
**Responsible Agency:** City of Chino Development Services Department/Building Division  
**Funding Source:** CDBG, General Fund, Inland Regional Center

**Program Action 2F:** Development of Environmental Justice Policies

The City of Chino recently updated its Safety Element to be in compliance with SB 379 and SB 1035 requirements. SB 1000 (2018) requires that the City incorporate environmental justice policies within the General Plan. The City will amend portions of the General Plan as part of the overall General Plan Update to include environmental justice policies within 18 months of adoption of the 6th Cycle Housing Element.

**Objectives:**

- Amend the General Plan to include environmental justice policies.

**Timeframe:** Completed by December 2024.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Source:** General Plan

**Program Action 2G:** Farmworker Housing

Per California Health and Safety Code Sections 17021.5 and 17021.6, the City is required to permit farmworker housing by-right, without a Special Conditional Use Permit (SCUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City will amend the current zoning code to meet this requirement.

**Objectives:**

- Amend the zoning code to comply with State law for farmworker housing.

**Timeframe:** Completed by December 2024.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Source:** General Fund



**Program Action 2H:** Transitional and Supportive Housing

The City of Chino currently permits transitional and supportive housing in all residential zones subject to the same development standards as the same type of housing in that zone per Chino Municipal Code §20.040.030). Currently the City’s Zoning Code does not specify supportive housing in the permitted use table, though supportive housing is listed in the language below. The City will take the following actions related to transitional and supportive housing:

- Review and revise its Zoning Code to allow transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone, in compliance with Gov. Code, § 65583, subd. (c)(3).
- Review and revise its Zoning Code to allow supportive housing by-right in all zones where multifamily and mixed uses are permitted, subject only to those regulations that apply to other residential uses of the same type in the same zone, in compliance with Gov. Code, § 65651,
- Impose only those objective development standards and policies identified in the amended zoning provision to be consistent with those for other residential uses.
- The City will monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.

**Objectives:**

- Review and revise the zoning code to comply with State law for transitional and supportive housing.
- Review and revise the zoning code to permit transitional and supportive housing as a residential use not subject to special requirements.
- Review and revise the zoning code to permit permanent supportive housing without discretionary actions in multi-family and non-residential zones
- Monitor the inventory of sites to accommodate transitional and supportive housing.

**Timeframe:** Completed by December 2024.

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund

**Program Action 2I:** Lot Consolidation

A small portion of the City’s RHNA need (44 units or 1.2%) is accommodated on sites smaller than half an acre in size. To facilitate future development of these sites, the City will encourage the consolidation of vacant and underutilized lots for residential development. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will provide this information to the developers and other interested parties through the City’s website and print material at City Hall, as well as offer technical assistance to applicants seeking to consolidate lots for the development of residential units. The City will evaluate the appropriateness of a small lot consolidation ordinance to establish a variety of incentives to produce additional viable sites.



**Objectives:**

- Promote lot consolidation information through educational outreach to developers and property owners.
- Consider a small lot consolidation ordinance.

**Timeframe:** Completed by April 2025.

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund

**Program Action 2J:** Constraints on Housing for Persons with Disabilities

The City provides reasonable accommodation in conjunction with the Americans with Disabilities Act (Chino Municipal Code §20.23.200). No discretionary approval is required in these cases. The City will amend its Zoning Code to comply with State law regarding reasonable accommodation procedures to include group homes. Additionally, the City will commit to allowing group homes in all zones where residential uses are allowed and will establish objective procedures that will promote approval certainty for group homes. The City will also provide information online and at City Hall on reasonable accommodations with respect to zoning, permit processing, or building laws.

**Objectives:**

- Amend the zoning code to comply with State law for reasonable accommodation procedures.
- Promote reasonable accommodation information
- Review and revise the zoning code to promote objectivity and approval certainty for group homes

**Timeframe:** Completed by December 2024.

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund

**Program Action 2K:** Community Outreach

The City has hosted workshops and public meetings throughout the 2021-2029 Housing Element Update to gather public input and feedback as it relates to development of and access to housing. The City will extend outreach efforts throughout the planning period to continue gathering community input on, but not limited to, affordable housing, housing for special needs populations, and ADUs. The continued outreach will be City-wide with a focus on traditionally under-represented communities.

**Objectives:**

- Hold at least one (1) community housing workshop or meeting annually to discuss housing topics and solicit input on community needs from participants.

**Timeframe:** A minimum of one meeting held annually

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund



**Program Action 2L:** Manufactured Homes

The City will amend the Zoning Code to permit manufactured homes on a foundation by-right in single family residential areas and treated as a single-family use pursuant to Government Code section 65852.3.

**Objectives:**

- Amend the Zoning Code relative to manufactured homes to comply with the relevant requirements of California Government Code section 65852.3.

**Timeframe:** Completed by December 2024.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Source:** General Fund

**Program Action 2M:** Parking for Emergency Shelters

California Government Code section 65583, subdivision (a)(4) states jurisdictions may require sufficient parking for emergency shelters to solely accommodate staff working at the shelter, provided that the standards do not require more parking than other residential or commercial uses within the same zone. Current requirements identify parking needs based on the number of beds in the emergency shelter. The City will amend the Zoning Code to require parking for emergency shelters based on the employed staff.

**Objectives:**

- Amend the Zoning Code relative to emergency shelter parking requirements to comply with the relevant requirements of California Government Code section 65583, subdivision (a)(4).

**Timeframe:** Completed by December 2024.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Source:** General Fund

**Housing Goal #3:** Adequate housing sites identified to accommodate the City’s Regional Housing Needs Allocation (RHNA).

**Housing Policy 3.1:** Encourage adequate provision of a wide range of housing by location, type, and price to meet the existing and future needs of residents.

**Housing Policy 3.2:** Promote infill development of quality affordable housing as a strategy to stabilize older neighborhoods.

**Housing Policy 3.3:** Use similar setbacks, complementary building arrangements and patterns to ensure new multi-family and mixed-use developments are compatible in style and scale with surrounding residential neighborhoods.

**Housing Policy 3.4:** Ensure new residential development is adequately served with infrastructure and public facilities such as schools, sewage treatment, domestic water, public parks, fire control and police.



### **Housing Goal 3 - Implementing Programs**

#### **Program Action 3A: Adequate Sites**

The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. The City will monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA.

#### **Objectives:**

- Maintain an inventory of vacant and underutilized sites and promote them to interested developers.
- Annually complete the Annual Progress Reports and monitor progress to meet RHNA.

**Timeframe:** Make inventory available by July 2023 and update once per year

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Sources:** General Fund

#### **Program Action 3B: Establish an Affordable Housing Overlay**

The City is able to accommodate its above moderate and moderate-income RHNA allocation through existing specific plan capacity and the projected development of ADUs. To accommodate a portion of the remaining lower income RHNA need, the City of Chino will establish an Affordable Housing Overlay (AFF-OV) over approximately 90.6 acres to meet a shortfall of 2,233 dwelling units at the very low and low income levels, including applicable development standards to facilitate maximum densities, permitted uses, and all other components required as part of the City's Zoning Code, which promotes the development of residential uses at up to 30 dwelling units per acre (du/ac) if the established affordability requirements are satisfied. The City will conduct a separate development process, including community outreach, in order to draft the specific standards associated with this overlay. All candidate sites identified are directly adjacent to existing public roadways with full infrastructure availability to service the sites.

Development standards for this zone must permit development at a density of up to 30 dwelling units per acre, but additional requirements such as height, lot coverage, parking, landscaping are currently being developed. The ability to develop residential uses in these areas and the flexibility from the current standards that will be implemented through development of the overlays provide developers with significant opportunity and incentive to redevelop these properties to help meet the City's housing need. The City is committed to working with local partners and stakeholders to implement this overlay zone with standards that can realistically promote residential development at affordable income levels. The City entered into a contract starting July 2022 to complete a comprehensive General Plan Update over the next two years. The City will complete the development standards and Zoning Code update necessary to allow development of the Affordable Housing and Mixed Use Overlays within the first six to nine months of the contract. Once established, the City will apply the AFF-OV to the candidate housing sites identified in Appendix B. This will permit residential development on these sites which demonstrate that the City can accommodate its 2021-2029 RHNA allocation. The City will establish this zone and complete the required application of the overlay within the required 36 months after adoption of the City's 2021-2029 Housing Element. The City has already received strong interest from the development community



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regarding the candidate housing sites and has continued discussions which help to demonstrate the viability of the sites identified within the housing element.

Development projects proposed on sites identified within the City's candidate site inventory to meet the RHNA need shall be permitted by right if they propose 20% of units at an affordable level as required in CA Govt Code Section 65583.2 (h) and (i). All sites within this overlay are subject to this requirement.

As stated in **Program 3I**, implementation of this program requires a Measure M vote which occurred in June 2022 (Measure Y) and which passed successfully. Notwithstanding Measure Y, Chino Municipal Code Section 20.15.170, or any other provision of this Housing Element, the Affordable Housing Overlay will not go into effect until the Land Use Element of the Chino General Plan and the City's Zoning Code are both amended to create the overlay and establish development standards for the overlay.

### **Objectives:**

- Develop and adopt an affordable housing overlay to be applied to approximately 90.6 acres to meet a shortfall of 2,233 dwelling units at the very low- and low-income levels as identified within this Housing Element
- Develop applicable development standards as part of the affordable housing overlay which promote the development of residential uses at the maximum density and affordability levels identified within this Housing Element by July 2023. The overlays will include incentives for projects that propose at least 20% affordable units, including streamlined processing and fee deferrals.
- Identify staff resources to provide technical assistance and outreach relating to development opportunities on the candidate housing sites.
- Proactively outreach to developers at least one time per year regarding development opportunities on sites within the Affordable Housing Overlay.

**Timeframe:** Completed by July 2023

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Sources:** General Fund

### **Program Action 3C:** Establish a Mixed-Use Overlay

The City is able to accommodate its above moderate and moderate-income RHNA allocation through existing specific plan capacity and the projected development of ADUs. To accommodate a portion of the remaining lower income RHNA need, the City of Chino will establish a Mixed-Use Overlay (MU-OV) over approximately 138.5 acres to meet a shortfall of 2,547 dwelling units at the very low- and low-income levels, including applicable development standards, permitted uses, and all other components required as part of the City's Zoning Code, which promotes the development of residential uses at up to 30 dwelling units per acre (du/ac). Development may occur in conjunction with non-residential uses or may be developed as a standalone residential project. The City will conduct a separate development process, including community outreach, in order to draft the specific development standards associated with this overlay. All candidate sites identified are directly adjacent to existing public roadways with full infrastructure availability to service the sites.

Development standards for this zone must permit development at a density of up to 30 dwelling units per acre, but additional requirements such as height, lot coverage, parking, landscaping are currently being



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developed. The ability to develop residential uses in these areas and the flexibility from the current standards that will be implemented through development of the overlays provide developers with significant opportunity and incentive to redevelop these properties to help meet the City's housing need. The City is committed to working with local partners and stakeholders to implement this overlay zone with standards that can realistically promote residential development at affordable income levels. The City entered into a contract starting July 2022 to complete a comprehensive General Plan Update over the next two years. The City will complete the development standards and Zoning Code update necessary to allow development of the Affordable Housing and Mixed-Use Overlays within the first six to nine months of the contract. Once established, the City will apply the MU-OV to the candidate housing sites identified in Appendix B. This will permit residential development on these sites which demonstrate that the City can accommodate its 2021-2029 RHNA allocation. The City will establish this overlay and complete the required application of the overlay within the required 36 months after adoption of the City's 2021-2029 Housing Element. The City has already received strong interest from the development community regarding the candidate housing sites and has continued discussions which help to demonstrate the viability of the sites identified within the housing element.

Development projects proposed on sites identified within the City's candidate site inventory to meet the RHNA need shall be permitted by right if they propose 20% of units at an affordable level as required in CA Govt Code Section 65583.2 (h) and (i). All sites within this overlay are subject to this requirement.

As stated in **Program 3I**, implementation of this program requires a Measure M vote which occurred in June 2022 (Measure Y) and which passed successfully. Notwithstanding Measure Y, Chino Municipal Code Section 20.15.170, or any other provision of this Housing Element, the Mixed-Use Overlay will not go into effect until the Land Use Element of the Chino General Plan and the City's Zoning Code are both amended to create the overlay and establish development standards for the overlay.

### **Objectives:**

- Develop and adopt a mixed-use overlay to be applied to approximately 138.5 acres to meet a shortfall of 2,547 dwelling units at the very low- and low-income levels as identified within this Housing Element.
- Develop applicable development standards as part of the mixed-use overlay which promote the development of residential uses at the maximum density and affordability levels identified within this Housing Element by July 2023. The overlays will include incentives for projects that propose at least 20% affordable units, including streamlined processing and fee deferrals.
- Identify staff resources to provide technical assistance and outreach relating to development opportunities on the candidate housing sites.
- Proactively outreach to developers at least one time per year regarding development opportunities on sites within the Affordable Housing Overlay.

**Timeframe:** Completed by July 2023

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Sources:** General Fund



**Program Action 3D:** Promote the Development of Accessory Dwelling Units (ADUs)

The City of Chino has a large number of single-family residential neighborhoods which creates the environment for accessory dwelling units (ADU) to be built. The City has updated its current Zoning Code (as of adoption of the 6<sup>th</sup> Cycle Housing Element) to be in compliance with current State laws regarding ADU development. As discussed in the analysis in **Section 3**, various recent State laws have resulted in an increased number of ADUs being permitted and constructed since 2018. The City anticipates continued growth in ADU development as the concept becomes more understood within the Southern California region.

**Objectives:**

The City will evaluate and implement potential programs with the intent of promoting the development of accessory dwelling units within the 6<sup>th</sup> Cycle. The objectives of this program includes:

- Developing three pre-approved ADU designs.
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Research potential State and regional funding sources for affordable ADUs and make information available to the community.
- Train staff on ADU permitting and make staff available to address questions regarding ADUs and provide technical assistance and outreach to the community

**Timeframe:** Finish evaluation of potential actions listed in the program by April 2025. Annually explore outside funding sources

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Sources:** General Fund

**Program Action 3E:** ADU and JADU Monitoring Program

The City will create a monitoring program to track ADU and Junior Accessory Dwelling Units (JADU) creation and affordability levels throughout the 2021-2029 Housing Element planning period. This will allow the City to monitor the development of accessory units at all income levels. Additionally, the City will review their ADU and JADU development progress annually to evaluate if production estimates are being achieved.

If ADUs are not being permitted as assumed in the Housing Element, the City will take the action within six months of completion of the ADU review to ensure that adequate capacity at each income level is maintained to meet the City's RHNA needs. If necessary to accommodate a shortfall in the City's RHNA due to a lower than anticipated amount of ADU production, the City will identify additional capacity to meet that shortfall with six months, potentially subject to a Measure M vote. If a Measure M vote is required, it will go through the same process that the June 2022 vote went through with similar anticipated timelines.

**Objectives:**

- Create an ADU monitoring program and bi-annually review ADU development progress.
- Identify additional capacity to accommodate a shortfall of units within 180 days as required by No Net Loss law.



**Timeframe:** Evaluate ADU production through the ADU Monitoring program twice per year  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Sources:** General Fund

**Program Action 3F:** Candidate Sites Used in Previous Housing Elements

Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City’s low- and very low -income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require any of the following discretionary actions, except if the project requires a subdivision:

- A Special Conditional Use Permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project”

The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To accommodate the provisions of State law, the City must identify nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods and permit by right development for projects that meet the requirements of State housing law on the identified sites. These sites are identified in **Appendix B**.

**Objectives:**

- Apply and implement overlays to candidate sites also identified in the previous Housing Element to allow residential use by right in which at least 20 percent of the units are affordable to lower income households.

**Timeframe:** Complete by July 2024. In the interim, the City will follow the applicable requirements of the CA Gov Code.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Sources:** General Fund

**Program Action 3G:** Water and Sewer Resources

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Chino is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects. The City will also establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households, in compliance with California Government Code § 65589.7.



**Objectives:**

- Submit the adopted Housing Element to local water and sewer providers and establish procedures to grant priority water and sewer service to eligible projects in compliance with State law.

**Timeframe:** Complete by July 2023.

**Responsible Agency:** City of Chino Development Services Department/Public Works

**Funding Sources:** General Fund

**Program Action 3H:** Replacement Housing

The City may, in the future, have existing non-vacant sites that contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will implement a replacement housing program to ensure the replacement of any units lost subject to the requirements of Government Code § 65915.

**Objectives:**

- Adopt and implement a replacement housing program for units lost in compliance with State law.

**Timeframe:** Complete by December 2024.

**Responsible Agency:** City of Chino Development Services Department

**Funding Sources:** General Fund

**Program Action 3I:** Measure M

On November 8, 1988, City of Chino residents passed a ballot measure, Measure M, to establish maximum densities for residential lands in the City. With the exception of senior housing projects, residential housing developments may not exceed the maximum land use designations set forth by the zoning map, zoning ordinance, of any development agreement in effect on November 8, 1988, without the approval of a vote by the City's residents. Furthermore, land that has not been designated for residential development, such as commercial and/or industrial, as set forth in the General Plan, specific plans, or development agreements approved by the City prior to November 8, 1988, may not be rezoned to accommodate the development of housing without the approval of a vote by the City's residents. Since the measure's adoption in 1988, 14 projects have been approved by the City's voting residents.

In relation to the Housing Element, the City of Chino has interpreted Measure M as not applying to adoption of the Housing Element as that does not require a rezoning action. Measure M does apply to **Programs 3B and 3C** which are the application of the two identified overlay strategies (affordable housing and mixed-use overlays) which the City will use to meet its RHNA. While the overlays do not change the underlying non-residential zoning, they do add the ability for residential uses on parcels which do not currently have that ability or do not currently permit residential at 30 dwelling units per acre.

Therefore, compliance with Measure M is a required implementing action of the housing element to be completed within the required timeframes. The City of Chino held a Measure M vote in June 2022 (Measure Y). The vote successfully passed the zoning actions associated with the housing element update.

In addition to these actions, beginning in 2022 and in conjunction with the City Attorney's Office, the City will evaluate and pursue various options to minimize the constraints of a city-wide vote requirement on



housing by providing the City Council greater discretion in approving housing and affordable housing projects to comply with all requirements in State Housing Element law without further ballot initiative.

**Objectives:**

- Hold a Measure M vote relating to the candidate housing sites identified within this housing element.
- By 2026, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/housing options in appropriate locations, including identifying and rezoning additional sites to meet the housing needs identified within the Housing Element or other unique development opportunities

**Timeframe:** Completed June 2022

**Responsible Agency:** City of Chino Development Services Department

**Funding Sources:** General Fund

**Program Action 3J:** Facilitate Development on Excess State-Owned Property

For the purposes of the Housing Element, the City has identified 10 acres (of a total 71.5 acres) within the California Institution for Men (CIM) site which are assumed to be developed for housing upon completion of the overlay programs identified within the housing element. This site is owned by the State of California and discussed in **Appendix B**. In January 2019, Governor Newsom signed Executive Order N-06-19 to allow for the development of affordable housing on State owned property. The order directed the Department of General Services (DGS) to identify State owned land that could be surplus and have the potential for development. In August of 2019, the Department of Housing and Community Development (HCD) and DGS released an interactive map that identified “Statewide Affordable Housing Opportunities Sites”. Only one, 71.5-acre site, was identified in the City of Chino. The site is located on the California Institute for Men (CIM) property located west of Euclid Avenue and south of Eucalyptus Avenue and the College Park development. City staff met with DGS in Sacramento to discuss the vision for the site. City staff has identified the needed utility connections and public improvements for development of the site for the State. City staff continues to talk with the DGS on a quarterly basis regarding development of State Owned property within the City.

The City of Chino will continue to coordinate with the State of California to apply the Affordable Housing Overlay to the CIM parcel. The City believes that due to its designation by the DGS as a surplus site for potential redevelopment, it is realistic to believe that approximately 10 acres of the total 71.5 will be made available for residential development within the planning period once the appropriate zoning is applied. As stated in the objective within this program, the City assumes 250 units available at the lower income levels will be developed at this site as a result of the affordability requirements within the State’s Affordable Housing on Excess Lands Executive Order (N-06-19).

If the site is not made available within two years of adoption of the housing element, the City will evaluate its progress towards meeting its RHNA to determine if additional overlay sites are needed. Upon adoption, the CIM site was within the City’s RHNA buffer and loss of the site would not put the City in a No Net Loss situation.



The Affordable Housing Overlay will be applied to the CIM site as part of **Program Action 3B** and will follow the development standards established in that action. The City’s Measure M vote passed, so implementation of the overlay will occur. Lastly, development within the CIM parcel will be able to tier off previous environmental review completed as part of the Housing Element and overlay efforts which is intended to support a lessened CEQA effort/timeline for implementing projects. **Objectives:**

- Coordinate with the State of California on the development of State-owned properties and apply and implement the Affordable Housing Overlay on this site. Rezoning will establish the applicable development standards and entitlement processes. The site was included in the Measure M vote which approved the implementation of the overlays on this site with the applicable density and development characteristics. The City has identified this site as 10 acres anticipated to accommodate the development of 250 units affordable at the low or very-low income categories.
- Issue an RFQ and/or RFP for future development of the CIM site within one year of completion of the overlays added and implemented on the property. RFQ/RFP to anticipate development of the site within three to four years dependent on developer interest. Incorporate affordability requirements based on the State’s Affordable Housing Executive Order with a target of at least 250 units available at the lower income categories.
- Identify potential funding sources available to redevelop the property and make staff available to discuss entitlement processing procedures for the site as well as required permits.

**Timeframe:** Complete by April 2025 or as determined by State availability.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Sources:** General Fund

**Program Action 3K:** Housing Program Monitoring

HCD requires all jurisdictions to report and submit progress of program implementation through the 2021-2029 planning cycle as well as conducts a mid-cycle review for progress in consideration of SB 35 eligibility. The City will conduct a mid-cycle review of its sites strategies. If housing development is not occurring as projected, the City will identify new strategies such as, but not limited to, new sites for the overlays or amendments to development standards. The City will annually evaluate program implementation and submit the Annual Progress Report to HCD each year. If adjustments are necessary, the City will adopt the amendments within one year.

**Objectives:**

- Annually complete the HCD Progress Report and conduct a mid-cycle review of sites strategies.

**Timeframe:** Begin implementation upon adoption of the City’s 2021-2029 Housing Element Update, evaluate Annual Progress Review annually, make any necessary amendments by December 2024, conduct a mid-cycle review  
**Responsible Agency:** City of Chino Development Services Department  
**Funding Sources:** General Fund



**Program Action 3L: Residential Findings**

The City has identified Approval Finding 5 (compatibility with the surrounding properties) as potentially in need of clarification to create objective requirements for projects. The City’s analysis shows that this finding has not acted as an impediment as no project within the previous planning period was denied on the basis of not meeting this requirement. The City will review and revise the required approval findings as part of the future development code update.

**Objectives:**

- Review and revise approval findings needed for residential projects.

**Timeframe:** Complete by April 2026  
**Responsible Agency:** City of Chino Development Services Department  
**Funding Sources:** General Fund

**Program Action 3M: Facilitation of Development of Large Site**

The City has identified one site (APN 105258103) which is approximately 15.12 acres in size and anticipated to accommodate 301 new dwelling units on a site that currently has no structures and is used for agricultural purposes. The site represents a minimal percentage of the City’s total RHNA. The City of Chino will proactively work with the property owners to discuss future development opportunities on the site.

**Objectives:**

- Outreach to the property owners one time per year throughout the planning period to discuss future development opportunities and plans, including incentives and other mechanisms to encourage parceling (e.g., 1-5 acres) appropriate to facilitate housing for lower income households.
- Proactively market the site with developers who contact the City looking for development opportunities.

**Timeframe:** Outreach to property owner one time per year.  
**Responsible Agency:** City of Chino Development Services Department  
**Funding Sources:** General Fund

**Housing Goal #4: Mitigation of governmental constraints to housing production and affordability.**

**Housing Policy 4.1:** Offer regulatory incentives where feasible to offset or reduce the costs to development of affordable housing.

**Housing Policy 4.2:** Continue to improve the permit processing system to expedite development applications.

**Housing Policy 4.3:** Provide priority processing for residential and mixed-use developments that include an affordable housing component (including extremely low-income households) or serve persons with disabilities (including developmental disabilities).

**Housing Policy 4.4:** Periodically review City regulations, ordinances, and development/planning fees to ensure that they not unduly constrain housing development.



**Housing Goal 4 - Implementing Programs**

**Program Action 4A:** Permit Processing

The City provides development preapplication review and offers a one-stop processing system that simplifies and expedites development processing. The City will continue to evaluate and improve the one-stop processing system in an effort to provide quick project entitlement processing and offer priority processing of affordable and special needs housing applications.

**Objectives:**

- Evaluate and improve the one-stop processing system and offer priority processing of affordable and special needs housing applications.

**Timeframe:** Complete evaluation one time per year.  
**Responsible Agency:** City of Chino Development Services Department  
**Funding Sources:** General Fund

**Program Action 4B:** Development Fees

The City charges various fees and assessments to cover the costs of processing permits and to provide services and facilities to the project. The City will continue to use CDBG funds to help offset fees for affordable and special needs housing and consider fee deferrals for affordable and special needs housing on a case-by-case basis, if requested by the project owner/developer. The City will work to identify a new funding source to finance fee waivers for affordable and special needs housing and pursue funding for infrastructure improvements needed to support affordable and special needs housing.

**Objectives:**

- Research CDBG and other funding opportunities (at least two new per year).

**Timeframe:** Complete research of two new funding opportunities per year.  
**Responsible Agency:** City of Chino Development Services Department  
**Funding Sources:** CDBG Funds, General Fund

**Program Action 4C:** Zoning Code

The City’s Zoning Code does not currently address the provision of Single Room Occupancy (SRO) housing. In addition, the City’s definition of “family” distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household. The City will revise the Zoning Code to include SROs in the specific zones to be compliant with State law. The City will also revise the definition of “family” within the Zoning Code. In addition, the City will continue to evaluate the City’s Zoning Ordinance during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing.

**Objectives:**

- Amend the Zoning Code definition of “family” to be consistent with State law and address Single Room Occupancy housing. Annually review the Zoning Ordinance for additional amendments.

**Timeframe:** Complete by December 2024.  
**Responsible Agency:** City of Chino Development Services Department/Planning Division  
**Funding Source:** General Fund



**Program Action 4D: Density Bonus Ordinance**

The City currently defers to California Government Code Sections 65915-65918 which establish the potential density bonuses for the development of affordable units. The City will continue to follow State Density Bonus law and further its implementation by adopting a Density Bonus Ordinance pursuant to Government Code section 65915.

**Objectives:**

- Modify the Density Bonus Ordinance to comply with latest changes in State Law.

**Timeframe:** Complete by April 2025.

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund

**Program Action 4E: SB 35 Streamlining**

The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statutes 2017. These requirements apply at any point in time when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). The City will process development projects with at least 50 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the Chino Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in many cases the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

**Objectives:**

- Adopt written procedures to comply with SB 35.

**Timeframe:** Complete by April 2025.

**Responsible Agency:** City of Chino Development Services Department/Planning Division

**Funding Source:** General Fund

**Housing Goal #5: Fair housing opportunity for all residents to reside in the housing of their choice.**

**Housing Policy 5.1:** Enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of age, sex, race, color, national origin, ancestry, religion, disability/medical conditions, marital status, familial status, sexual orientation, source of income, or any other arbitrary factors.

**Housing Policy 5.2:** Ensure City policies and regulations comply with State and Federal fair housing laws.

**Housing Policy 5.3:** Provide sensitivity and fair housing training to City staff with interaction with residents on housing matters.



**Housing Policy 5.4:** Support outreach and education efforts to actively further fair housing practices and understanding in fair housing rights.

**Housing Goal 5 - Implementing Programs**

**Program Action 5A:** Fair Housing Program

The City enforces both State and Federal fair housing laws. The City contracts with a fair housing council to provide fair housing and tenant/landlord counseling services in order to achieve fair housing goals. The City will continue to provide fair housing resources on City website and make fair housing brochures available at public counters and community locations.

Through the 2020 Analysis of Impediments and the AFFH analysis, the City has identified the following contributing factors to fair housing:

- **2020 Analysis of Impediments –**
  - **Environmental Quality:** As a result of the CalEnviroScreen data analysis, the City identified nearly all census tracts experience moderate to high levels of harmful pollutants. Pollution and poor environmental quality may have heightened effects on low-income neighborhoods or communities.
  - **Access to Quality Education:** The HUD opportunity indicators display education scores above 40 for residents who identify as Black, Asian or Pacific Islander, and Native American, and 39 for residents who identify as White. However, the data displays low quality education scores for residents who identify as Hispanic (or Latino), meaning that Hispanic or Latino residents may have lower access to quality educational opportunities as compared to other Chino residents.
  - **Advertising:** Both for-rent and for-sale listings on the internet show uses of potentially discriminatory language.
  - **Racial and Ethnic Segregation:** The dissimilarity index analysis identifies moderate segregation. Persons who identify as Native Hawaiian, American Indian, Some Other Race, and Black experience over 30 percent dissimilarity with the white population in the City.
- **AFFH Analysis –**
  - **Availability of Affordable Housing:** Section 2 of this Housing Element provides demographic analysis of households in the City. Section 2.C.3 identifies a total of 5,745 households (28.7 percent of all households) which earn a lower income lower than 80 percent of the Area Median Income. Additionally, 13 percent of households in the City earn an income less than \$25,000. In comparison, Table 3-34 shows there are 651 total affordable units throughout the City, of which 132 are currently at risk of converting to market rate.
  - **Fair Housing Enforcement and Outreach:** As provided in Section 3.H.1, the City has identified a number of fair housing issues through its Analysis of Impediments, of which access to financing and advertising were found to be most in need of addressing. In addition, Table 3-21 identifies the number of reported hate crimes in the City – between 2015 and 2019 there were a total of 15 hate crimes reported with 10 being on the basis of race/ethnicity/ancestry.

**Access to Opportunities for Persons with Disabilities:** Affordability, design, location, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multifamily construction with more than four units to be



accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. As noted in Section 2.F.6 of this Housing Element, approximately 44.9 percent of the City’s housing stock was built prior to 1989. **Table 3-37** pairs fair housing issues with contributing factors and lists program actions in this Housing Plan that address each. In addition, the City will implement the following actions:

- **Access to Financing:** The City, through its fair housing service provider, may include the monitoring of lending practices as part of the fair housing program scope of services. The City will also continue to provide information on financial literacy, foreclosure prevention services, and homebuyer education for residents. Finally, the City will continue to coordinate with local lenders to expand outreach activities with the goal of diversifying the lenders’ applicant profiles.
- **Advertising:** The City, through its fair housing service provider, may consider increasing outreach and education to property owners, management companies, and real estate offices regarding appropriate language in advertising. Include local newspapers and outreach to internet listing sites regarding fair housing workshops and services available.
- **Racial and Ethnic Segregation** - The City will continue to outreach specifically to low and very low-income residents as wells considered targeted outreach to residents with moderate and high levels of segregation.

**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
<b>Fair Housing Issues Identified in the 2020 AI</b>				
1. Environmental Quality	As a result of the CalEnviroScreen data analysis, the City identified nearly all census tracts experience moderate to high levels of harmful pollutants. Pollution and poor environmental quality can have heightened effects for low-income neighborhoods or communities, in order to mitigate these issues. Through the candidate sites analysis, the City has identified the majority of its lower income units in areas with high access to public transportation to mitigate need for private vehicles and seek to reduce environmental impacts from car dependency. In addition, the City will consider a targeted analysis and outreach program to better understand the environmental issues low-income residents may be facing.	Place Based Strategies for Community Revitalization	High	<p><b>Geographic Target:</b>            City-Wide with a focus in the downtown area (SR60 and Central Avenue) and along SR 83</p> <p><b>Specific Commitments:</b>            - Identify two local community groups/organizations and outreach to them directly to discuss local actions towards reducing reliance on personal vehicles.            - On a project-by-project basis, or in collaboration with developers, promote mixed-use development opportunities on candidate housing</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
				sites where possible or the development of residential units near resources and essential commercial needs.
2. Access to Jobs and Economic Opportunity	The HUD opportunity indicators show that there is moderate to high job opportunity for residents of Chino and about 77 percent of all jobs in the City were within ½ mile of transit. However, the HUD opportunity indicators show low levels of labor participation for residents who identify as Black, who represent 6.2 percent of the City’s population.	New Opportunities in Higher Opportunity Areas, Mobility	Low	<p><b>Geographic Target:</b>            City-Wide with a focus in the western portion of the City and the newly developing Preserve area</p> <p><b>Specific Commitments:</b>            - Through Program Action 2K, annually conduct one community meeting and identify potential issues and solutions to increasing labor participation for residents who identify as Black. Invite at least one local community group with experience engaging minority populations in workforce involvement.</p>
3. Access to Quality Education	The HUD opportunity indicators display education scores above 40 for residents who identify as Black, Asian or Pacific Islander, and Native American and 39 for residents who identify as White. However, the data displays low quality education scores for residents who identify as Hispanic (or Latino), meaning that Hispanic or Latino residents may have lower access to quality educational opportunities as compared to other Chino residents.	New Opportunities in Higher Opportunity Areas, Mobility	Medium	<p><b>Geographic Target:</b>            City-Wide with a focus in areas with a higher percentage of Hispanic residents.</p> <p><b>Specific Commitments:</b>            - Through Program Action 2K, annually conduct one community meeting and identify potential issues and solutions to improving access to higher quality education for residents who identify as</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
				Hispanic or Latino. Invite at least one local community group with experience engaging minority populations in access to educational opportunities.
4. Access to Financing	<p>In reviewing the Home Mortgage Disclosure Act (HMDA) data, several issues in lending patterns with potential fair housing implications were identified:</p> <ul style="list-style-type: none"> <li>• Hispanic applicants were significantly underrepresented in the applicant pools in the City during 2011.</li> <li>• Among the top ten lenders in 2011, Flagstar Bank and Provident Savings Bank had significantly higher approval rates and Ally Bank and U.S. Bank had substantially lower approval rates.</li> <li>• Low-income Hispanic applicants had a substantially higher percentage of withdrawn/incomplete applications compared to other racial/ethnic groups in 2011.</li> <li>• Hispanic applicants in the City were much more likely to apply for loans at smaller, less established financial institutions.</li> <li>• 27.7 percent of the applicant pool for all lenders. However, Provident Savings Bank (36.8 percent) and Prospect Mortgage, LLC (35.0 percent) had substantially higher proportions of Hispanic applicants. Similarly, the top five lenders for Asian loan applicants in the City of Chino were all lesser-known financial institutions. Asians represented approximately 29.9 percent of the total applicant pool</li> </ul>	New Opportunities in Higher Opportunity Areas, Mobility	High	<p><b>Geographic Target:</b>            City-Wide with a focus in areas with a higher percentage of Hispanic and African American residents.</p> <p><b>Specific Commitments:</b></p> <ul style="list-style-type: none"> <li>- Continue conducting targeted investments and programs, and consider establishing and promoting sweat equity, down payment assistance for eligible households, and new rental construction.</li> <li>- Complete by April 2026</li> </ul>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
	<p>for all lenders in 2011. However, Asians comprised the vast majority of the applicant pool for PMC Bancorp (71.4 percent) and Flagstar Bank (46.0 percent).</p> <ul style="list-style-type: none"> <li>• Although the incidence of loans with reported spread decreased overall since 2007, Black applicants continue to be more likely to receive subprime loans than any other race/ethnic group.</li> <li>• Loan originators can minimize their risk by selling off the mortgage loans to investors. This practice has resulted in the mortgage crisis in the recent past. In 2011, Hispanic applicants were the most likely to have their government-backed home loans purchased by investors in the secondary market.</li> </ul>			
<p>5. Advertising</p>	<p>Both for-rent and for-sale listings on the internet show uses of potentially discriminatory language.</p>	<p>Place Based Strategies for Community Revitalization, New Opportunities in Higher Opportunity Areas</p>	<p>Medium</p>	<p><b>Geographic Target:</b> City-Wide</p> <p><b>Specific Commitments:</b>            - Create and maintain one information flyer for landlords with links to resources available for renters.            -Complete by October 2024</p>
<p>6. Racial and Ethnic Segregation</p>	<p>The Analysis above identifies moderate segregation through the dissimilarity index analysis. Persons who identify as Native Hawaiian, American Indian, Some Other Race and Black experience over 30 percent dissimilarity with the White population in the City.</p>	<p>New Opportunities in Higher Opportunity Areas</p>	<p>High</p>	<p><b>Geographic Target:</b> City-Wide and In Areas of High Dissimilarity</p> <p><b>Specific Commitments:</b>            - Conduct affirmative marketing for each new project that is developed with affordable units.             - Conduct a biennial survey of affordable units to identify how</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
				households find affordable units – aim for 25 percent of households, at minimum, to find affordable units through affirmative marketing within the City limits.
<b>Fair Housing Issues Identified in AFFH</b>				
1. Availability of Affordable Housing	Section 2 of this Housing Element provides demographic analysis of households in the City. Section 2.C.3 identifies a total of 5,745 households (28.7 percent of all households) which earn a lower income lower than 80 percent of the Area Median Income. Additionally, 13 percent of households in the City earn an income less than \$25,000. In comparison, Table 3-34 shows there are 651 total affordable units throughout the City, of which 132 are currently at risk of converting to market rate. Program Action 1D establishes the City’s commitment to working with property owners to maintain the affordability of at-risk units. Additionally, Program Action 2A identifies actions the City will take to promote and facilitate the development of affordable housing units and housing for persons with special needs.	New Opportunities in Higher Opportunity Areas, Place Based Strategies for Community Revitalization	Medium	<p><b>Geographic Target:</b>            City-Wide with a focus on areas of high opportunity, access to public transportation, and resources</p> <p><b>Specific Commitments:</b>            - Partner with affordable housing developers and nonprofits to assist in the development of affordable housing units. Hold one annual meeting and invite all property owners with deed restricted affordable units to discuss available incentives and programs, as well as receive feedback from the development community on potential constraints to the development of affordable units. The City will aim to assist with the development of 10 lower income units through outreach and partnerships through the end of the Planning Period.</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
2. Fair Housing Enforcement and Outreach	<p>As provided in Section 3.H.1, the City has identified a number of fair housing issues through its Analysis of Impediments, of which access to financing and advertising were found to be most in need of addressing. In addition, Table 3-21 identifies the number of reported hate crimes in the City – between 2015 and 2019 there were a total of 15 hate crimes reported with 10 being on the basis of race/ethnicity/ancestry. Program Action 5A identifies actions the City will take to address fair housing practices and specific actions to improving advertising, racial and ethnic segregation, and access to financing.</p>	<p>Mobility, Place Based Strategies for Community Revitalization</p>	<p>Medium</p>	<p><b>Geographic Target:</b> City-Wide</p> <p><b>Specific Commitments:</b>            - Partner with the Inland Fair Housing and Mediation Board to provide one workshop per year and outreach materials. The City is considered a moderate to high opportunity and resource area; however, additional enforcement and outreach on fair housing may improve opportunities for households within the City, as well as for households in the region, and most importantly provide assistance to residents that may require additional resources and support.</p>
3. Access to Opportunities for Persons with Disabilities	<p>Affordability, design, location, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multifamily construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. As noted in Section 2.F.6 of this Housing Element, approximately 44.9 percent of the City’s housing stock was built prior to 1989. Program Action 2E identifies actions the</p>	<p>New Opportunities in Higher Opportunity Areas, Place Based Strategies for Community Revitalization, Mobility</p>	<p>Medium</p>	<p><b>Geographic Target:</b> City-Wide with a focus on census tract 4.04</p> <p><b>Specific Commitments:</b>            - Create and maintain updated informational materials on programs and resources available for persons with disabilities – particularly in census tract 4.04 which has the highest rate of</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
	<p>City will take to facilitate the development of units for persons with physical and developmental disabilities.</p>			<p>persons with disabilities.</p> <p>Timeframe: Complete by April 2024 and update annually.</p>
<p>4. Location and Type of Affordability</p>	<p>In addition to accommodating the RHNA, the City will implement a suite of actions to improve housing mobility and new choices and affordability within the City, into the City and in areas with relatively higher opportunity with a goal of 400 housing opportunities affordable to lower-income and special needs households. The City does not have any identified Racially Concentrated Areas of Affluence (RCAs) but does have varying levels of areas of opportunity. Actions to promote housing mobility throughout the City include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Program 3B (Affordable Housing Overlay), Program 3C (Mixed-use Overlay), Program 2C (Section 8 Vouchers, 3D (ADU Development)</li> <li>• Program 2A (Affordable Housing Opportunities), Program 2B (Homebuyer Assistance), Program 2D (Housing for persons with special needs), Program 2E (Housing for persons with developmental disabilities)</li> <li>• Adopt an Ordinance by December 2023 to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at</li> </ul>	<p>Locations throughout the City and in relatively higher income and areas of high opportunity</p>	<p>High</p>	<p><b>Geographic Target:</b>          Locations throughout the City and in relatively higher income and areas of high opportunity</p> <p><b>Specific Commitments:</b>          Metric: 400 housing units affordable to lower income and special needs households.</p> <p>Mid-term evaluation: In 2025, evaluate the effectiveness of these strategies in promoting housing opportunities throughout and into the City and make adjustments within one year to achieve the overall goals.</p> <p>Timeframe: At least annually explore and pursue strategies, as appropriate</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
	<p>the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.</p> <ul style="list-style-type: none"> <li>• Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.</li> <li>• Affirmative Marketing and Regional Registries: Require, provide incentives, and utilize other strategies to promote affirmative marketing plans in all new developments outside of focus areas. The affirmative marketing plan will consider regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, income, disability and familial status.</li> </ul>			
<b>Place-Based Strategies – Conservation and Revitalization</b>				
<p>1. Public Investment in Specific Neighborhoods</p>	<p>As the City plans for the future of housing within the community, infrastructure investment and prioritization will be important to accommodate the needs of current and future residents.</p>	<p>Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active</p>	<p>Medium</p>	<p><b>Geographic Target:</b>          Targeted area in the downtown area and along major corridors including Central, Chino Ave and Euclid</p> <p><b>Specific Commitments:</b>          - Annual review and CIP programming to target investment. Prioritize inclusion of target areas for CIP programs each year.</p>



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
		transportation and infrastructure		- Identify at least one CIP priority project on an annual basis. - Implement sidewalk rehabilitation program  <b>Timeframe:</b> Annually review and seek funding opportunities and partnerships
		Dedicate or seek funding to prioritize basic infrastructure improvements (e.g., sidewalks) in disadvantaged communities.	Medium	<b>Geographic Target:</b> Targeted area in the downtown area and along major corridors including Central, Chino Ave and Euclid  <b>Specific Commitments:</b> - Include capital projects from each of the target areas in annual CIP program. Update annually - Identify at least one CIP priority project on an annual basis.  <b>Timeframe:</b> Annually review and seek funding opportunities
		Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local governmental	Medium	<b>Geographic Target:</b> Areas of concentrated poverty  <b>Specific Commitments:</b> - Recruit at least two persons from areas of concentrated poverty throughout the Planning Period.



**Table 4-1: AFFH Actions**

Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
		decision-making bodies.		- Target annual participation by at least two residents  <b>Timeframe:</b> Annually review and seek funding opportunities
Environmental and Health Impacts	As the City plans for the future of housing within the community, future land use planning and development will be evaluated based on health impacts to disadvantaged portions of the community.	Address negative environmental, neighborhood, housing and health impacts associated with siting and operation of land uses such as industrial, agricultural, waste storage, freeways, energy production, etc. in disadvantaged communities	Medium	<b>Geographic Target:</b> Citywide  <b>Specific Commitments:</b> - Evaluate and establish a risk assessment toolkit by June 2025. Provide to all future development projects to address fair housing and environmental justice concerns. - Aspire to utilize toolkit in all new development which may have an effect on disadvantaged communities - Incorporate Environmental Justice policies into the upcoming General Plan Update  <b>Timeframe:</b> Annually review and seek funding opportunities
		Enhance proactive code enforcement program to target areas of concentrated rehabilitation needs, results	Medium	<b>Geographic Target:</b> Areas with high concentrations of prior code enforcement reports  <b>Specific Commitments:</b> - Establish and identify priority code enforcement



Table 4-1: AFFH Actions				
Fair Housing Issue	Contributing Factors	Action	Priority Level	Geographic Target and Specific Commitments
		in repairs and mitigates potential cost, displacement and relocation impacts on residents		<p>areas and execute proactive plan by January 2025.</p> <p>- Aspire to identify and address up to 50 deferred maintenance or code violations within code enforcement focus area</p> <p><b>Timeframe:</b> Annually review and seek funding opportunities</p>

**Program Action 5B:** Affirmative Marketing Plan

An affirmative marketing plan is required as a condition of approval for all rent subdivisions and as a condition of a business license issuance for apartments. The City will continue to require an affirmative marketing plan as a condition for approval for all subdivisions and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.

**Objectives:**

- Require an affirmative marketing plan as a condition for approval of all new subdivisions and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.

**Timeframe:** Update applicable applications to show affirmative marketing plan requirement by April 2024.

**Responsible Agency:** City of Chino Development Services Department

**Funding Sources:** General Fund

**Program Action 5C:** Low Barrier Navigation Centers

The City shall permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of State law. Low Barrier Navigation Centers are housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Low Barrier Navigation Centers. The City of Chino shall update its Zoning Code, as appropriate, to comply with State law.

**Objectives:**



- Amend the Zoning Code to comply with State law for low barrier navigation centers.

**Timeframe:** Complete by April 2025.

**Responsible Agency:** City of Chino Development Services Department/Housing Division

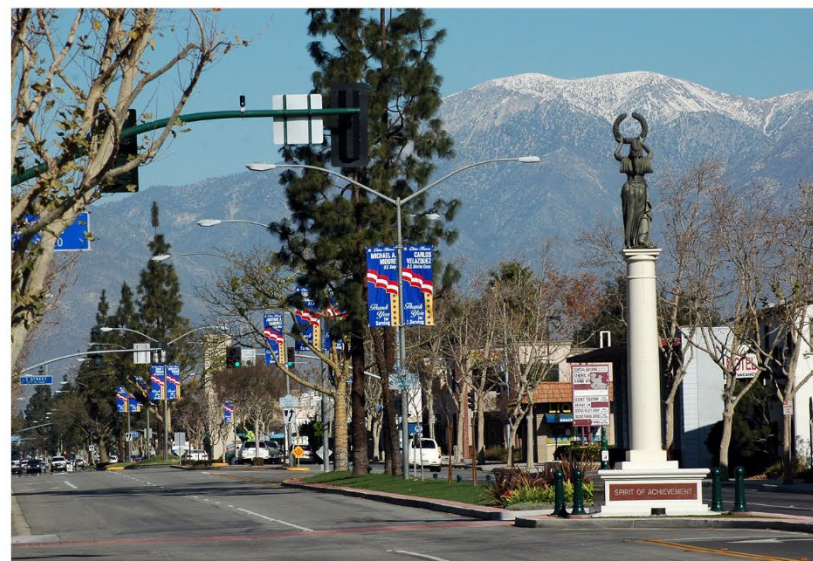
**Funding Sources:** General Fund

## Summary of Quantified Objectives

Table 4-2: Summary of Quantified Objectives						
Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	3,387 units			1,200 units	2,373 units	6,959 units
Accessory Units	92 units			56 units	12 units	160 units
Conservation	132 units			--	--	132 units
Rental Subsidy (Section 8) <sup>1</sup>	220 units			--	--	220 units
Rehabilitation <sup>1</sup>	20 units			--	--	20 units
<i>Source:</i>						
1. City of Chino 2020-2025 Consolidated Plan						



## Appendix A: Review of Past Performance





## Appendix A: Review of Past Performance

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The following chart is a review of the City of Chino’s housing project and program performance in the 2014-2021 Planning Cycle. It is an evaluation of the City’s 5th Cycle Policy Program and considers all current and existing programs and projects as well as the most recent data available on the City’s progress towards their housing goals.

### A. Program Evaluation in Relation to Special Housing Needs Groups

The City of Chino has worked towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed a number of key programs to support housing opportunity and made substantial progress towards many of its programs. Many of the City’s successful programs have been continued or modified into the sixth cycle due to their effectiveness in the fifth cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. The City’s prior program accomplishments and achievements related to special needs populations are summarized below:

#### 1. Seniors

As shown in Section 2, approximately 11 percent of the City’s population is aged 65 years or older. Among the senior population, 1,425 live alone, and 8,201 households have persons 65 years or over living in them.

In 2013, the City approved a Fee Deferral Agreement with the developer of the 142-unit Villa Serena Senior Housing development. The City continues to evaluate potential deferral/waiver of fees for affordable and/or special needs projects on a case-by-case basis. Additionally, the City of Chino made efforts to determine how they could assist in the development of housing for senior populations. Much of the housing built within the community during the 5<sup>th</sup> cycle, while not specifically restricted as senior housing, contributed towards meeting the needs of the City’s senior population. This includes:

- Providing housing rehabilitation funds through CalHOME, CDBG and City Affordable Housing Funds financed through affordable housing in-lieu fees collected.
- Granting priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.



## CITY OF CHINO 6th Cycle Housing Element Update (2021-2029)



- Participation in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of September 30, 2016, 110 very-low-income households in the City were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority.

### 2. Persons with Disabilities

According to the 2018 ACS, about 8 percent of the City of Chino's population reported one or more disabilities. During the 5th cycle planning period, the City granted priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project. This included projects aimed at assisting persons with disabilities. Additionally, the City utilized or participated in Section 8 Voucher, HOME, and CDBG assistance programs which assist lower income households and households with special housing needs in acquiring adequate housing.

### 3. Large Households

Large households are defined as households consisting of five or more persons. Such households comprise a special needs groups because many communities have a limited supply of adequately sized and affordable housing units. According to American Community Survey (ACS) 2017 estimates, the City of Chino had 4,853 large households. The majority of the housing built within Chino are single-family households which can accommodate large households. The City has committed to outreaching to affordable housing developers and local organizations through Program Action 2A to discuss affordable housing opportunities directly related to the special housing needs population within Chino.

Additionally, the City will continue to pursue supportive services for persons with special needs through allocation of available CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in San Bernardino County

### 4. Farmworkers

As previously discussed, farm workers are not a significant portion of the unincorporated Orange County community. Within San Bernardino County there were a total of 1,888 hired farm workers in 2017. A total of 1,579 are considered permanent, working 150 days or more and a total of 667 farmworkers were considered seasonal, working less than 150 days.

Program Action 2G will update the City's code to permit farmworker housing by-right, without a Special Conditional Use Permit (SCUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds.

Further, the needs of farmworkers are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs, such as:

- Program Action 1D: Preservation of At-Risk Housing
- Program Action 2A: Affordable Housing Opportunities



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- Program Action 2D: Supportive Services for Persons with Special Needs.
- Program Action 5A: Fair Housing Program

### 5. Single-Parent Households

As shown in Section 2, approximately 19% of households are single-parent households with no spouse present. The City did not have any programs directly dedicated to meeting the needs of single-parent households in the 5<sup>th</sup> cycle.

The City's Zoning Code does not currently address the provision of Single Room Occupancy (SRO) housing. Through Program Action 4C, the City will revise the Zoning Code to include SROs in the specific zones to be compliant with State law. Single-room occupancy units provide a smaller unit type which may be able to accommodate single-parent households at a more attainable price. Through this program, the City is creating flexibility in future housing types to meet the needs of all special housing needs groups.

In addition, the City's definition of "family" distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household. As part of Program Action 4C, the City will also revise the definition of "family" within the Zoning Code. This will assist in making sure the definition of "family" will be broadened to include a larger subset of the population, including potentially some single-parent households who live with roommates or other non-blood related partners.

Lastly, the City will continue to pursue supportive services for persons with special needs through allocation of available CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in San Bernardino County

### 6. Un-Housed

A lack of affordable housing for low- and moderate- incomes increases the number of persons who may potentially experience homelessness within the community. San Bernardino's Point in Time survey for 2020 showed 31 unhoused persons which represents a small portion of the overall community. In the fifth cycle, Chino facilitated the allocation of housing rehabilitation funds through CalHOME, CDBG and City Affordable Housing Funds financed through affordable housing in-lieu fees collected.

Additionally, Chino participated in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of September 30, 2016, 110 very-low-income households in the City were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority. These vouchers and other sources serve to assist in rehousing people within the community.

### 7. Extremely Low-Income Households

The City took the following actions during the 5th cycle planning period to address the housing needs of extremely low-income households:



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- Providing housing rehabilitation funds through CalHOME, CDBG and City Affordable Housing Funds financed through affordable housing in-lieu fees collected.
- Granting priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.
- Participation in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of September 30, 2016, 110 very-low-income households in the City were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority.
- In 2012/2013, both Steelworkers Oldtimers (84 units) and Vista Park Chino (40 units) extended their Section 8 contracts with HUD and therefore continue to be operated as affordable housing. As a result of these extensions, neither property is at eminent risk of conversion in the near-term.

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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Action 1: Ownership Rehabilitation Programs</b>            The City of Chino offers a number of programs to help homeowners maintain and improve their homes including: The Home Improvement Deferred Loan Program and the Mobile Home Improvement Grant Program</p>	<p>Assist 5 households annually, pending funding availability, and annually evaluate the need to apply for additional funding to support/ expand home improvement efforts.</p>	<p>Between July 1, 2008 and December 31, 2019 the City provided rehabilitation assistance to 193 households using Redevelopment (former), CalHOME, CDBG and City Affordable Housing Funds financed through affordable housing in-lieu fees collected.</p> <p>In 2017, the City approved the PACE program to assist in residential improvements.</p> <p>The City recognizes the need to preserve its housing stock and will continue to provide rehabilitation assistance to income qualified residents.</p>	<p><b>On-Going.</b> The City will continue to explore funding options to continue the Home Improvement Program. The uncertainty of dedicated financial resources remains the biggest obstacle regarding the number of households that the City is able to assist, especially given recent budgetary constraints due to COVID-19.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 1A. The program states the City will continue to pursue funding to keep both of these programs active during the 6th cycle.</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Action 2: Code Compliance</b>            Code Compliance is an important component of the City’s comprehensive affordable housing strategy. Code Compliance will work closely with housing staff to identify abandoned properties for abatement, multi-family rental properties appropriate for acquisition/rehabilitation by affordable housing developers, and households requiring rehabilitation assistance.</p>	<p>Coordinate with Housing Division staff to identify opportunities for acquisition/rehabilitation and ensure that Code Compliance staff provides information on home improvement programs to eligible households.</p>	<p>The City places a high priority on its code compliance program, and in doing so, is successful at addressing code violations and controlling the physical deterioration of its housing stock. The City Housing department continues to work with Code Compliance staff to inspect properties in need of assistance with nuisance abatement and or home improvement services in order to maintain safe living conditions.</p> <p>Code enforcement staff regularly visits the multifamily communities located in the City and believes that it is able to successfully address most nuisances and hazards without the aid of a formal program.</p> <p>Under partnership with the Code Compliance Division, the Housing Division has historically been able to redevelop several abandoned and/or substandard properties that presented a threat to public health and safety. In the past, this program was very successful. However, the primary source of funding for the program (RDA Housing Funds) is no longer available and as such, no new projects were undertaken within the planning period.</p>	<p><b>Modified.</b> The City recognizes the need to ensure that its neighborhoods remain safe and desirable places to live, and as such, will continue to provide code compliance services.</p> <p>The Housing Division staff will look for new opportunities and creative solutions to work in coordination with the Code Compliance Division. Historical methods to addressing major housing maintenance and preservation issues may not be feasible given the lack of financial resources, though policy solutions may prove effective.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 1B. The program states the City will continue to respond to and address code compliance issues with existing housing in order to maintain the existing character of the community and proactively handle compliance issues.</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p><b>Action 3: Affordable Housing Opportunities</b>            The City will facilitate the development and preservation of quality affordable housing, as well as provision of housing assistance. Specifically, the City will pursue various opportunities. The City will emphasize the development of affordable rental housing for extremely low, very low, and low-income households, affordable ownership housing for low- and moderate-income households, and housing for persons with special needs (such as persons with disabilities, including persons with developmental disabilities).</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>• Monitor HCD and HUD websites monthly for funding availability. Evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility.</li> <li>• Provide letter of support for funding applications by other organizations as long as the proposed projects/programs are consistent with the goals and objectives of the City’s General Plan.</li> <li>• Consider fee reduction or deferral on a case-by-case basis.</li> <li>• Offer density bonus, incentives, and regulatory concessions pursuant to State density bonus law.</li> <li>• Continue to update and maintain an inventory of available sites appropriate for affordable housing. Provide assistance in identification of appropriate sites and lot consolidation.</li> <li>• Continue to grant priority processing to affordable housing projects where the</li> </ul>	<p><b>Available site inventory</b> – Under the last 2010 General Plan Update, the City created a database of all undeveloped lots in the City.</p> <p><b>Priority processing of affordable and/or special needs projects</b> - The City continues to grant priority processing to affordable housing projects where the applicant requests and demonstrates that priority processing is necessary to support the project.</p> <p><b>Land banking</b> – The City regularly seeks to acquire vacant parcels suitable for development under the Infill Housing Development Program. During 2013 and 2014, the City submitted offers to acquire two residentially zoned parcels that were under a tax default sale and that will be used for future affordable single-family homes.</p> <p><b>Monitoring of Prop. 46/Prop. 1C program</b> – each month, City staff checks HCD’s website for new Notices of Funding Availability. During 2013-2019, no new viable funding programs were available.</p> <p><b>Inclusionary Housing Ordinance</b> – the City opted to delay consideration of an inclusionary housing ordinance due to the poor economic conditions.</p>	<p><b>On-Going.</b> The City will continue to expand affordable housing opportunities through its already established programs and will evaluate new programs as needed to take advantage of new opportunities.</p> <p>As part of the 2021-2029 Housing Element Update, the City will identify sites adequate to meet its RHNA, including the evaluation of sites suitable for the development of lower income housing.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 2A. The program states the City will monitor HCD and HUD websites monthly for funding availability and evaluate the need to pursue such funds based on project readiness, competitiveness, and financial feasibility provide. The City will provide letters of support for funding applications by other organizations as long as the proposed projects/programs are consistent with the goals and objectives of the City’s General Plan, a fee reduction or</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
	<p>applicant requests and demonstrates that priority processing is necessary to support the project.</p>		<p>deferral pending cases and offer and other actions that help in affordable housing opportunities. The City will also annually outreach to affordable housing developers and local organizations that work with special needs populations to identify opportunities for development in the City.</p>
<p><b>Action 4: Homebuyer Assistance Program</b>            In November 2012, the City was awarded a CalHOME grant in the amount of \$600,000. Approximately \$180,000 has been allocated to fund three (3) Homebuyer Assistance loans of \$60,000 each to qualified low-income households. The City recognizes the value and importance of providing affordable homeownership to first-time buyers and will continue to seek, identify, and secure new funding resources to continue the implementation of its homebuyer assistance programs.</p> <p>During FY 2013-14, the City received \$440,000 in CalHOME grant funding. Approximately \$180,000 will be used for the Homebuyer Assistance Program. The City will continue to</p>	<p>Continue to utilize development agreements as a mechanism to provide homebuyer assistance and Continue to identify and secure new funding resources to implement a homebuyer assistance program.</p>	<p>Homebuyer Assistance Program - During 2014 - 2017 the City assisted one moderate income household per year with the purchase of an affordable home via its Neighborhood Stabilization Program. This totaled 4 units during the planning period. The Homebuyer Assistance Program was not funded in 2018-2020.</p> <p>CalHOME Program funding of Homebuyer Assistance Program – The City was awarded two CalHOME grants providing funding for up to six first-time homebuyer loans to three low-income households.</p> <p>The newly constructed modular homes were completed in 2017 and first-time low-income buyers purchased and moved into their new homes.</p>	<p><b>On-Going.</b> The City recognizes the importance of providing affordable homeownership to first-time buyers and will seek to identify and secure new funding resources to continue the implementation of its homebuyer assistance program.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 2B. The program now also states the City will continue to use development agreements as a mechanism to provide homebuyer assistance and continue to identify and secure new funding resources to implement a homebuyer assistance program. The City will work with staff from the Housing Authority of the County</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>pursue funding annually to keep this program active.</p>			<p>of San Bernardino to market the program and improve its overall effectiveness.</p>
<p><b>Action 5: Housing Choice Vouchers (Section 8)</b>            The HUD-funded Housing Choice Voucher (Section 8) program is administered by the Housing Authority of the County of San Bernardino and provides rent subsidies to very low-income households and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced. The subsidies typically represent the difference between 30 percent of the monthly income and housing payment standards established by HUD.</p>	<p>The City will work with staff from the Housing Authority of the County of San Bernardino to market the program and improve its overall effectiveness. The City will also;</p> <ul style="list-style-type: none"> <li>Promote the use of Housing Choice Vouchers by publicizing the program on City website and make information available at public counters and community locations.</li> <li>Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Housing Choice Voucher program for assistance.</li> <li>Coordinate with the Housing Authority for the prioritizing of vouchers to be set aside for extremely low-income households.</li> <li>Provide Housing Choice Voucher information to owners of small rental properties to encourage acceptance of vouchers.</li> </ul>	<p>The City continued to participate in the Section 8 Housing Choice Vouchers program through the San Bernardino County Housing Authority. As of September 30, 2016, 110 very-low-income households in the City were participating in the Section 8 Housing Choice Voucher program, while an additional 70 households were residing within affordable housing units owned and operated by the SB County Housing Authority.</p> <p>As of February 12, 2018, 118 very-low-income households in the City were participating in the Section 8 Housing Choice Voucher program, while an additional 78 households were residing within affordable housing units owned and operated by the SB County Housing Authority.</p> <p>The City continues to participate in the Tenant-Based Rental Assistance Program (formerly known as Section 8 Housing Choice Vouchers) through the San Bernardino County Housing Authority. In FY 2019-2020, 246 very-low-income households in the City were participating in the Tenant -based Rental Assistance Program. In addition, there are 50 Project-Based RAD units (Public Housing) owned and operated by the SB County Housing Authority in the City of Chino. We continue efforts to market the availability of these programs via our website, resource guides, and referrals.</p>	<p><b>On-Going.</b> Section 8 is one of the most significant housing programs available for very low and extremely low-income households. The City will continue to participate in and promote this program.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 2C. The program states the City continue to monitor the allocation of Section 8 vouchers available to the City of Chino.</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		The City continues to market the Section 8 Housing Choice Voucher program and the availability of affordable public housing via its website.	
<p><b>Action 6: Preservation of At-Risk Housing losing rent subsidies or converting to market-rate housing within the planning period of this Housing Element.”</b></p> <p>Two publicly assisted housing projects with a total of 124 units may be at risk of losing rent subsidies or converting to market-rate housing within the planning period of this Housing Element. Specifically, many households residing in publicly assisted housing are extremely low-income households with limited housing options elsewhere. To meet the housing needs of lower income households, the City must guard against the loss of existing affordable housing units.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>• Preserve all 124 very low-income units (84 units for seniors and 40 units for families).</li> <li>• Notify property owners annually of the availability of State and Federal funds to extend rent subsidies and/or restructure project financing, or as specific Notices of Funding Availability (NOFA) are released.</li> <li>• Contact nonprofit housing developers for interest and capacity in purchasing and/or managing at-risk projects as soon as a Notice of Intent to opt out of the Section 8 program is filed.</li> <li>• Proactively work with project owners to preserve ongoing affordability.</li> <li>• Work with tenants of at-risk units and inform them or their rights and conversion procedures at least 12 months prior to conversion.</li> </ul>	<p>In 2012/2013, both Steelworkers Oldtimers (84 units) and Vista Park Chino (40 units) extended their Section 8 contracts with HUD and therefore continue to be operated as affordable housing. As a result of these extensions, neither property is at eminent risk of conversion in the near-term.</p> <p>There is a total of 651 publicly assisted rental housing units located in the City. Currently, two multi-family projects and 8 single-family homes are at risk of losing their affordability. Both of these developments (Steelworkers’ Oldtimers Apartments and Vista Park Chino) are assisted with project-based Section 8 contracts under agreements with HUD through the Housing authority of the county of San Bernardino. These Section 8 contracts, totaling 124 units, are due to expire before October 15, 2023. While they are both expected to be extended, and the likelihood of their conversion rates to market costs is high. They are, therefore, treated as projects at risk of being lost from the affordable housing inventory.</p>	<p><b>On-Going.</b> The City recognizes the importance of preserving the existing affordable housing stock. This program is required to be continued within the Sixth Cycle as a method for retaining existing affordable housing.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 1D. The program states the City will continue to monitor these deed-restricted units and work with property owners to maintain their affordability level to lower income households by extending agreements. The City will continue to comply with noticing requirements and coordinate with qualified entities to preserve at-risk units. When available, the City will assist with funding or support funding actions for tenant education.</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
	<ul style="list-style-type: none"> <li>Ensure tenants are notified at least 12 months prior to potential conversion to market-rate housing or expiration of subsidies and adequate relocation assistance is provided.</li> </ul>		
<p><b>Action 7: Condominium Conversion</b>          The City of Chino has a limited supply of apartment rentals. As a means to preserve the City’s rental housing stock, the Condominium Conversion Ordinance limits the conversion of apartment complexes to condominiums.</p>	<ul style="list-style-type: none"> <li>Ensure compliance with the City’s Condominium Conversion ordinance.</li> <li>Monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.</li> </ul>	<p>The City continued to enforce the Condominium Conversion Ordinance to preserve the rental housing stock, ensure quality conversion, and provide tenant protection.</p>	<p><b>On-Going.</b> The City will continue to implement its condominium conversion ordinance to ensure that a balance is struck between the need for high quality rental housing and affordable homeownership opportunities.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 1C. The program states the City will ensure compliance with the City’s Condominium Conversion ordinance and monitor the rate of conversion to determine if modifications to the ordinance are needed to maintain a healthy rental housing market.</p>
<p><b>Action 8: Specific Plan/Planned Development</b>          The City utilizes specific plans and Planned Development Overlay to achieve flexibility in the design of residential neighborhoods and promote an efficient, aesthetically</p>	<p>Continue to utilize specific plans in support of future development.</p>	<p>During the fourth housing element cycle, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted – College Park and The Preserve –</p>	<p><b>On-Going.</b> The City will continue to utilize the adopted Specific Plan for The Preserve to support future development.</p> <p>This program has been incorporated into Program</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>pleasing use of land. During previous Housing Element cycles, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted – College Park and The Preserve – which provide for the development of over 11,900 new units in a variety of densities and types.</p>		<p>which provide for the development of over 11,900 new units in a variety of densities and types.</p> <p>The Preserve Specific Plan was adopted in 2003 and is still ongoing.</p> <p>The College Park development has been completed.</p>	<p>Action 3B and 3C in Section 4: Housing Plan as both rely upon the continued utilization of the Specific Plans and establishment of overlays for the development of future housing to meet the City’s RHNA allocation.</p>
<p><b>Action 9: Zoning Code</b>          The Zoning Code does not currently address the provision of Single Room Occupancy housing. In addition, the City’s definition of “family” distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>• Within one year of adoption of the Housing Element, the City will review a potential amendment to the zoning code that will address conditions that may allow SROs to be conditionally permitted within a specific zoning district to be determined.</li> <li>• Within one year of adoption of the Housing Element, the City will review the definition of “family” and revise as appropriate.</li> <li>• Continue to evaluate the City’s Zoning Code during annual updates to</li> </ul>	<p><b>General Plan Update</b> - The City completed the update of its General Plan (“Envision Chino: General Plan 2025”) in 2010. The update included creation of the new residential/mixed-use designations included in the City’s 2008-14 Housing Element. In 2012, the City retained a Housing Consultant to commence work on the update to the Housing Element as required by law.</p> <p><b>Zoning Code Update</b> - The City completed a comprehensive update of its Ordinance in August 2010. The update:</p> <ol style="list-style-type: none"> <li>a) implemented standards for the new RD 30, Mixed Use Medium Density, and Mixed-Use High-Density land use designations;</li> <li>b) revised on-site parking standards;</li> <li>c) left unchanged minimum public and private open space requirements and recreational</li> </ol>	<p><b>On-Going.</b> The City will continue to evaluate the City’s Zoning Code during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing.</p> <p>Furthermore, staff will continue to evaluate opportunities to use non-housing redevelopment funds to assist in lot assemblage and encourage private re-investment and mixed-use development along Riverside Drive and Central Avenue.</p> <p>This program can be found in Section 4: Housing Plan as</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
	<p>determine whether additional amendments are necessary to accommodate affordable and special needs housing.</p>	<p>amenity requirements as the City determined that variances from the adopted standards should be considered on a project-by-project basis; and</p> <p>d) permitted and established procedures and development standards for Emergency Shelters with the Service Commercial (SC) zone.</p> <p><b>Support affordable housing development with available funds</b> – The City continues to support affordable housing development with available funding. The City was successful in retaining former RDA funding totaling \$10 million that was previously commitment to help construct a total of 330 units of affordable housing in College Park. The first phase of development was approved in 2012 pursuant to an Affordable Housing Agreement with Bridge Housing to develop a 135-unit very low-income residential apartment community. \$7.2 million was pledged to the project.</p>	<p>Program Action 4C. The program now also states the City will revise the Zoning Code to include SROs in the specific zones to be compliant with State law. The City will also revise the definition of “family” within the Zoning Code. In addition, the City will continue to evaluate the City’s Zoning Ordinance during annual updates to determine whether additional amendments are necessary to accommodate affordable and special needs housing.</p>
<p><b>Action 10: Permit Processing</b>          Delays in the development such as plan checking, and permit processing procedures will increase the holding cost of development. Complicated procedures may also discourage development especially by affordable and special needs housing developers.</p> <p>To facilitate residential development, the City provides</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>Continue to evaluate and improve the one-stop processing system in an effort to provide quick project entitlement processing.</li> <li>Continue to offer priority processing of affordable and special needs housing applications.</li> </ul>	<p><b>One-stop processing system</b> - The City has and continues to evaluate its one-stop processing system in an effort to provide quick project entitlement processing.</p> <p><b>Priority Processing Threshold</b> - The City did not, as part of its 2010 Zoning Code update, establish a threshold based on percentage of affordable and/or special needs units in a development project, for priority processing. That being said, the City has always granted priority processing to affordable housing projects where the applicant requests and</p>	<p><b>On-Going.</b> As providing priority processing to developers of affordable and special needs housing will further the development of such housing, the City will continue to offer priority processing of affordable and special needs housing applications.</p> <p>This program can be found in Section 4: Housing Plan as</p>



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Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>development preapplication review and offers a one-stop processing system that simplifies and expedites development processing.</p>		<p>demonstrates that priority processing is necessary to support the project.</p> <p>This is best exemplified by the priority processing of entitlements for a 135-unit affordable housing community proposed by Bridge Housing. By granting priority processing of the projects’ entitlement applications, all planning and engineering entitlements were approved within nine weeks, as opposed to the sixteen weeks that it typically takes to entitle a project of that nature.</p> <p>Going forward, the City will continue to grant priority processing, where appropriate, when requested by a project’s developer, and will continue to consider the establishment of a formal threshold within the Zoning Code.</p>	<p>Program Action 4A. The program states the City will continue to evaluate and improve the one-stop processing system in an effort to provide quick project entitlement processing and offer priority processing of affordable and special needs housing applications.</p>
<p><b>Action 11: Development Fees</b>          The City charges various fees and assessments to cover the costs of processing permits and to provide services and facilities to the project. These fees contribute to the cost of housing and are ultimately passed on to the consumers. The City may use CDBG or other funds to offset the fees for affordable and special needs housing.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>• Continue to use CDBG funds to help offset fees for affordable and special needs housing.</li> <li>• Consider fee deferrals for affordable and special needs housing on a case-by-case basis, if requested by the project owner/developer.</li> <li>• Work to identify a new funding source to finance fee waivers for affordable and special needs housing.</li> </ul>	<p><b>Offset fees for affordable and special needs housing -</b>          The City continues to support affordable housing development with available funding. This is best exemplified by the RDA’s \$10 million commitment to help construct 330 units of affordable housing in College Park, and on-going implementation of the City’s Infill Housing Development Program. Unfortunately, the dissolution of the City’s redevelopment agency as required by State law has severely hampered the City’s ability to undertake such efforts going forward.</p> <p><b>Fee deferral –</b> In 2013, the City approved a Fee Deferral Agreement with the developer of the 142-unit Villa Serena Senior Housing development. The</p>	<p><b>On-Going.</b> With the dissolution of the City’s redevelopment agency, the City will now seek to identify a new funding source to finance fee waivers for affordable and special needs housing. The City will also consider fee deferrals for affordable and special needs housing if requested by the project owner/developer.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 4B. The programs states the City will</p>



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**Table A-1: Evaluation of 5<sup>th</sup> Cycle (2013-2021) Housing Element Program Performance**

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
	<ul style="list-style-type: none"> <li>Pursue funding for infrastructure improvements needed to support affordable and special needs housing.</li> </ul>	<p>City continues to evaluate potential deferral/waiver of fees for affordable and/or special needs projects on a case-by-case basis.</p> <p>During the reporting period, the City evaluated the potential deferral/waiver of fees for affordable and/or special needs projects and has decided to consider such deferrals/waivers on a case-by-case basis.</p> <p><b>Pursue Prop. 46/1C funds for infrastructure improvements</b> – City staff regularly check for and review Notices of Funding Availability for affordable housing and/or special needs projects.</p>	<p>continue to use CDBG funds to help offset fees for affordable and special needs housing and consider fee deferrals for affordable and special needs housing on a case-by-case basis, if requested by the project owner/developer. The City will work to identify a new funding source to finance fee waivers for affordable and special needs housing and pursue funding for infrastructure improvements needed to support affordable and special needs housing.</p>
<p><b>Action 12: Fair Housing Program</b>          The City enforces both State and Federal fair housing laws. To achieve fair housing goals, the City contracts with a fair housing council to provide fair housing and tenant/landlord counseling services.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>Continue to provide fair housing and tenant/landlord counseling services.</li> <li>Provide fair housing resources on City website and make fair housing brochures available at public counters and community locations.</li> <li>Complete the update of the Analysis of Impediments to Fair Housing Choice by 2013 to ensure that the fair housing program addresses the changing needs of residents.</li> </ul>	<p>The City updated the Analysis of Impediments (AI) to Fair Housing Choice in 2013. Recommendations in the AI were used to craft the scope of work for the fair housing program. The City continued to contract with the Inland Fair Housing and Mediation Board to mediate tenant/landlord disputes and promote fair housing practices.</p>	<p><b>On-Going.</b> Affirmatively furthering fair housing choice is a requirement under both State and Federal law. As such, the City will continue to implement this program. Per new State law, the City will include updated Affirmatively Further Fair Housing analysis and potential policies in the 2021-2029 Housing Element Update.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 5A. The program now identifies actions the City will implement to address the identified</p>



**CITY OF CHINO**  
**6th Cycle Housing Element Update**  
 (2021-2029)

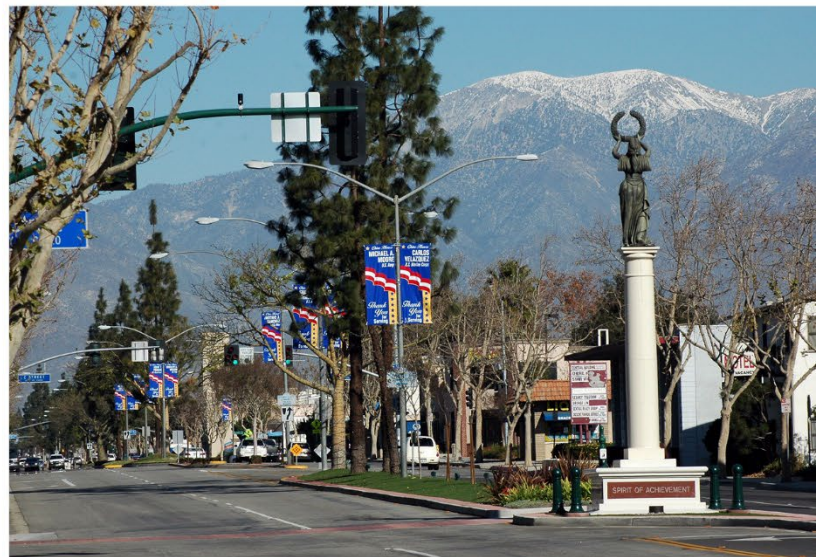


**Table A-1: Evaluation of 5<sup>th</sup> Cycle (2013-2021) Housing Element Program Performance**

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
			<p>contributing factors to fair housing issues, including: environmental quality, access to opportunities and resources, racial and ethnic segregation, availability of affordable housing, fair housing outreach and enforcement, opportunities for persons with disabilities, access to financing, and fair housing advertising.</p>
<p><b>Action 13: Affirmative Marketing Plan</b>            An affirmative marketing plan is required as a condition of approval for all subdivisions and as a condition of a business license issuance for apartments.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> <li>Continue to require an affirmative marketing plan as a condition for approval for all subdivisions.</li> <li>Require an affirmative marketing plan and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.</li> </ul>	<p>The City continued the practice of requiring an affirmative marketing plan for all subdivisions. Issuance of business permit for rental properties also requires proof of completing training on fair housing and landlord/tenant laws.</p>	<p><b>On-Going.</b> Affirmatively furthering fair housing choice is a requirement under both State and federal law. As such, the City will continue to implement this program.</p> <p>This program can be found in Section 4: Housing Plan as Program Action 5B. The Program states that City will continue to require an affirmative marketing plan as a condition for approval for all rent subdivisions and require apartment managers to provide evidence of training in fair housing and landlord/tenant laws as conditions for the issuance of a business permit for rental properties.</p>



## Appendix B: Candidate Sites Analysis





# Appendix B: Candidate Housing Sites Analysis

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## A. Candidate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA. The sites identified within the Housing Element represent the City of Chino's ability to plan for housing at the designated income levels within the 6<sup>th</sup> housing cycle planning period (2021-2029). The identified candidate housing sites are largely all on existing non-residentially zoned sites that will have an Affordable Housing or Mixed-Use Overlay applied that permits residential uses up to 30 dwelling units per acre (du/ac). The City will complete these overlay zoning actions through **Programs 3B and 3C**. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-6** and **B-7**, which identifies each candidate housing site within Chino's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section (**Section 3**) of Chino's 2021-2029 Housing Element.

**Table B-1** shows the City's 2021-2029 Regional Housing Needs Allocation (RHNA) need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Chino has the capacity to meet their 2021-2029 RHNA through a variety of methods, including:

- Identification of development capacity on sites which will have overlay zoning which permits development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

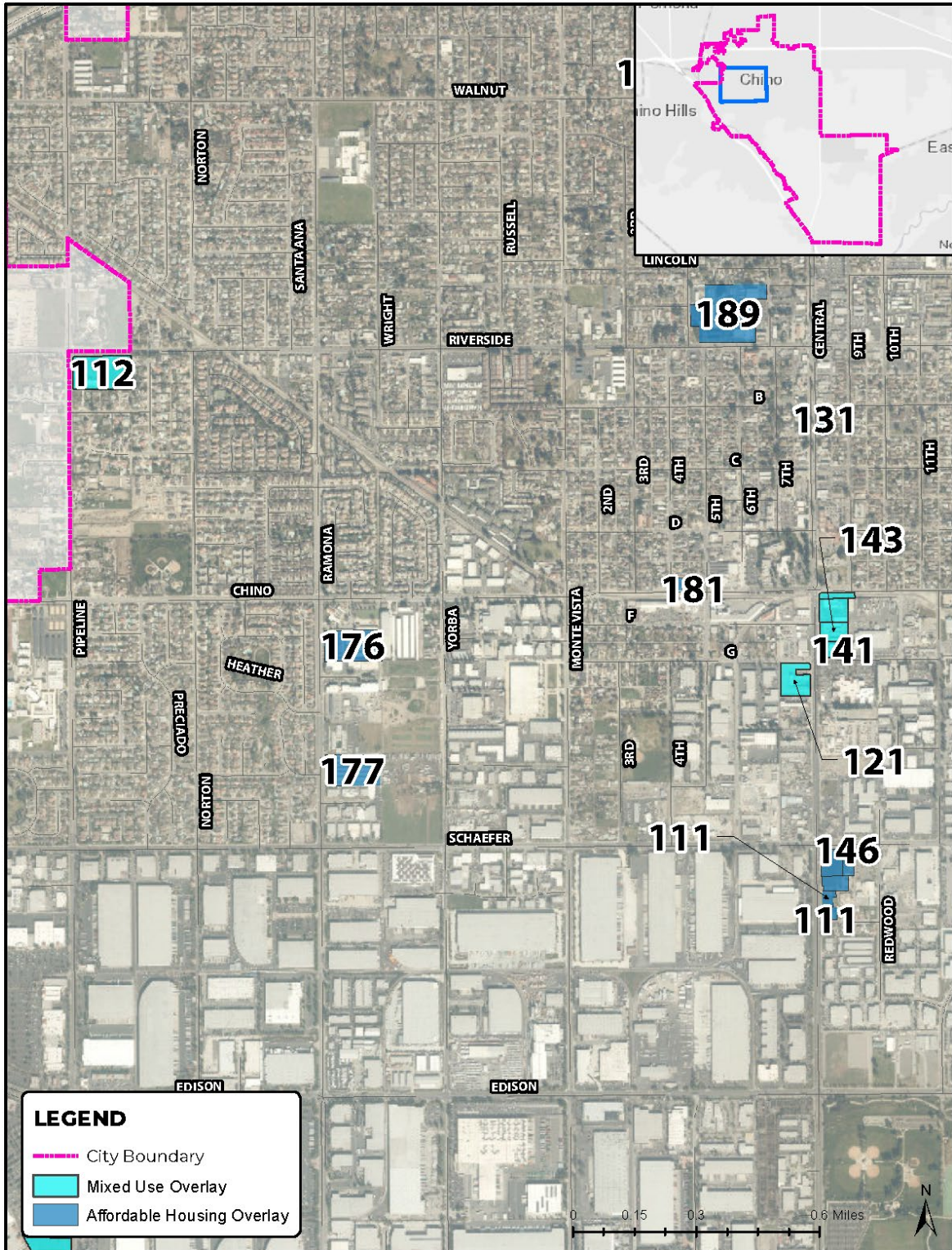


<b>Table B-1: Summary of RHNA and Sites Inventory</b>					
	<b>Extremely Low/ Very Low Income*</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
2021-2029 RHNA Allocation	2,113	1,284	1,203	2,378	6,978
RHNA Credit (Units Built)	--	--	--	--	--
Adequate Sites Preservation	--	--	--	--	--
<b>Total RHNA Obligations</b>	<b>2,113</b>	<b>1,284</b>	<b>1,203</b>	<b>2,378</b>	<b>6,978</b>
<b>Sites Available</b>					
The Preserve Specific Plan	86		938	1,925	2,949
Rancho Miramonte Specific Plan	--		303	520	823
<b>Total Potential Capacity Based on Existing GP and Zoning</b>	<b>86</b>		<b>1,241</b>	<b>2,445</b>	<b>3,772</b>
<b>Project ADU Construction</b>					
Accessory Dwelling Unit Production	92		56	12	160
Mixed Use Overlay (MU-OV)	2,547		--	--	2,547
Affordable Housing Overlay (AFF-OV)	2,233		--	--	2,233
<b>Site Inventory Total</b>					
<b>Total Units Available</b>	<b>4,958</b>		<b>1,297</b>	<b>2,457</b>	<b>8,712</b>
<b>Total Capacity Over/Under RHNA Categories</b>	146%		108%	103%	125%
*Extremely Low Income is assumed to be 50% of the City's very low income RHNA need.					



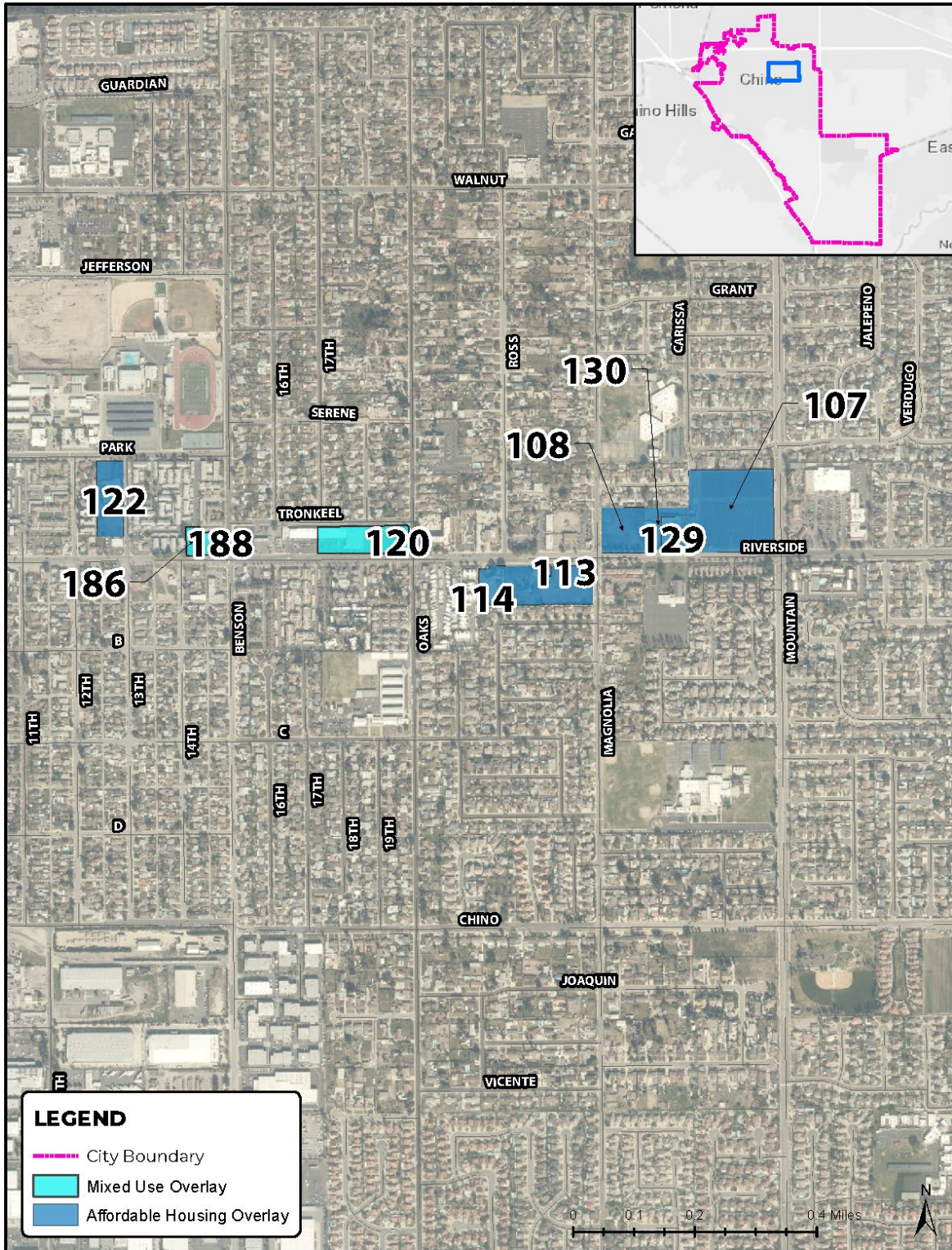


**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**



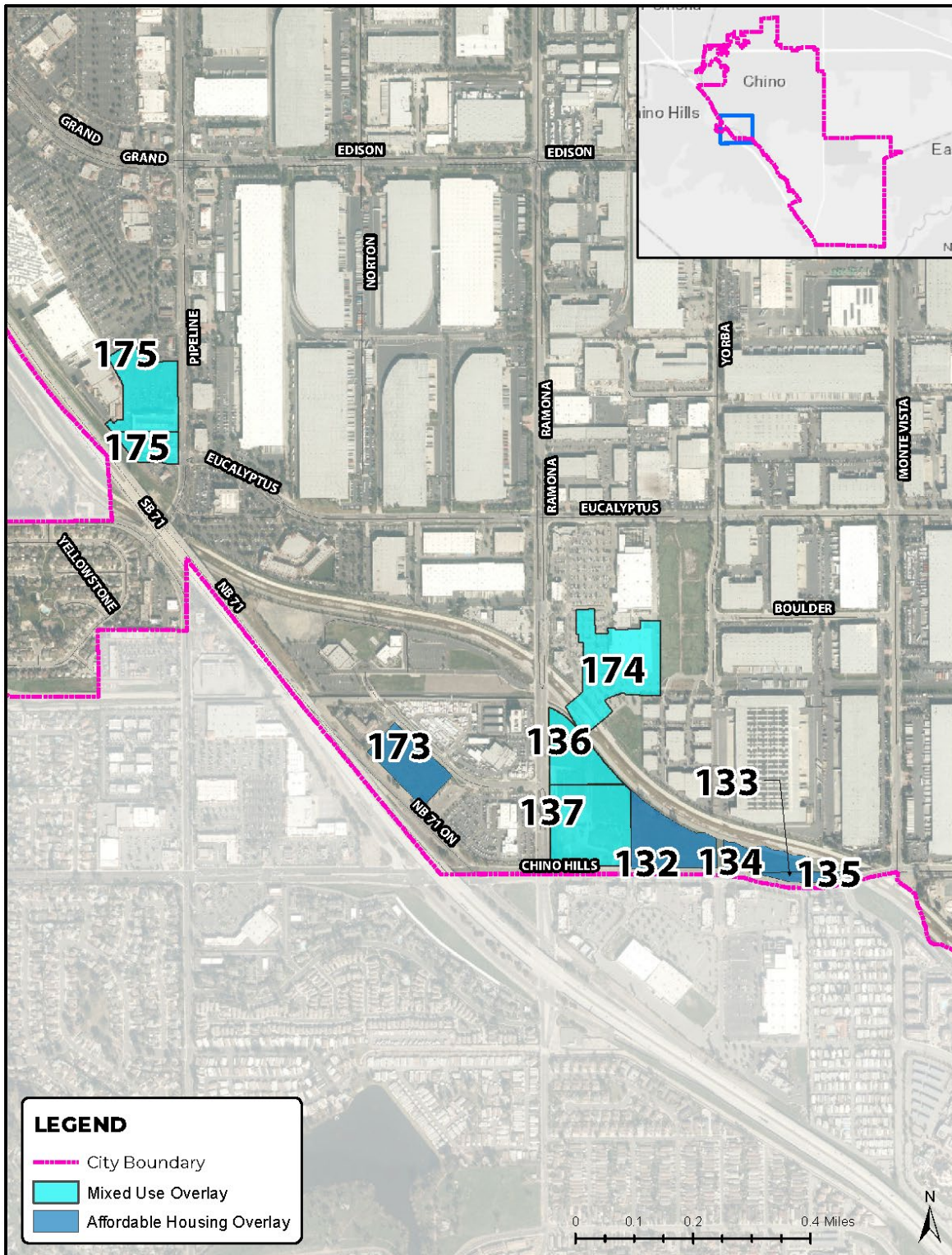


**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**



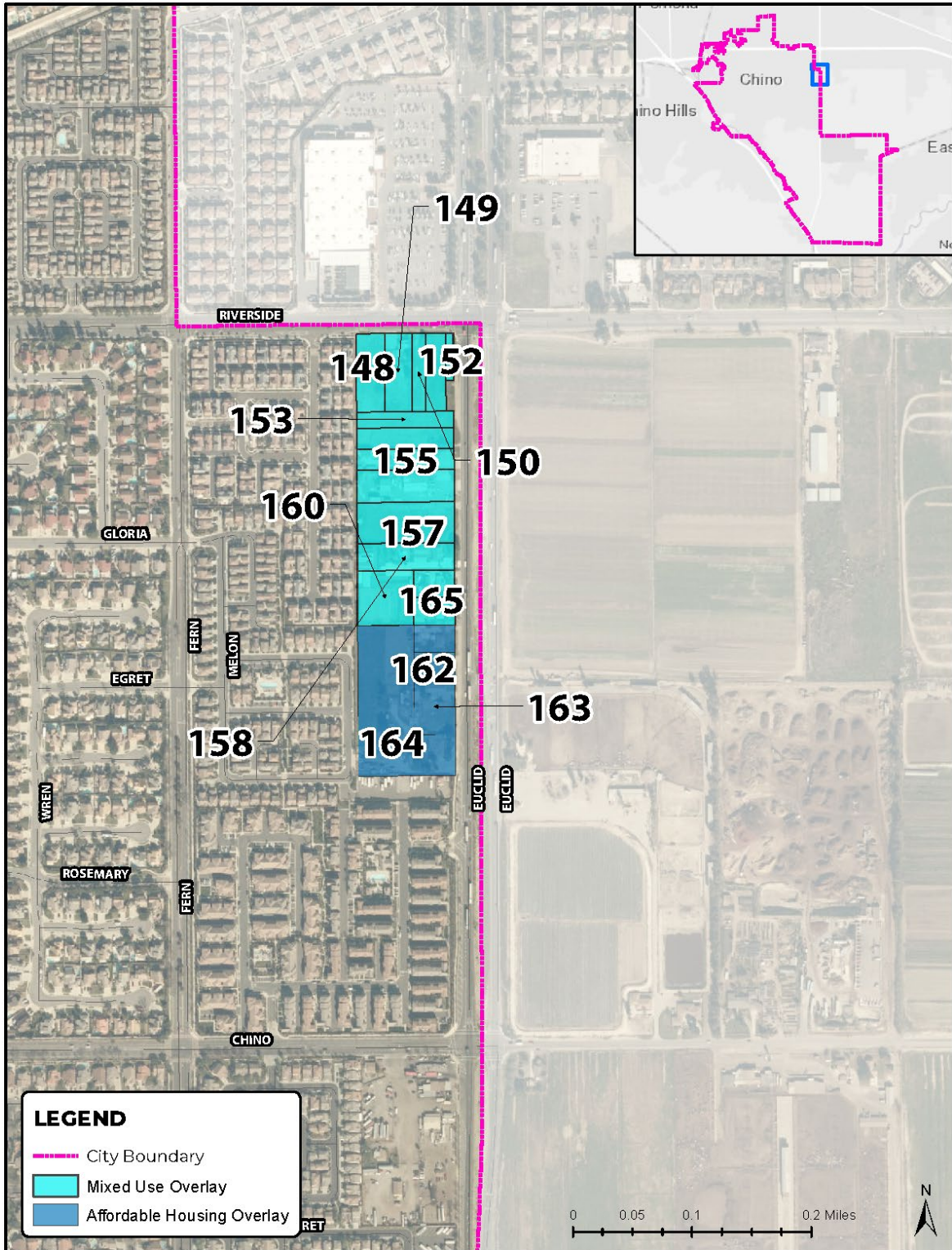


**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**



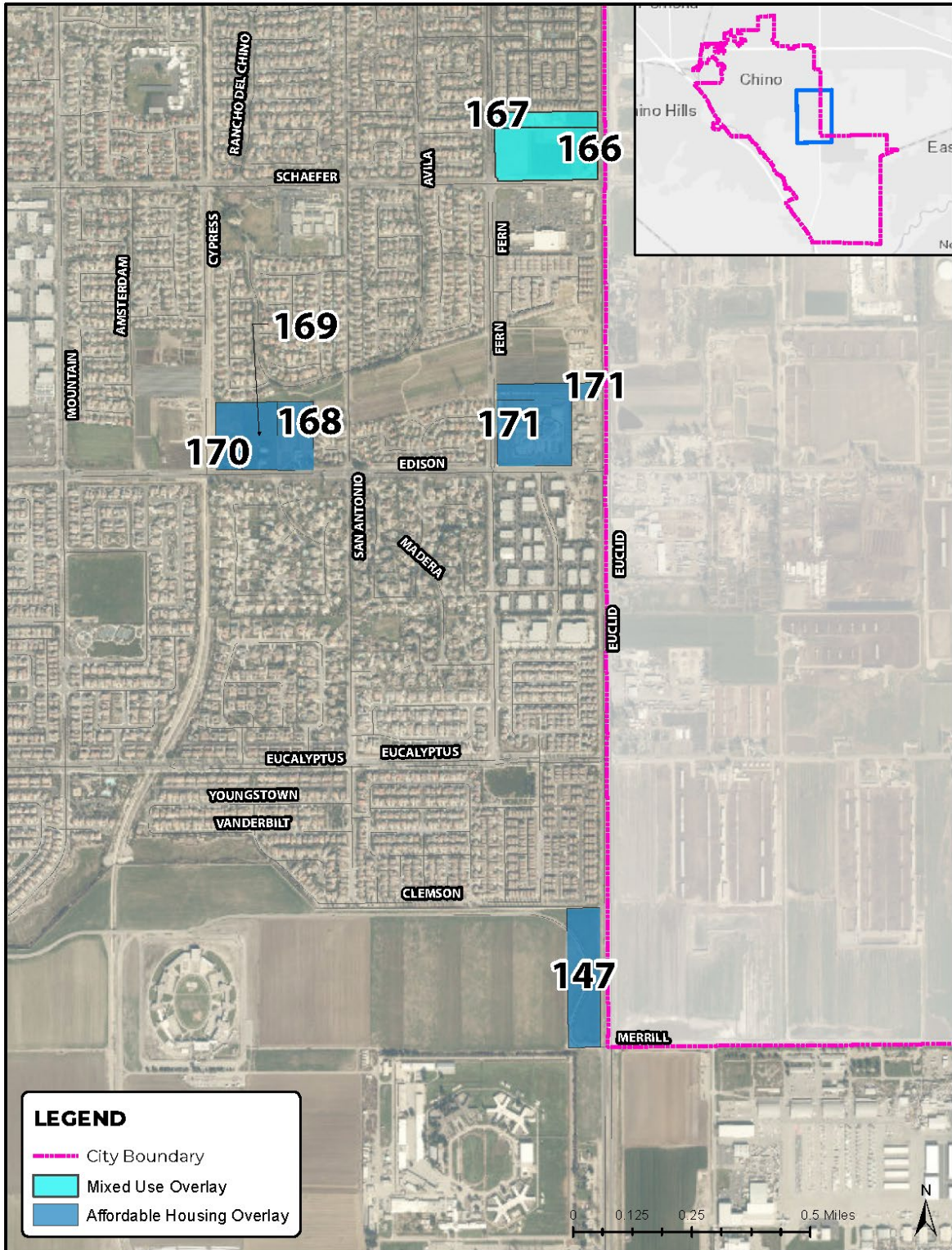


**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**



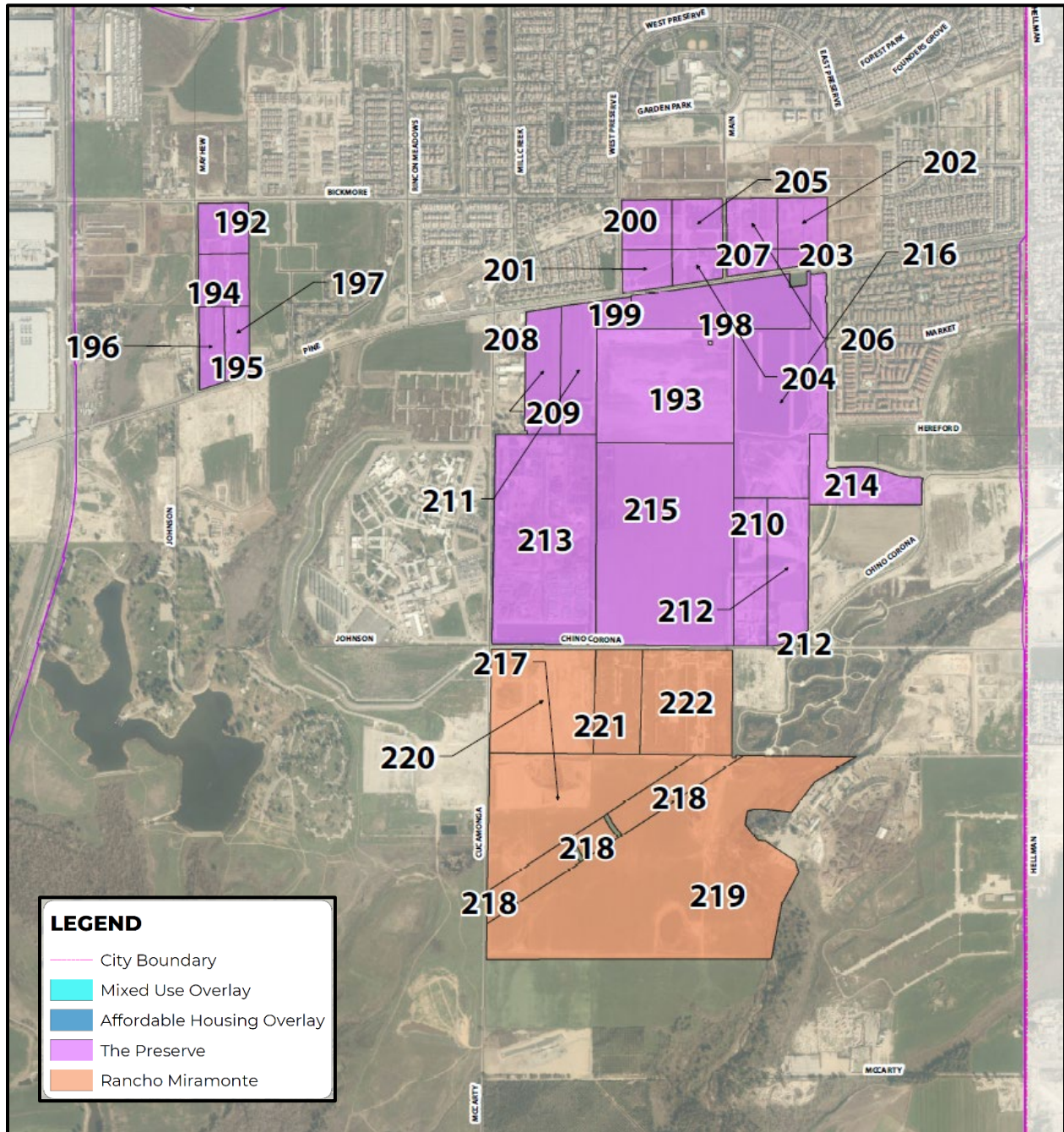


**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**





**Figure B-1: Map of Candidate Housing Sites (All Income Categories) (Cont'd)**





## 1. Selection of Sites

The City of Chino has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified 92 parcels within a variety of different residentially and non-residentially zoned areas. The City will apply either an Affordable Housing or Mixed-Use Overlay on top of the base zoning to permit residential development at up to 30 dwelling units per acre (du/ac). Once the overlay is applied per **Programs 3B and 3C**, the City has identified capacity on vacant parcels to meet the lower income RHNA need which exceed 50 percent of the City's lower income RHNA need. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses (identified in **Table B-6**) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in **Appendix A**.

### **Community Input on Site Selection**

The City of Chino conducted an online community outreach survey which requested information from respondents regarding types of housing and potential areas for future housing growth within the community. The City also conducted three public meetings/study sessions with City Council to discuss the candidate housing sites in a public setting. City Council made a recommendation for a metrics-based analysis that looked at several site development factors, including:

- Parcel size,
- Proximity to primary roadways, transit, parks, and major freeways,
- Walkability and bikability, and
- Adjacent uses.

During all outreach workshops and study sessions, community members gave comments on individual sites and the overall sites strategy. The City considered this feedback when finalizing the 6th Cycle sites strategy.

Additionally, City staff has been in contact with several property owner and/or their representatives in 2021 regarding the Affordable Housing and Mixed Use Overlays on their properties. The owners/representatives were all interested in the density allowed in the Overlays and the standards for development of residential units in the Overlays. They were also interested in the timing of creating the Overlay development standards so as to be able to design and develop their properties with residential units as soon as possible. A couple of owners/representatives offered to provide their input to help develop the Overlay standards.



## 2. Capacity on Vacant Sites

The City of Chino has identified sufficient capacity on vacant parcels to meet at least 50 percent of their very low and low-income RHNA need, as demonstrated in **Table B-2**. This calculation includes low and very low units identified as part of the City’s accessory dwelling unit strategy as deemed appropriate by the State Department of Housing and Community Development (HCD).

<b>Table B-2: Sites Capacity on Vacant Sites</b>		
<b>Chino 2021-2029 Income RHNA Need (Very Low and Low Income)</b>	<b>Capacity Identified</b>	<b>Percentage of Very Low and Low Income RHNA</b>
3,397	1,861	55%

A portion of the identified vacant land falls within The Preserve Specific Plan, much of which is natural, undisturbed land. There are no permanent buildings within the identified areas and no paved surfaces other than major roadways, which have been factored out based on the methodology outlined for development within The Preserve Specific Plan area. Vacant sites are indicated on **Table B-6** in the “Vacancy” column.

## 3. Suitability of Nonvacant Sites

The City of Chino has identified 44 nonvacant parcels as part of the candidate sites analysis. These sites were identified based on the feasibility and potential for redevelopment and considering: age, quality, and vacancy of the structure; property owner or developer interest; access to infrastructure and community resources; presence of large surface parking lots; existing development standards; and neighboring uses and zoning. Existing uses on the nonvacant sites are provided in **Table B-6**. The large majority of nonvacant sites identified have existing uses on a portion of the site with the remainder containing either large surface parking or vacant land. As such, the nonvacant sites identified are not considered an impediment to future housing development.

### **Developer Input/Feedback**

As part of the process to identify candidate housing sites, the City outreached to property owners and representatives to collect interest and feedback on the proposed overlays. Sites that received negative feedback or disinterest were not included in this 6<sup>th</sup> Cycle Housing Element.

Over the past year, City staff has been in contact with several property owners and/or their representatives regarding the Affordable Housing and Mixed-Use Overlays on their properties. The owners/representatives were all interested in the density allowed in the Overlays and the standards for development of residential units in the Overlays. They were also interested in the timing of creating the Overlay development standards, so they could design and develop their properties with residential units as soon as possible. A couple of owners/representatives offered to provide their input to help develop the Overlay standards. The General Plan Update consultant is aware of the urgency of the owners/representatives. The City continues to have periodic calls with members of the development community who request them, as is usual practice.



### **Corridor Analysis for Nonvacant Sites**

State law presumes that non-vacant sites are subject to constraints based on the existing use, and findings are required to demonstrate the feasibility of non-vacant sites for housing. This analysis may include a description of the existing use, market conditions, and previous redevelopment experience, as well as any new programs and incentives to promote reuse and redevelopment. The City of Chino can accommodate 1,861 lower income units (including ADUs) on vacant sites, which is 55% of the 3,397 lower income RHNA Need. Therefore, the City is not subject to the required findings pursuant to AB 1397. Infill development on non-vacant sites identified to help meet the remainder of the City's RHNA. The non-vacant sites identified present opportunities for future residential development in important areas within the City.

### **COMMERCIAL – SHOPPING CENTER**

Regional commercial trends within Southern California are leading to the re-envisioning of shopping centers and malls as lifestyle centers where regional and neighborhood serving retail uses complement housing for a more walkable development. The sites below demonstrate significant potential to redevelop due to existing tenant vacancies and vacant land that is available to be developed within shopping center properties. These areas have drastically underutilized parking fields which represent opportunity to introduce residential uses which complement remaining existing commercial uses and bring new users into the area. The City assumes that development of these areas will either occupy underutilized surface parking areas in addition to the existing commercial uses or will replace existing uses all together. This is consistent with development seen within the region and realistic for future development in the City of Chino.

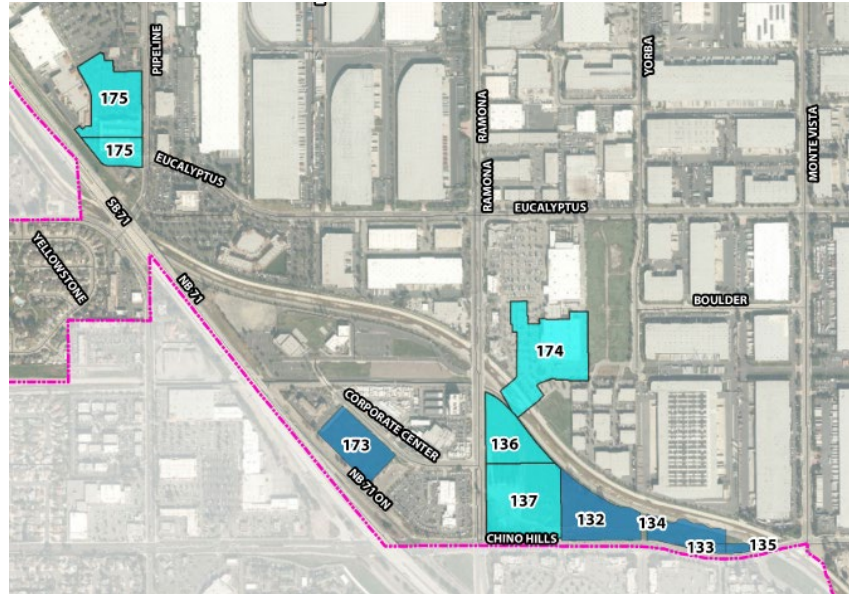
Recent local examples of this type of redevelopment include:

- MainPlace Mall in Santa Ana which envisions the development of up to 1,900 residential units in addition to existing commercial, office, and the addition of a hotel.
- Metro Towne Square mall in Santa Ana, an outdoor neighborhood serving shopping mall where plans are underway to redevelop the area with a new mixed-use development with nearly 4,000 dwelling units and experiential commercial retail stores/restaurants.
- Westminster Mall in Westminster which envisions up to 3,000 new residential units in a dated mall space. The new units largely occupy open parking fields as is envisioned in the sites proposed in the cities inventory.



**Sites 132-136 (Vacant), 173 (Vacant), 174 & 175**

Sites 174 and 175 are portions of commercial shopping centers adjacent to SR 71 in the southwestern portion of the city. Site 174 is a large vacant building and adjacent surface parking. The previous use did not continue their lease and the building is available for redevelopment. Site 175 has an extensive surface parking lot and has less than half of the available area developed with ample surface parking areas available. These sites will be

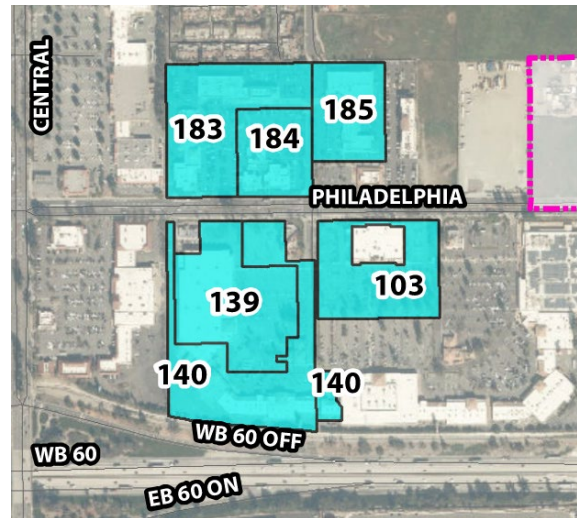


permitted to develop at a density of 30 du/ac under the mixed-use overlay and future development assumes that some commercial areas will remain. The included properties are approximately 16.8 cumulative acres and has a realistic capacity of 209 lower-income units.

Additionally, these sites are directly adjacent to candidate housing sites (132-136, 173) that are currently vacant and have developer interest to redevelop for residential uses. Given the central location, direct access to commercial resources and jobs, adjacency to vacant lands anticipated for redevelopment, and the underutilized condition, this site is likely to be developed for housing in the near term.

**Sites 103, 139, 140, 183-185**

These sites contain portions of the Chino Town Square and Chino Promenade shopping centers. These shopping centers are located along two major corridors within the City in Central and Philadelphia with direct access to the surrounding region through State Route 60. These shopping centers have less than half of the available area developed with ample surface parking areas available for the additional of residential uses. These sites will be permitted to develop at a density of 30 du/ac under the mixed-use overlay and future development assumes that some commercial areas will remain. The included properties are approximately 34.4 cumulative acres and has a realistic capacity of 648



lower-income units. Given the central location, direct access to commercial resources and jobs, and the underutilized condition, this site is likely to be developed for housing in the near term.

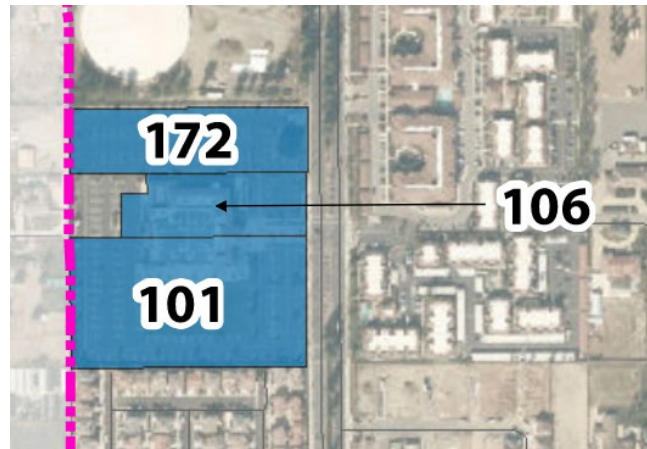


**COMMERCIAL – MAIN CORRIDOR (CENTRAL AVENUE, CHINO AVE, RIVERSIDE DRIVE, EUCLID)**

Main corridor roads include commercial sites along Central Avenue, Chino Avenue, Riverside Drive, and Euclid Avenue. These are the primary commercial and transportation corridors throughout the City and provide access to public transportation, regional highways/freeways, shopping for required goods, job-creating uses, and necessary resources for lower-incomes households. These are significant redevelopment opportunities for the City of Chino and it is anticipated that the sites identified along major commercial corridors will redevelop within the planning period. Much like existing shopping centers and mall properties, it is anticipated that future development on these sites will either incorporate the existing uses on site or redevelop entirely.

**Sites 101, 106, & 172**

Sites 101, 106, and 172 are comprised of Victory Outreach Church. The church has one main building, another undeveloped portion for potential expansion or other uses, and a large surface parking lot. The primary building comprises approximately 15% of the total parcel. The parcel is located adjacent to Central Avenue with direct access to resources and services. The property is also across the street from existing multi-family residential and is a fitting use for this portion of the City. Development on this site

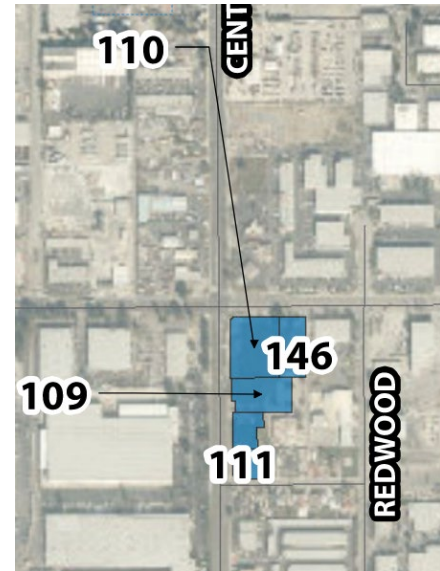


assumed that the existing church use would remain in place. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 95 lower income residential units. Given the existing land availability, adjacency to existing residential, and position along a major corridor, this site is likely to be redeveloped in part (consistent with the assumptions in this housing element) for housing in the near term.



**Sites 109-111, 146**

Sites 109 through 111 and 146 contain one small liquor store structure, a parking lot, and three small residential structures on largely vacant and underutilized parcels. In general the site is considered underutilized as existing building onsite occupy less than 5% of the overall area. The sites are located along the main corridor of the city directly adjacent to Central Avenue and Schaefer Avenue. This is a prime job-creating use corridor for the city and the area has high potential for housing to support those local businesses. Given the residential nature of the existing use, these sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 111 lower income residential units. Due to the limited number of existing structures, underutilized nature, residential location, accessibility to nearby job-creating uses, and high potential for increased development, these sites are likely to be developed for housing in the near term.



**Site 112**

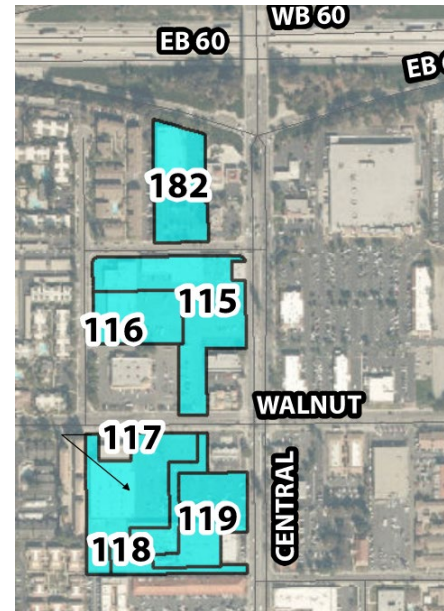
Site 112 is the Chino Village Center shopping plaza with several neighborhood serving stores and restaurants. The shopping plaza comprises approximately half of the parcel with the other half being undeveloped agricultural uses. In general the site is considered underutilized as existing building onsite occupy approximately 20% of the overall area. The site is also along a major transit corridor in Riverside Drive with direct access to surrounding resources, including Dickson Elementary School and Heritage Park. Site 112 will be rezoned under the Mixed-Use overlay to permit residential development at 30 du/ac even if commercial development occurs in conjunction or existing commercial uses remain. Once rezoned, these sites will provide capacity for 142 lower income residential units. Given the adjacency to residential uses, underutilized nature, and close proximity to schools and open space, these sites are likely to be developed for housing in the near term.





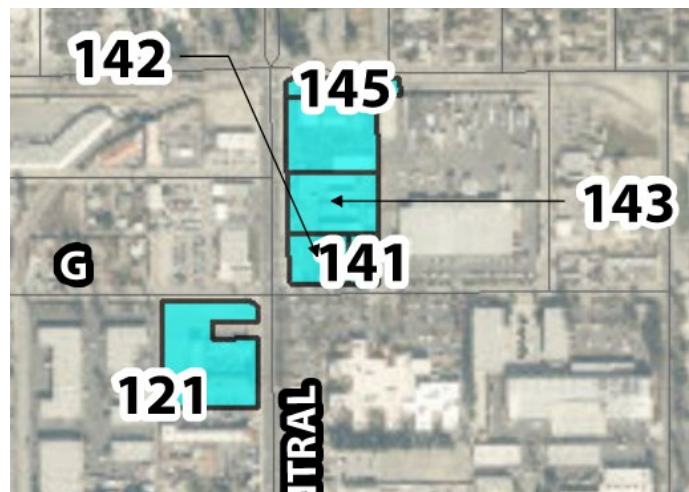
**Sites 115 – 119, Site 182**

These sites contain portions of existing commercial shopping centers along Central Avenue and SR60 in the core of the City. These sites contain several tenant spaces, some of which are unoccupied. Additionally, each site has a large amount of surface parking associated with each use, most of which is unutilized. Pavement in the Big Lots/O’Reilly Auto Parts center shows cracking and deferred maintenance and there has been little investment in the center. These sites are anticipated to redevelop in a mixed-use fashion with existing building potentially to remain or new commercial spaces created as part of those developments. Property owners were notified of their inclusion within the housing element and did not oppose the ability to redevelop with residential uses. These sites will be permitted to develop at a density of 30 du/ac under the mixed-use overlay. The included properties are approximately 13.3 cumulative acres and has a realistic capacity of 263 lower-income units. Given the adjacency to residential uses, underutilized nature, and close proximity to schools and open space, these sites are likely to be developed for housing in the near term.



**Sites 121, 141-145**

Sites 141 through 143 have existing structures associated with a previous nursery/construction use that is no longer active. The space is shown as available now and the previous lease has expired. Once rezoned with the overlay, these sites would be available immediately for redevelopment with no existing use. Sites 144 and 145 are an existing commercial industrial use which occupies approximately 30% of the available land and site 121 has a small restaurant use and shopping center which occupies approximately 10% of the available land. These sites are located along the central corridor within the city of Central Avenue at the intersection with Chino Avenue. These are the two primary transit corridors within the city with direct access to adjacent resources including services at City Hall and resources at various shopping centers as well as medical services at Canyon Ridge Hospital. Sites 121 and 141 through 145 will be rezoned under the Mixed-Use overlay to permit residential development at 30 du/ac even if commercial development occurs in conjunction or existing commercial uses remain. Once rezoned, these sites will provide capacity for 180 lower income residential units. Given the location within the city along





major corridors, underutilized nature, adjacency to resources and services, and existing vacancy of current uses, these sites are likely to be developed for housing in the near term.

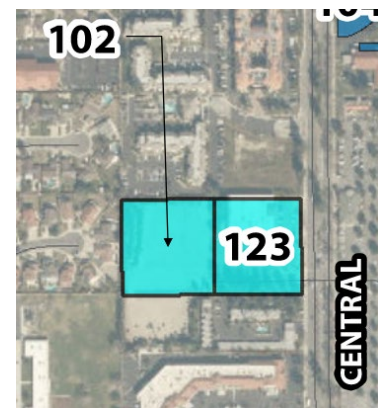
**Sites 120, 122, 186-188**

Sites 120, and 86 through 188 are existing commercial uses along a major corridor within the city in Riverside Avenue. Site 122 is an existing church use with a few buildings, two large parking lots, and a large undeveloped area. Buildings on the parcel comprise approximately 30% of Site 122, while Site 120 has a large existing parking lot. The sites are surrounded by community serving uses along Riverside Drive and are in close proximity to multi-family residential uses and Chino High School. All of the sites will be permitted to develop residential units up to 30 du/ac, even if commercial development occurs within the mixed-use overlay sites. Once rezoned, these sites will provide capacity for 129 lower income residential units. Given the central location along a major community corridor, existing underutilized nature, and adjacency to existing multi-family residential uses, this site is likely to be developed for housing in the near term.



**Site 123 and 102 (Vacant)**

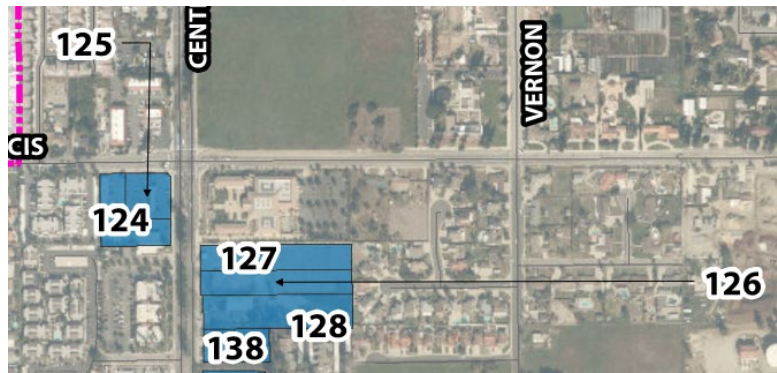
Site 123 is an existing auto parts and service store adjacent to a vacant parcel (Site 102). The site has been designated with the mixed-use overlay in anticipation of the continuation of the existing use and potential redevelopment of the surface parking lot and adjacent vacant parcel. Separate access off Central Avenue existing to Site 102. Site 123 is directly adjacent to Central Avenue and existing multi-family and senior living residential uses directly to the north. Central Avenue is a major transit corridor within the city and provides access to several commercial shopping centers for necessary resources and services. Sites 102 and 123 will be rezoned under the Mixed-Use overlay to permit residential development at 30 du/ac even if commercial development occurs in conjunction or existing commercial uses remain. Once rezoned, these sites will provide capacity for 85 lower income residential units. Given the location within the city along a major corridor, the underutilized nature of a portion of the site, the assumption that existing uses will remain, and adjacency to resources and services, these sites are likely to be developed for housing in the near term.





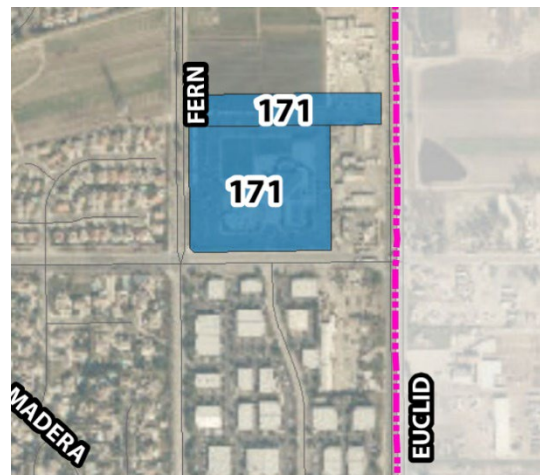
**Sites 124 – 128, 138**

Sites 124 and 125 consist of an underutilized commercial shopping center with several tenants across two buildings. The buildings onsite comprise approximately 15% of the total area of the site with the remainder dedicated to a large surface parking area. Sites 126 through 128 are largely vacant with some agricultural uses and two small single-family houses and a car wash facility. The existing structures comprise approximately 5% of the total land area. Site 138 is a single-family structure and temporary garden/nursery structures. Permanent structures comprise approximately 10% of the total site. These sites are along a major corridor in Central Avenue and directly adjacent to the Marbella Villa Apartments and other residential uses. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 142 lower income residential units. Due to the limited number of existing structures, underutilized nature, residential location, accessibility to nearby job-creating uses, and high potential for increased development, these sites are likely to be developed for housing in the near term.



**Site 171**

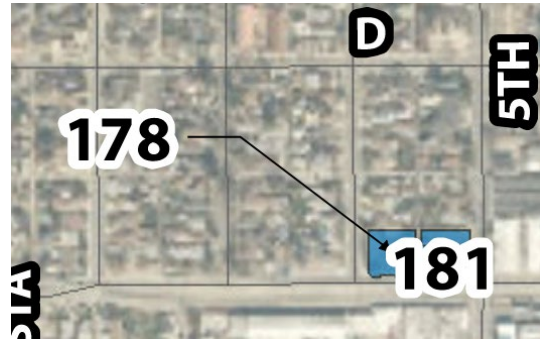
Site 171 contains Crosspoint Church and a portion of a large industrial site to the north. The church has several currently undeveloped areas adjacent to the main church buildings as well as an extensive surface parking lot. The agricultural parcel to the north has no existing structures. Many churches provide affordable housing opportunities, either for staff or for members as part of their standard services. While Crosspoint Church could not commit to future plans, they weren't in disagreement over the application of the affordable housing overlay at this property. This site has the excess underutilized property and is positioned along Euclid Avenue, a major transportation corridor within the city. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 97 lower income residential units. Given the existing land availability, adjacency to existing residential, and position along a major corridor, this site is likely to be redeveloped in part (consistent with the assumptions in this housing element) for housing in the near term.





**Sites 178 – 181**

Sites 178 through 181 are existing commercial uses directly adjacent to residential uses and a main transportation corridor in Chino Avenue. During the community outreach process for the housing element, the property owners reached out to the City and expressed their interest in developing multi-family housing at this site. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 20 lower income residential units. These sites are collectively 0.88 acres in size and share a common ownership. Given property owner interest, the location along a major corridor within the city, and adjacency to existing residential uses, these sites are likely to be developed for housing in the near term.



**Sites 190 & 191**

Sites 190 and 191 are comprised of existing restaurant and hotel uses. The sites have large surface parking lots and are directly adjacent to a commercial shopping center. Building onsite comprise approximately 30% of the properties. The sites are located along Central Avenue within a highly commercial area which provides necessary resources and job-creating uses for future residents. Sites 190 and 191 will be rezoned under the Mixed-Use overlay to permit residential development at 30 du/ac even if commercial development occurs in conjunction or existing commercial uses remain. Once rezoned, these sites will provide capacity for 45 lower income residential units. Given the location within the city along major corridors, underutilized nature, and adjacency to resources and services, these sites are likely to be developed for housing in the near term.





**COMMERCIAL – SELF-STORAGE**

**Sites 176 & 177**

Sites 176 and 177 contain single-level existing self-storage facilities which do not fully utilize the potential for these parcels. These sites are located along Ramona Avenue between two major corridors in Chino and Schaefer Avenues which provides convenient transit access. This portion of Ramona is seeing a revitalization with existing development currently in the process of redeveloping for commercial uses on adjacent properties and newer residential uses to the west. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 224 lower income residential units. There is limited available land available within Chino and underutilized properties such as these are high value given the low intensity of existing uses. Given the adjacency to residential uses, underutilized nature, and close proximity to schools and open space, these sites are likely to be developed for housing in the near term.



**RESIDENTIAL**

The City of Chino is primarily residential nature and has a number of large single-family parcels with small single-family residential structures. These areas provide significant opportunity in terms of housing growth as they are often located within existing residential areas adjacent to community resources such as commercial shopping centers, schools, and parks. The identified site are adjacent to major transit corridors which increases the likelihood for development. Existing structures were determined to not be impediments to the future development of housing and the City considered the net gain in dwelling units when looking at properties with single-family uses. Development on properties with existing residential uses yield at least a net three new units, with most yielding more than 10 new units.

**Sites 113 & 114**

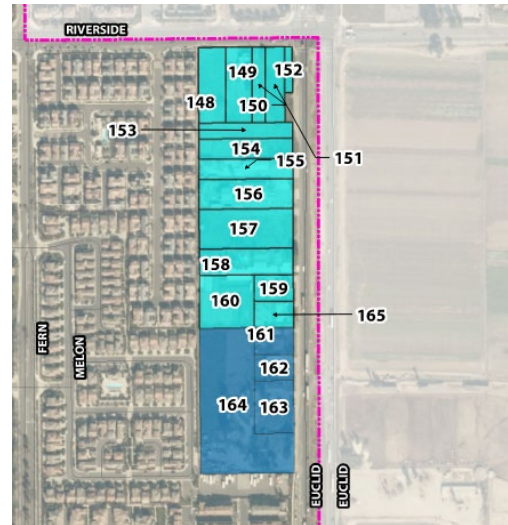
Sites 113 and 114 contain existing single-family residential uses on largely undeveloped parcels. Existing residential structures comprise approximately 10% of the total parcels leaving a large portion of these areas readily available for future development. These sites are located along a major corridor within the City in Riverside Drive with close proximity to nearby residential areas, parks, schools, and neighborhood-serving retail. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 129 lower income residential units. Given the residential location, underutilized nature, transit accessibility, and high potential for increased development, these sites are likely to be developed for housing in the near term.





**Sites 148 – 165**

Sites 148 through 165 are primarily residential in nature. Sites 148, 150-154, and 157 are completely vacant. The remaining sites in this area are occupied by small single-family residential units and accessory shed structures which comprise approximately 20-30% of the available land. Sites 161-164 will be rezoned under the Affordable Housing overlay while the remaining sites will be rezoned under the mixed-use overlay due to their close proximity to two major corridors in Euclid and Riverside. This proximity to transit access throughout the city means that this is an ideal place for higher density residential growth and some neighborhood serving commercial. All of the sites will be permitted to develop residential units up to 30 du/ac, even if commercial development occurs within the mixed-use overlay sites. Once rezoned, these sites will provide capacity for 391 lower income residential units. All of the identified sites are 0.5 acres in size or larger and are likely to be redeveloped in conjunction with each other, similar to the surrounding residential uses to the west. Given the residential location, underutilized nature, transit accessibility, and high potential for increased development, these sites are likely to be developed for housing in the near term.



**Sites 168 – 170**

Sites 168 – 170 contains existing single-family uses occupying approximately 10% of the available land. These sites are along a major corridor within the city in Edison Avenue within a primarily residential area. While the sites are larger in gross acreage, they also contain some land dedicated to a utility easement which has been netted out of the sites analysis calculation. Each of these parcels exceed 0.5 acres in size and the net area totals 6.12 acres total. It is likely due to the shape and location of these parcels that these sites will be developed in conjunction with each other. These sites will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 150 lower income residential units. Given the residential location, underutilized nature, transit accessibility, and high potential for increased development, these sites are likely to be developed for housing in the near term.



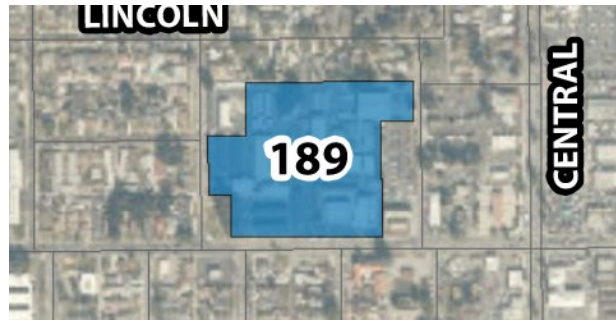
**INSTITUTIONAL**

The Chino Valley Unified School District owns property throughout the school, most of which is utilized or planned for school facilities. In recent years, school properties in and around the city have been determined to be excess and made available for redevelopment. The City has an ability to negotiate and potential release RFPs for development on these sites where they can indicate affordable housing requirements for future development.



**Site 189**

Site 189 is the location of the existing Chino Valley Unified School District headquarters and is not an operational school facility. The site contains several buildings and a large amount of surface parking areas are largely underutilized. The City has had discussions in the past regarding redevelopment of the site. Site 189 will be rezoned under the Affordable Housing overlay to permit residential



development at 30 du/ac. Once rezoned, these sites will provide capacity for 20 lower income residential units which may be able to be developed even if some existing uses remain. Due to the residential proximity, underutilized nature, ownership by the school district, access to transit along Central Avenue and Riverside Drive, these sites are likely to be developed for housing in the near term.

**AGRICULTURAL**

In recent years, the City has seen many examples of agricultural uses discontinued and converted to residential, largely due to changes in the agricultural economy locally as well as the cost and difficulty associated with maintaining active groves in the area. The City sees the identified agricultural sites as opportunity areas with few existing impediments.

**Sites 107 & 108 (Agricultural), 129 & 130 (Commercial)**

Sites 107 and 108 contain existing agricultural crop production uses within no permanent structures. Sites 129 and 130 are occupied by existing multi-tenant commercial centers. Buildings on sites 129 and 130 are single-story and comprise approximately 26% of the site. These sites are located adjacent to existing residential, commercial, and school uses. Sites 107, 108, 129, and 130 will be rezoned under the Affordable Housing overlay to permit residential development at 30 du/ac. Once rezoned, these sites will provide capacity for 320 lower income residential units. These sites are adjacent to existing

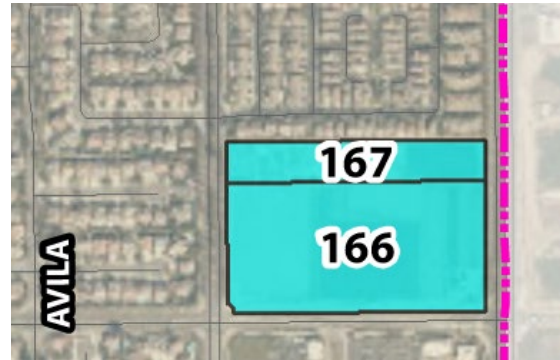


development and have access to existing sewer, water, and dry utilities on Riverside Drive. Due to the lack of existing structures, underutilized nature of the commercial uses, adjacency to residential uses, transit accessibility, and high potential for increased development, these sites are likely to be developed for housing in the near term.



### **Sites 166 & 167**

Sites 166 and 167 contain existing agricultural crop production uses within no permanent structures. These sites are located adjacent to existing residential, a neighborhood serving commercial shopping center, and job-creating uses. Sites 166 and 167 will be rezoned under the Mixed-Use overlay to permit residential development at 30 du/ac even if commercial development occurs in conjunction. Once rezoned, these sites will provide capacity for 393 lower income residential units. These sites are adjacent to existing development and have access to existing sewer, water, and dry utilities on Schaefer Avenue. Due to the lack of existing structures, underutilized nature, residential location, transit accessibility, and high potential for increased development, these sites are likely to be developed for housing in the near term.



### **4. Development of Small Site Parcels**

The City of Chino has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use. A total of 106 potential units may be developed on these small sites, with individual site capacities ranging from 2 units to 11 units.

The potential candidate sites which are anticipated to be consolidated into a single development are identified within **Table B-6**. While the City of Chino believes these sites represent realistic potential for future housing growth, the City is not dependent on these small sites as they represent a total of 1.5% of the City's total RHNA obligation and 1.2% of the total capacity from the Identified candidate housing sites.

### **5. Development of the Preserve Specific Plan Area (Including Rancho Miramonte)**

The Preserve is an area of approximately 5,435 acres of former and existing farm and dairy property located south of Kimball Avenue, north of State Route 71, west of Hellman Avenue, and east of Euclid Avenue. The area was annexed to the City of Chino in July 2003. Approximately half of the area will consist of residential, commercial, industrial, and airport-related development. The other half will remain as open space, for natural, recreational, and agricultural uses.

The vision of The Preserve Specific Plan is a community based on a mixture of residential neighborhoods focused around a lively community core and a regional commercial center. The development will be interconnected with a multi-purpose open space feature, using a series of paseos and trails, and will be integrated with the Chino Airport. There will be a range of housing types with equestrian estates,



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contemporary apartments and condominiums, and entry-level housing, all with a unique sense of place and identity.

Development within The Preserve Specific Plan has begun and is anticipated to continue through the 2021-2029 planning period. The City anticipates that approximately 2,950 units within the Preserve Specific Plan area may be built within the 2021-2029 planning period. This is not a restriction on the number of units which can ultimately be built. As shown in **Tables B-3 and B-4** below, these units are primarily assumed to be in the moderate and above moderate-income categories. This is within the number of units remaining to be permitted within the Specific Plan Area and includes a portion of the Specific Plan area known as Rancho Miramonte. Assumptions of development yield and affordability are consistent with the City’s current knowledge of future development within The Preserve. The City has taken into account existing development agreements with certain property owners when anticipating dwelling unit yield and affordability levels.

Land Use	Density Range	Assumed Density	Acreage	Low/ Very Low	Mod	Above Mod	TOTAL
ER	0 - 3	2		--	--	0	<b>0</b>
LDR	3 - 8	5.5	134.83	--	--	519	<b>519</b>
MDR	8 - 12	10	95.83	--	--	622	<b>622</b>
HDR 16	12 - 20	16	51.16	--	572	--	<b>572</b>
HDR 20	16 - 24	21	24.93	--	366	--	<b>366</b>
HDR 30	24 - 40	30	11.86	8	--	241	<b>249</b>
CC 16	12 - 20	16	50	--	--	308	<b>308</b>
CC 30	24 - 40	30	27.12	78	--	235	<b>313</b>
<b>TOTAL</b>				<b>86</b>	<b>938</b>	<b>1,925</b>	<b>2,949</b>

Land Use	Density Range	Assumed Density	Acreage	Units	Low/ Very Low	Mod	Above Mod	TOTAL
LDR	3 - 8	5.5	87.7	520	--	--	520	<b>520</b>
MDR	8 - 12	10	32.71	303	--	--	303	<b>303</b>
<b>TOTAL</b>					<b>0</b>	<b>0</b>	<b>823</b>	<b>823</b>

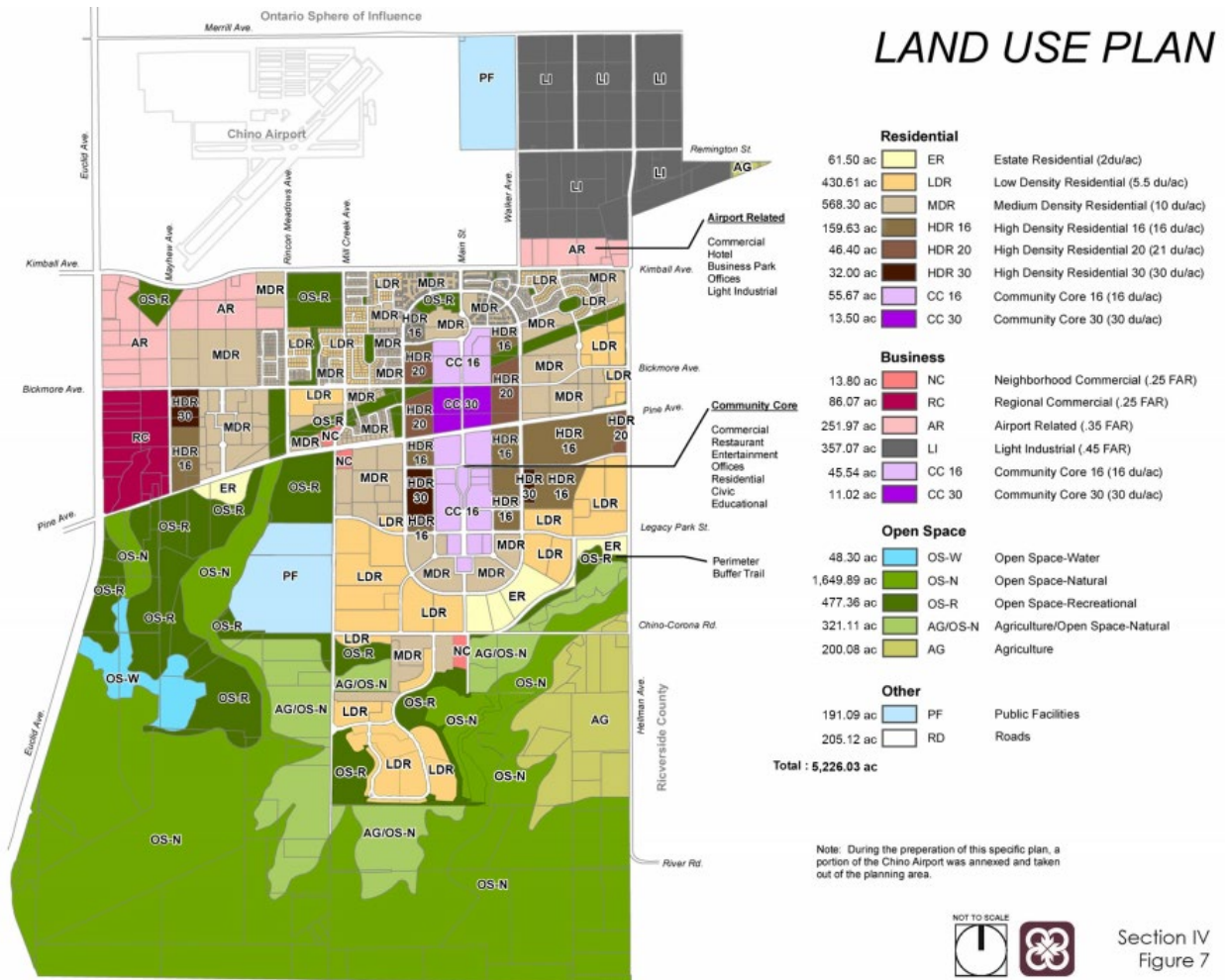
**Figures B-2 and B-3** show the land use plans for The Preserve Specific Plan area and Rancho Miramonte as approved when the respective plans were adopted. These are conceptual and subject to change with potential future amendments of the Specific Plan.



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**Figure B-2: The Preserve Specific Plan Adopted Land Use Plan**



Source: The Preserve Specific Plan, Amended April 2016



**Figure B-3: Rancho Miramonte Adopted Land Use Plan**



Source: The Preserve Specific Plan, Amended April 2016



## 6. Development of Large Site Parcels (Over 10 Acres in size)

### **California Institute for Men (CIM) Property**

In January 2019, Governor Newsom signed Executive Order N-06-19 to allow for the development of affordable housing on State owned property. The order directed the Department of General Services (DGS) to identify State owned land that could be surplus and have the potential for development. In August of 2019, the Department of Housing and Community Development (HCD) and DGS released an interactive map that identified “Statewide Affordable Housing Opportunities Sites”. Only one, 71.5-acre site, was identified in the City of Chino. The site is located on the California Institute for Men (CIM) property located west of Euclid Avenue and south of Eucalyptus Avenue and the College Park development. The site is 71.5 acres in totality and the Executive Order applies to the entire property. There has been interest in considering a larger portion of the CIM property, but only 10 acres is proposed to redevelop for housing within the City of Chino’s 2021-2029 Housing Element sites analysis. This is a conservative estimate based on affordability assumptions included as part of the Executive Order described above. More specifically:

- Parcels deemed excess are identified in an online database and on a priority map
- Where appropriate, state agencies shall consider exchanging excess state land with local governments for other parcels for purposes of affordable housing development and preservation. Parcels shall be exchanged with the goal of maximizing regional capacity to build and preserve affordable housing units
- The Department of General Services, in consultation with the Department of Housing and Community Development, shall issue Requests for Proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of parcels on the priority map.

As such, the affordability component of the development assumed here is built into the Executive Order through the agreements in place regarding the initial designation of these properties.

Subsequent to the publication by the Governor's Office of the list of surplus state lands that could be utilized for affordable housing, City staff traveled to Sacramento to meet with representatives of the Department of General Services and the Governor's Office to discuss the Chino site. During that discussion and in subsequent discussion, it was indicated that several other sites were higher priority to the State, but that they would allocate staff resources to development of the Chino site when they were available. City staff has identified the needed utility connections and public improvements for development of the site, posing a potential constraint. City staff continues to talk with the Department of General Services on a quarterly basis regarding development of state property within the City.

The Affordable Housing Overlay will be added to the CIM site as part of **Program Action 3B** and will follow the development standards established in that action. The City’s Measure M vote passed, so rezoning of the site under the overlay will occur. In anticipation of an agreement to develop the CIM site, the City has proactively issued an RFP for development to begin the process of realizing residential development on



the site. The City believes the site can develop to provide approximately 250 lower income units. The development would be feasible by taking advantage of reduced land cost, grants, and subsidies.

## **7. Accessory Dwelling Units**

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021. In 2018, the City permitted 9 ADUs, followed by 10 in 2019 and 11 in 2020. In 2021, the City approved a total of 21 applications for ADUs. From January 1, 2022 through April 28, 2022, the City has received 15 ADU/Junior ADU applications. Of the 15, six are pending approval while the remaining nine are in review. Based on past experience and the typical timeline for ADU development, it is anticipated that all of these will be permitted this year. This projects out to approximately 45 ADU applications this year, the majority of which are anticipated to be permitted within the calendar year. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

The City of Chino has determined based on past performance and the SCAG/HCD approved methodology for affordability that it is appropriate to anticipate the development of 160 accessory dwelling units from 2021 to 2029. Approximately 92 of these units are anticipated to be affordable at the low and very-low-income categories. The City anticipates future potential development of 56 ADUs to be affordable at the moderate-income level and 12 ADUs are anticipated at the above moderate-income level. In an effort to continue promoting and facilitating ADU development, the City has completed three permit ready ADU plan sets (including 497 sq.ft., 746 sq.ft., and 1,000 sq.ft. options) for residents to utilize. The plans are free to use and only require development of a site plan, which residents complete with the help of City Staff to streamline the process. The City has waived permitted fees for the development of ADUs. Staff has also developed graphics to utilize at the public counter to help answer ADU questions and promote the construction of ADUs. In addition, as of June 2022, Staff is in the process of developing a City webpage dedicated to educating residents on the allowance and construction of ADUs in the City. The City anticipates a strong uptick from historical ADU production numbers once the educational materials and webpage for the permit-ready ADU program are readily available and circulated.

## **8. Water, Sewer, and Dry Utility Availability**

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.



## 9. Environmental Analysis of Candidate Housing Sites

The candidate housing sites identified within the City’s inventory do not include any known environmental constraints. The housing element analyzed publicly available information or information shared by property owners to determine the net acreage of each site. In most cases, the net developable acreage matches the gross acreage of the site, however some sites such as the CIM parcel discussed above, have a net acreage which is less than the gross acreage to accurately represent the anticipated buildable area.

A citywide analysis of environmental conditions is included in Section 3.D of the Housing Element. This includes geologic and seismic hazards, fire hazards, and flooding. No known environmental or other conditions pose a constraint to or preclude development on the development of housing on identified sites during the planning period.

## B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Chino’s RHNA need at all income levels. The full list of these sites is presented in **Table B-6** for sites covered under the Affordable Housing and Mixed-Use Overlays and **Table B-7** for sites within The Preserve Specific Plan and Rancho Miramonte areas.

### 1. Reasonable Capacity Assumptions

The City of Chino has identified two primary strategies for zoning parcels which will permit residential development up to 30 dwelling units per acre (du/ac) on the identified candidate housing sites.

The City will create an Affordable Housing Overlay (AFF-OV) as outlined in **Program 3B** of the Housing Plan (**Section 4**). The development standards, permitted uses, and other development characteristics will be determined upon adoption of an ordinance to create the overlay zone, however the zone must permit residential development at up to 30 du/ac. The intent of this overlay is to permit standalone residential uses on the sites identified with the “AFF-OV” naming convention within the “Overlay Zone” column of **Table B-6** of this appendix. The sites identified are largely either vacant or currently occupied by non-residential uses. The existing zoning will remain in place and parcels will be eligible to develop residential uses at the identified density if the affordability criteria outlined in the language of the overlay zone is met. While the overlay permits development up to 30 du/ac, the City has made a conservative assumption of development at 25 du/ac within the analysis.

In addition to the AFF-OV, the City will create a Mixed-Use Overlay (MU-OV) as outlined in **Program 3C** of the Housing Plan (**Section 4**). The development standards, permitted uses, and other development characteristics will be determined upon adoption of an ordinance to create the overlay zone; however, the zone must permit residential development at up to 30 du/ac. The intent of this overlay is to permit both standalone residential uses and a mixture of residential and non-residential uses on the sites identified with the “MU-OV” naming convention within the “Overlay Zone” column of **Table B-6** of this appendix. The sites identified are largely either vacant or currently occupied by non-residential uses. The existing zoning will remain in place and residential uses are intended to complement the existing



commercial uses on-site. While the overlay permits development up to 30 du/ac, the City has made a conservative assumption of development at 25 du/ac within the analysis. Additionally, capacity assumptions on sites within the Mixed-Use Overlay have been adjusted by a factor of 0.8 (80%), indicating that there will be a need to accommodate non-residential uses on the site as well. The development standards will be written to permit residential development up to 30 du/ac; however, property owners may choose to expand the on-site non-residential uses. This factor is a conservative method to accommodate that potential development pattern.

Capacity assumptions specific to The Preserve Specific Plan area, including Rancho Miramonte, are described in that section above.

## 2. Affordability Calculations

All parcels within the AFF-OV and MU-OV are anticipated to develop as 100 percent affordable projects for the purposes of the City's sites analysis. The City recognizes that even with the identified programs to incentivize affordable housing partnerships and development, some parcels may not develop at this assumption. In order to account for differences in actual future development compared to what is assumed in the Housing Element, the City has identified sites which can not only meet the 3,397 unit low and very-low income RHNA need, but also accommodate a 41 percent buffer for those income categories. This is demonstrated in **Table B-1**. The City understands that a "No Net Loss" scenario may occur during the 2021-2029 planning period and will identify additional sites to accommodate any shortfall of capacity should that scenario occur.

Affordability assumptions specific to the Preserve Specific Plan area, including Rancho Miramonte, are described in that section above.

## 3. Multi-Family Trends

The City of Chino currently permits development up to 30 du/ac in two zones. These are the High Density Residential 30 (HDR 30) and Community Core 30 (CC 30) zones located within the approved Preserve Specific Plan area. These zones do not exist outside of The Preserve and the highest typical residential density is RD 20 which permits residential development up to 20 du/ac. The City of Chino has chosen to establish 30 du/ac as the maximum density because they believe this creates additional opportunity to develop housing product types which have been successful in providing affordable housing in other communities. 30 du/ac also follows HCD guidance as that is the default density for the City of Chino which the State has determined may facilitate development of affordable housing.

The City has entitled approximately 55 acres of HDR 30 and 24 acres of CC 30 within The Preserve. No building permits have been issued for these areas yet, however 81 affordable units have been agreed to through a separate agreement for the Falloncrest development within the CC 30 zone.



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**Table B-5: Multi-Family Trends**

Housing Type	Project Name & Affordability	Zoning	General Plan	Density (DU/AC)	Acre (Gross)	Units	Yield	Status
MFR	Meadow Square Apartments Affordable Housing (1)	Preserve SP	MDR	8-14	16.9	250	74%	Constructed
MFR	Ivy I Apartments (2) Bridge Housing Affordable Housing	College Park SP	MU/HDR	10.1 - 20	6.46	135	105%	Constructed
MFR	Ivy II (2) Bridge Housing Corp & LS College Park, LLC Affordable Housing	College Park SP	MU/HDR	10.1 - 20	9.23	200	108%	Constructed
MFR	Homecoming 1-3 (3) Market Rate	Preserve SP	MDR	8-14	51.9	799	110%	Constructed
MFR	Homecoming 4 (4) Market Rate	Preserve SP	HDR16 HDR30	12-20 24-40	26.8	454	72%	Constructed
MFR	Homecoming 5 Market Rate (5)	Preserve SP	HDR16	12-20	9.88	172	87%	Under Construction
MFR	Preserve Block 9 Apartments Market Rate (6)	Preserve SP	CC16 HDR16	12-20	16.59	209	63%	Permitted
MFR	Hillsborough Senior Housing with 10 affordable units (7)	General City	RD20	14-20	1.42	62	221%	Entitled
<b>Average Yield Over Example Projects (excluding Hillsborough)</b>							<b>88%</b>	
<p>(1) Meadow House in the Preserve was built at 14.83 units to the acre they utilized a .83 density bonus.</p> <p>(2) Ivy was built by Bridge Housing with a partnership with Lennar on the land.</p> <p>(3) Homecoming 1-3 had two Land uses and was built at 15.4 units/acre. This area is part of a specific plan and received units as part of a transfer from another area in order to exceed the maximum density.</p> <p>(4) Homecoming 4 was built on two land uses HDR30 (4.5 acres at 24 du/acre) and HDR16 (22.29 acres at 15.52 units/acre) for an average density of 16.95 units/acre.</p> <p>(5) Homecoming 5 has a density of 17.41 units/acre.</p> <p>(6) Block 9 apartments were approved at 16.59 units/acre.</p> <p>(7) Hillsborough was entitled at 43 units/acre with a Development agreement (DA).</p>								



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As shown in **Table B-5**, multi-family projects within the City of Chino have average yields of 88%. This excludes the Hillsborough Senior Housing project which was an outlier due to its small size and unique characteristics. Nevertheless it is a prime example of the City's flexibility in the development of parcels of all sizes for affordable housing.

The 88% development yield is in excess of the City's assumption (25 du/ac of a potential 30 du/ac) of 83%. If Hillsborough is included, the development yield for the sample projects shown is 105%. As shown, several of the projects include affordable units while others are market rate but demonstrate the City's experience in building multi-family at or near the maximum allowed densities. Therefore, the City's assumptions for realistic unit capacity are appropriate on the identified housing sites.



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**Table B-6: Sites to Accommodate Chino 2021-2029 RHNA**

Note: Net Capacity for the Mixed-Use Overlay (MU-OV) do not equate to Net Buildable Acreage times Assumed Density because they include an 80% development factor to account for existing and future non-residential uses on each parcel. See text in the previous section of this appendix for additional information on development capacity assumptions and methodology.

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes	
101403103	VICTORY OUTREACH LA PUENTE	11488 CENTRAL AVE	1.84	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	46	46	0	0		F	No	This parcel is the southern portion of the Victory Outreach Chino Church. A portion of the site is the main church building and the remaining is surface parking and a turf field. Only a portion of the total acreage of this site is assumed for redevelopment and the existing Church building is assumed to remain.	
101462151	11962 CENTRAL AVENUE TRUST	11900 BLOCKCENTRAL AVE	2.21	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	44	44	0	0	VACANT			No	The land is vacant presently and is zoned as commercial general (C.G.). The parcel use has the potential to be developed into residential uses such as mixed use or multifamily residential.
101507108	PK I CHINO TOWN SQUARE LP	5501 PHILADELPHIA ST	4.64	RC	CR	MU-OV	Central Avenue Specific Plan	25	0	92	92	0	0				No	Active and Ross Dress for less are the current tenants with ample parking in this parcel. The parcel is located in regional commercial land use district and has the possibility to create housing development in the future.
101465201	BOOKER, DANIEL O	11700 BLOCK CENTRAL AVE	1.28	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	32	32	0	0	VACANT			No	The parcel is zoned commercial general (C.G.) and is currently vacant. Surrounding the parcel includes an apartment and a senior living facility. There is an opportunity to develop this parcel.
101439302	HIGH WEST DEVELOPMENT INC	11700 BLOCKCENTRAL AVE	1.44	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	36	36	0	0	VACANT			No	Currently the parcel is located in a commercial regionally zoned area. The parcel is vacant and is a feasible option for housing development in the future.



**Table B-6: Sites to Accommodate Chino 2021-2029 RHNA**

Note: Net Capacity for the Mixed-Use Overlay (MU-OV) do not equate to Net Buildable Acreage times Assumed Density because they include an 80% development factor to account for existing and future non-residential uses on each parcel. See text in the previous section of this appendix for additional information on development capacity assumptions and methodology.

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes
101403132	VICTORY OUTREACH LA PUENTE	11436 CENTRAL AVE	0.69	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	17	17	0	0		F	No	This parcel is the part of the northern portion of the Victory Outreach Chino Church. A portion of the site is the main church building and the remaining is surface parking. Only a portion of the total acreage of this site is assumed for redevelopment and the existing Church building is assumed to remain.
101551127	CALISTO LLC	6210 RIVERSIDE DR	8.35	OC	RD 4.5	AFF-OV		25	0	208	208	0	0			Yes	The land has agriculture presently and is zoned as commercial office (C.O.). This parcel is a great option to develop in the future housing due to the surrounding area being residential and commercial.
101551103	ALBERS RENTALS	6132 RIVERSIDE DR	2.30	GC	CG	AFF-OV		25	1	56	56	0	0	VACANT		No	Presently the land is zoned a commercial general (C.G) and is currently vacant.
102103122	LONG, JIM A	13700 BLOCKCENTRAL AVE	1.00	OC	CO	AFF-OV	Central Avenue Specific Plan	25	0	25	25	0	0	VACANT		No	This parcel is currently vacant with a small parking lot and is zoned as commercial office. The parcel is surrounded by vacant land to the north, parking lot to the east, residential to the south and commercial office to the west.
102103116	BERTERRETICHE, DOMINICA FAMILY TR 4/0	5319 SCHAEFER AVE	1.45	SC	CS	AFF-OV		25	0	36	36	0	0			No	The parcel is majority vacant with a small liquor store on the north west parcel. There is a vacant parcel to the south, commercial office to the west/east and commercial to the north.



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102103126	RAWASHDEH, ZAID	13779 CENTRAL AVE	0.97	OC	CO	AFF-OV		25	1	23	23	0	0			No	There is a residential building on the north of the parcel with majority of the land being vacant. Currently the parcel is zone as commercial office and adjacent to other residential properties to the south and east.
101910105	HANSHAW, FREDERICK J TRUST 12-28-94	4117 RIVERSIDE DR	7.19	NC	CN	MU-OV		25	1	142	142	0	0			No	On the parcel currently is developed on the west portion with 3 commercial structures with eateries, dentist, optometry cleaners, beauty salon and Weinersnitchel as tenants commercial structure. While on east portion of the parcel is dedicated to agriculture and has the capacity to become housing in the future.
102011101	CIPOLIN LLC	6033 RIVERSIDE DR	4.02	GC	CG	AFF-OV		25	1	99	99	0	0			No	Overall the property is majority vacant and underutilized with the exception two structures (one residential and the other a barn). The parcel is zoned commercial general and has the potential to be developed with more residential structures on the parcel.
102010146	EZBS PROPERTIES LLC	5993 RIVERSIDE DR	1.25	GC	CG	AFF-OV		25	1	30	30	0	0			No	The parcel is zoned commercial general and has potential to be redeveloped to include low and very low-income housing. Currently the parcel has two residential structures, two additional storage type structures and vacant land to southwest portion of the parcel.
101529202	FRANKLIN FAMILY TRUST 11-13-00	12404 CENTRAL AVE	3.40	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	68	68	0	0			No	On the parcel is a commercial structure with a dentist, clothing store and restaurants to the north and an ample open parking in the remainder of the parcel. There appears to be a couple vacant



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APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes
																	stores and the parcel looks to have minimal recent tenant improvements
101529206	FRANKLIN FAMILY PARTNERSHIP	12454 CENTRAL AVE	1.56	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	31	31	0	0			No	Presently the parcel has an aged commercial parcel to the west of parcel with six commercial store fronts with four tenants (including a liquor store, laundry, and furniture store) and two empty store fronts. Majority of the parcel has abundant open parking that is underutilized.
101537102	CENCHIN LLC	12516 CENTRAL AVE	3.00	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	60	60	0	0			No	Currently, the parcel has a commercial building on the west that contains two auto shops and a vacant store on the east is ample open parking. The site appears to have minimal recent tenant improvements.
101537103	MORSE-CHINO LLC	12526 CENTRAL AVE	1.41	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	28	28	0	0			No	On this parcel there is a Mexican restaurant (Los Portales Grill and Seafood), and the remainder is open parking. Furthermore, there seems to be minimal recent renovations or improvements to existing buildings on the parcel.
101537105	PNS STORES, INC	12550 CENTRAL AVE	1.93	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	38	38	0	0			No	The parcel appears to have no major tenant improvements. Biglots and Straw Hat pizza are the only tenants on the parcel with the rest of the parcel being open parking.
101555301	LEROMA PROPERTY	5832 RIVERSIDE DR	2.77	GC	CG	MU-OV		25	0	55	55	0	0			No	The land is zoned as commercial general and has older commercial building with a market, pawn shop, insurance, dentist, cleaners, phone shop and a liquor store.



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APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes
102045112	BERTERRETICHE, DOMINICA FAMILY TRUST	13300 BLOCK CENTRAL AVE	2.41	SC	CS	MU-OV	Central Avenue Specific Plan	25	0	48	48	0	0			No	Presently there is a Basque restaurant and a motel with open parking to the south and east portion of the parking. In the north and west portion of the parcel is vacant and shows minimal signs of recent renovation.
101557211	SOUTHLANDS CHURCH INTERNANTIONAL	5559 PARK PL	2.36	RD 12	RD 12	AFF-OV		25	0	58	58	0	0			No	There is a church with a day care center currently on the parcel with open parking surrounding the northwest, west and south portion of the parcel. The parcel appears to have vacant land in the southern portion.
101462150	11962 CENTRAL AVENUE TRUST	11980 CENTRAL AVE	2.08	GC	CG	MU-OV	Central Avenue Specific Plan	25	0	41	41	0	0			No	Pepboy's is the only tenant and commercial building on the parcel. There is an abundant open parking in the south and east portion of the parcel.
101437138	MARTINI-VALENCIA, ADAM JOSEPH	11740 CENTRAL AVE	1.46	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	36	36	0	0		G	No	The Parcel is L shaped with a commercial building wrapping the west and southern portion of the parcel. The Tenants consists of a salon and barber, liquor, market, and Mexican restaurant that appear to have no improvements to the facade. Furthermore, the rest of the parcel contain open space parking.
101437137	MUSSER FAMILY TRUST 11/22/11	11712 CENTRAL AVE	0.74	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	18	18	0	0		G	No	This corner parcel contains a 7-11 and a 24-hour car wash with ample open parking and surface area. There appears to be no tenant improvements to this parcel.
101438102	LIAOU, WEN S	11769 CENTRAL AVE	1.40	GC	CG	AFF-OV	Central Avenue Specific Plan	25	1	34	34	0	0			No	On this rectangular shaped parcel there is a single-family residential building facing Central Avenue. The eastern portion of the parcel is agriculture/vacant and is underdeveloped.



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101438103	LIAOU, JIH S	11761 CENTRAL AVE	1.40	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	35	35	0	0	VACANT		No	In the west of the parcel facing Central Avenue appears to be a temporary fruit stand and the eastern portion of the parcel is agriculture/vacant and is underdeveloped.
101438101	NO, JOSEPH C	11791 CENTRAL AVE	1.82	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	45	45	0	0			No	There is currently a car wash on the west part of the parcel. Majority of the parcel is undeveloped, vacant, and underutilized.
101551129	AMERICA FINANCIAL GROUP INC	6180 RIVERSIDE DR	1.10	GC	CG	AFF-OV		25	0	27	27	0	0			No	The parcel contains a plaza (tenant's include a market, cleaners, notary, multiple beauty stores) and open space parking.
101551128	FOLEY, WENDY C	6160 RIVERSIDE DR	1.17	GC	CG	AFF-OV		25	0	29	29	0	0			No	This L shaped parcel contains a country farm supply with open parking in the north and east portion of the parcel.
102004425	FILM THIS PRODUCTIONS SERVICES INC	13001 CENTRAL AVE	0.58	GC	CG	AFF-OV	Central Avenue Specific Plan	25	0	14	14	0	0			No	The northern part of the parcel contains a small building with ample surface parking. Currently this parcel is underutilized and there is an opportunity to redevelop this parcel.
102519106	COHEN, SAID RV SURV TR - EST OF	4500 BLOCK CHINO HILLS PKWY	5.52	OC	C/O	AFF-OV	Eucalyptus Business Park Specific Plan	25	0	138	138	0	0	VACANT		No	This vacant parcel is near a commercial plaza which is south of the parcel across Chino Hills Parkway. There is owner interest in potentially redeveloping this parcel for residential uses.
102548201	COHEN, SAID SURV TR - EST OF	4700 BLOCK CHINO HILLS PKWY	0.47	OC	C/O	AFF-OV	Eucalyptus Business Park Specific Plan	25	0	11	11	0	0	VACANT	C	No	This vacant parcel is near a commercial plaza which is south of the parcel across Chino Hills Parkway. There is owner interest in potentially redeveloping this parcel for residential uses.
102515108	COHEN, SAID RV SURV TR - EST OF	4700 BLOCK CHINO HILLS PKWY	2.44	OC	C/O	AFF-OV	Eucalyptus Business Park Specific Plan	25	0	61	61	0	0	VACANT	C	No	This vacant parcel is near a commercial plaza which is south of the parcel across Chino Hills Parkway. There is owner interest in



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																	potentially redeveloping this parcel for residential uses.
102549101	COHEN, SAID SURV TR - EST OF	4700 BLOCK CHINO HILLS PKWY	0.37	OC	C/O	AFF-OV		25	0	9	9	0	0	VACANT	C	No	This vacant parcel is near a commercial plaza which is south of the parcel across Chino Hills Parkway. There is owner interest in potentially redeveloping this parcel for residential uses.
102520106	SA MARINA LLC	14700 BLOCK RAMONA AVE	3.90	GC	C	MU-OV		25	0	78	78	0	0	VACANT		No	This vacant parcel is near bus sales store which is west of the parcel across Ramona Avenue
102519107	SA MARINA LLC	4500 BLOCK CHINO HILLS PKWY	8.40	GC	C	MU-OV		25	0	168	168	0	0	VACANT		No	This corner vacant parcel is near auto shops (west of the parcel) and commercial plaza (south of the parcel).
101465101	TSAI, BECKY FAMILY TRUST 1/7/12	11817 CENTRAL AVE	1.17	GC	CG	AFF-OV	Central Avenue Specific Plan	25	1	28	28	0	0			No	There is a residential building in the west portion of the parcel and eastern portion appears to be vacant, paved area.
101506107	PK I CHINO TOWN SQUARE LP	5459 PHILADELPHIA AVE	9.05	RC	CR	MU-OV	Central Avenue Specific Plan	25	1	180	180	0	0			No	Curacao is the only tenant on the parcel with abundant open parking in the eastern, southern, and northern portion of the parcel.
101506108	PK I CHINO TOWN SQUARE LP	5463 PHILADELPHIA ST	8.12	RC	CR	MU-OV	Central Avenue Specific Plan	25	1	161	161	0	0			No	In the parcel there is a shopping center that includes a gym, café, restaurant, and a couple vacant store fronts. This development assumption accounts for development of the parking area and acreage has been netted out of the gross total area.
102033111	SZ PROPERTIES LLC	5300 BLOCK G ST	0.57	SC	CS	MU-OV	Central Avenue Specific Plan	25	1	10	10	0	0	VACANT		No	Currently there are two structures on the parcel however the structures are vacant and underutilized.
102033112	SZ PROPERTIES LLC	13399 CENTRAL AVE	1.14	SC	CS	MU-OV	Central Avenue Specific Plan	25	1	21	21	0	0			No	There are presently two buildings and vacant surface area on this parcel.



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102033113	SZ PROPERTIES LLC	13339 CENTRAL AVE	2.02	SC	CS	MU-OV	Central Avenue Specific Plan	25	1	39	39	0	0			No	On the parcel there are multiple warehouses throughout the area and open area parking to the southwest.
102033114	HEDRICK REVOCABLE FAMILY TR 11/10/16	13309 CENTRAL AVE	2.56	SC	CS	MU-OV	Central Avenue Specific Plan	25	1	50	50	0	0			No	There are two warehouses on the parcel (one building in the northwest area and one building in the southeast area). Furthermore, there is an abundant amount of surface area in the northeast and southwest portion of the parcel.
102033116	SOUTHERN PACIFIC TRANSPORTATION CO	5300 BLOCK CHINO AVE	0.76	LI	MI	MU-OV	Central Avenue Specific Plan	25	3	12	12	0	0			No	This corner rectangle shaped parcel contains railroad tracks.
102103117	SEMINARIO, FRANCISCO	5345 SCHAEFER AVE	1.13	SC	CS	AFF-OV		25	1	27	27	0	0			No	The parcel contains residential buildings in the northern portion of the parcel. There is ample vacant land in the southern portion of the parcel and is underutilized.
102606105	STATE OF CALIFORNIA STATE PRISON	14700 BLOCK CENTRAL AVE	10.00	UR	OS-1	AFF-OV		25	0	250	250	0	0	VACANT		No	This parcel is part of the State-owned California Institute for Men (CIM) facility. See discussion within this appendix for development potential and past discussions with the State relating to housing on this site. This analysis assumes redevelopment of ten acres of the overall parcel with existing uses to remain. A large portion of the site is vacant or used for seasonal agricultural purposes.
105205106	CHINO RIVERSIDE ASSOCIATES LP	7041 RIVERSIDE DR	0.99	GC	GC	MU-OV	East Chino Specific Plan	25	1	18	18	0	0	VACANT	E	No	Currently on this parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.



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105205107	PARENTE, MARY BORBA TR	7049 RIVERSIDE DR	0.96	GC	GC	MU-OV	East Chino Specific Plan	25	1	18	18	0	0		E	No	The parcel contains a residential building in the northern portion of the parcel. The southern portion of the parcel and is underutilized.
105205108	CHINO RIVERSIDE ASSOCIATES L P	6900 BLOCK RIVERSIDE AVE	0.48	GC	GC	MU-OV	East Chino Specific Plan	25	1	8	8	0	0	VACANT	E	No	Currently on this parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205109	CHINO RIVERSIDE ASSOC LP	7063 RIVERSIDE DR	0.72	GC	GC	MU-OV	East Chino Specific Plan	25	1	13	13	0	0	VACANT	E	No	Currently on this parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205110	CHINO RIVERSIDE ASSOCIATES LP	7075 RIVERSIDE DR	0.17	GC	GC	MU-OV	East Chino Specific Plan	25	1	2	2	0	0	VACANT	E	No	Currently on this corner parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205112	CHINO RIVERSIDE ASSOCIATES LP	12956 EUCLID AVE	0.72	GC	GC	MU-OV	East Chino Specific Plan	25	1	13	13	0	0	VACANT		No	Currently this parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205113	CHINO RIVERSIDE ASSOC LP	12962 EUCLID AVE	0.93	GC	GC	MU-OV	East Chino Specific Plan	25	1	17	17	0	0	VACANT		No	Currently this parcel is vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205114	SEVILLA, JOE	12976 EUCLID AVE	0.90	GC	GC	MU-OV	East Chino Specific Plan	25	1	16	16	0	0			No	The parcel contains a Sevilla feed and animal supply inc. building in the eastern portion of the parcel. The eastern portion of the parcel and is underutilized.
105205115	DG AGRIBUSINESS LLC	12986 EUCLID AVE	1.43	GC	GC	MU-OV	East Chino Specific Plan	25	1	27	27	0	0			No	The parcel contains Sevilla Feed and the Animal Supply INC. building in the eastern portion of the parcel. The eastern portion of the parcel and is underutilized.



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105205116	CHINO RIVERSIDE ASSOCIATES	13012 EUCLID AVE	1.80	GC	GC	MU-OV	East Chino Specific Plan	25	1	34	34	0	0	VACANT		No	The parcel contains a Sevilla feed and animal supply inc. building in the eastern portion of the parcel. The eastern portion of the parcel and is underutilized.
105205117	CHANG, ANTHONY Y	13024 EUCLID AVE	1.20	GC	GC	MU-OV	East Chino Specific Plan	25	1	22	22	0	0			No	This parcel has a single family detached residence in the eastern portion of the parcel and a storage area to the western portion.
105205118	DE BIE FAMILY REVOCABLE TRUST 9/2/14	13046 EUCLID AVE	0.50	GC	GC	MU-OV	East Chino Specific Plan	25	1	9	9	0	0			No	This parcel has a single family detached residence in the eastern portion of the parcel and a garage to the western portion.
105205120	CHANG, ANTHONY Y	12900 BLOCK EUCLID AVE	1.40	GC	GC	MU-OV	East Chino Specific Plan	25	1	26	26	0	0	VACANT		No	Currently on this parcel is developed with tennis courts and storage buildings. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105205121	GOMEZ, MIGUEL	13078 EUCLID AVE	0.50	RD 20	GC	AFF-OV	East Chino Specific Plan	25	1	11	11	0	0			Yes	The parcel contains a residential building in the eastern portion of the parcel. The western portion of the parcel and is underutilized.
105205122	GOMEZ, MIGUEL	12900 BLOCK EUCLID AVE	0.50	RD 20	RD20	AFF-OV	East Chino Specific Plan	25	1	11	11	0	0	VACANT		Yes	Currently this parcel is vacant and unpaved with only temporary fences.
105205123	GOMEZ, MIGUEL	13102 EUCLID AVE	1.00	RD 20	RD20	AFF-OV	East Chino Specific Plan	25	1	24	24	0	0			Yes	The parcel contains a residential building in the northern portion of the parcel. The southern portion of the parcel and is underutilized.
105205124	GOMEZ, MIGUEL	13134 EUCLID AVE	4.60	RD 20	RD20	AFF-OV	East Chino Specific Plan	25	1	113	113	0	0		D	Yes	The parcel contains a residential building in the southeastern portion of the parcel. The rest of the parcel and is vacant and underutilized.
105205125	SAVOY, WANDA JEAN	13062 EUCLID AVE	0.50	GC	GC	MU-OV	East Chino Specific Plan	25	1	9	9	0	0			No	This parcel has a single family detached residence in the eastern portion of the parcel and a storage area to the western portion.



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105258103	ZIVELONGHI INVESTMENT CO LLC		15.12	GC	GC	MU-OV	East Chino Specific Plan	25	1	301	301	0	0	VACANT		No	Currently on this parcel is used agriculturally and vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105258104	LEGACY REAL PROPERTIES INC		4.66	GC	GC	MU-OV	East Chino Specific Plan	25	1	92	92	0	0	VACANT		No	Currently this parcel is used agriculturally and vacant. This parcel is currently underutilized and has high potential to be developed into housing in the future.
105325102	CHOI, JAMES Y	6622 EDISON AVE	2.92	RD 4.5	RD4.5	AFF-OV	East Chino Specific Plan	25	1	72	72	0	0			Yes	The parcel has a single family detached residence in the southern portion of the parcel and the northern portion is vacant and underutilized. There are powerlines in the northern portion of the parcel within SCE's Easement
105325103	SANTOS, JOSE G	6566 EDISON AVE	2.12	RD 4.5	RD4.5	AFF-OV	East Chino Specific Plan	25	1	52	52	0	0			Yes	This parcel has a single family detached residence in the southern portion of the parcel and the western portion is vacant and underutilized. There are powerlines in the northern portion of the parcel within SCE's Easement
105325104	SANTOS, JOSE G	6522 EDISON AVE	1.08	RD 4.5	RD4.5	AFF-OV	East Chino Specific Plan	25	1	26	26	0	0			Yes	The parcel has a single family detached residence in the southern portion of the parcel and the western portion is vacant and underutilized. There are powerlines in the northern portion of the parcel within SCE's Easement
105327109	CROSSPOINT CHRISTIAN REFORMED CHURCH	6950 EDISON AVE	3.94	OC	OC	AFF-OV	East Chino Specific Plan	25	1	97	97	0	0			No	The parcel is currently a church with a large surface parking lot
101403101	VICTORY OUTREACH LA PUENTE	11436 CENTRAL AVE	1.34	GC	CG	AFF-OV	Central Avenue Specific Plan	25	1	32	32	0	0			No	The parcel is currently a large surface parking lot for a church



**Table B-6: Sites to Accommodate Chino 2021-2029 RHNA**

Note: Net Capacity for the Mixed-Use Overlay (MU-OV) do not equate to Net Buildable Acreage times Assumed Density because they include an 80% development factor to account for existing and future non-residential uses on each parcel. See text in the previous section of this appendix for additional information on development capacity assumptions and methodology.

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes
102521129	GLOCAL DEVELOPMENT LLC	CORPORATE CENTER DR	4.12	OC	AM	AFF-OV	Eucalyptus Business Park Specific Plan	25	0	103	103	0	0	VACANT		No	The parcel is currently a vacant lot
102513206	LIU CHE CHEN & SHU FEN REV TR 10/9	14659 RAMONA AVE	8.73	GC	C	MU-OV	Eucalyptus Business Park Specific Plan	25	0	109	109	0	0			No	The parcel is currently developed with vacant Department store with a large surface parking lot
102257109	MLM CHINO parcel LLC	4093 GRAND AVE	8.07	RC	RM	MU-OV	Majestic Spectrum Specific Plan	25	0	100	100	0	0			No	The parcel is currently a Kohls Department store with a large surface parking lot
101945117	WALL PROPERTIES	13375 RAMONA AVE	4.61	LI	M1	AFF-OV		25	0	115	115	0	0			No	The parcel is currently a storage facility
101951105	LEGACY INTERESTS LLC	13555 RAMONA AVE	4.39	LI	M1	AFF-OV		25	0	109	109	0	0			No	The parcel is currently a storage facility
102029427	RODELO REVOCABLE TRUST	5088 CHINO AVE	0.44	RD 8	RD8	AFF-OV		25	0	11	11	0	0		A	No	The parcel is currently a tow yard. Property owner has expressed interest in redeveloping for residential uses within the planning period.
102029410	RODELO REVOCABLE TRUST	13100 BLOCK 5TH ST	0.15	RD 8	RD8	AFF-OV		25	0	3	3	0	0		A	No	The parcel is currently a tow yard. Property owner has expressed interest in redeveloping for residential uses within the planning period.
102029411	RODELO REVOCABLE TRUST	13100 BLOCK 5TH ST	0.15	RD 8	RD8	AFF-OV		25	0	3	3	0	0		A	No	The parcel is currently a tow yard. Property owner has expressed interest in redeveloping for residential uses within the planning period.
102029412	RODELO REVOCABLE TRUST	13286 5TH ST	0.14	RD 8	RD8	AFF-OV		25	0	3	3	0	0		A	No	The parcel is currently a tow yard. Property owner has expressed interest in redeveloping for residential uses within the planning period.
101530116	EXPRESS PROPERTIES LP	12356 CENTRAL AVE	2.00	GC	CG	MU-OV	Central Avenue Specific Plan	25	1	38	38	0	0			No	The parcel is currently a Skate Express (Skate rink) with a large surface parking lot
101460119	LJZ MURRIETA LLC	5402 PHILADELPHIA ST	6.09	RC	CR	MU-OV	Central Avenue Specific Plan	25	1	120	120	0	0			No	The parcel is currently a gym and strip mall with a large surface parking lot



**Table B-6: Sites to Accommodate Chino 2021-2029 RHNA**

Note: Net Capacity for the Mixed-Use Overlay (MU-OV) do not equate to Net Buildable Acreage times Assumed Density because they include an 80% development factor to account for existing and future non-residential uses on each parcel. See text in the previous section of this appendix for additional information on development capacity assumptions and methodology.

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning	Overlay Zone	Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above Moderate	Vacancy	Potential Lot Consolidation	5th Cycle	Notes
101460120	H&S INVESTMENTS GROUP LLC	5440 PHILADELPHIA ST	3.10	RC	CR	MU-OV	Central Avenue Specific Plan	25	1	61	61	0	0			No	The parcel is currently a strip mall with a large surface parking lot
101459116	CHINO PROMENADE PS LP	5536 PHILADELPHIA ST	3.41	RC	CR	MU-OV	Central Avenue Specific Plan	25	1	67	67	0	0			No	The parcel is currently a movie theater, restaurant, and strip mall with a large surface parking lot
101557827	BENHAM, SCOTT & ADRIANNE REV TR 07/1	5650 RIVERSIDE DR	0.39	CG	CG	MU-OV		25	1	6	6	0	0		B	No	The parcel is currently a restaurant with a large surface parking lot
101557828	BENHAM, SCOTT & ADRIANNE REVOCABLE T	5664 RIVERSIDE DR	0.42	GC	CG	MU-OV		25	1	7	7	0	0		B	No	The parcel is currently a strip mall with a large surface parking lot
101557829	MAC ARTHUR, J D PROPERTIES, INC	5684 RIVERSIDE DR	0.25	GC	CG	MU-OV		25	1	3	3	0	0		B	No	The parcel is currently a 7/ Eleven convenience store
101562221	CHINO HIGH SCHOOL	5130 RIVERSIDE DR	0.90	OC	CO	AFF-OV		25	2	20	20	0	0			No	The parcel is currently the headquarters for the Chino Valley USD with a large surface parking lot
101504107	CENTRAL CHINO LODGING LLC	12266 CENTRAL AVE	1.80	GC	CG	MU-OV	Central Avenue Specific Plan	25	1	35	35	0	0			No	The parcel is currently a motel with a large surface parking lot
101504106	LUCRATIVE NETWORK LLC	12206 CENTRAL AVE	0.59	GC	CG	MU-OV	Central Avenue Specific Plan	25	1	10	10	0	0			No	The parcel is currently a restaurant with a large surface parking lot



**Table B-7: Sites to Accommodate Chino 2021-2029 RHNA – The Preserve and Rancho Miramonte Specific Plans**

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning <sup>1</sup>	Overlay Districts/ Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/ Very-Low	Moderate	Above	Vacancy	Potential Lot Consolidation	5th Cycle
105701101	7360 PINE AVENUE LLC	7300 BLOCK PINE AVE	4.03	HDR 30	HDR 30	Preserve	30	0	34	8	0	26			No
105718103	CHINO HOLDING COMPANY LLC	7900 BLOCK PINE AVE	10.22	HDR 30	HDR 30	Preserve	30	0	215	0	0	215			No
105702101	7360 PINE AVENUE LLC	16100 BLOCK MAYHEW AVE	8.83	HDR 16	HDR 16	Preserve	16	0	99	0	99	0			No
105703101	7360 PINE AVENUE LLC	7416 PINE AVE	1.63	HDR 16	HDR 16	Preserve	16	0	18	0	18	0			No
105703103	7360 PINE AVENUE LLC	7360 PINE AVE	6.23	HDR 16	HDR 16	Preserve	16	0	70	0	70	0			No
105703102	7360 PINE AVENUE LLC	7300 BLOCK PINE AVE	4.65	HDR 16	HDR 16	Preserve	16	0	52	0	52	0			No
105718106	CHINO HOLDING COMPANY LLC	8363 PINE AVE	26.47	HDR 16	HDR 16	Preserve	16	0	296	0	296	0			No
105718102	CHINO HOLDING COMPANY LLC	7900 BLOCK PINE AVE	3.35	HDR 16	HDR 16	Preserve	16	0	37	0	37	0			No
105712101	LOYOLA PROPERTIES I LP	8100 BLOCK BICKMORE AVE	8.16	HDR 20	HDR 20	Preserve	21	0	120	0	120	0			No
105713102	LOYOLA PROPERTIES I LP	8100 BLOCK PINE AVE	6.07	HDR 20	HDR 20	Preserve	21	0	89	0	89	0			No
105715102	LOYOLA PROPERTIES I LP	8300 BLOCK PINE AVE	8.16	HDR 20	HDR 20	Preserve	21	0	120	0	120	0			No
105714101	LOYOLA PROPERTIES I LP	8300 BLOCK PINE AVE	2.54	HDR 20	HDR 20	Preserve	21	0	37	0	37	0			No
105713101	LOYOLA PROPERTIES I LP	8100 BLOCK PINE AVE	5.45	CC 30	CC 30	Preserve	30	0	63	16	0	47			No
105712102	LOYOLA PROPERTIES I LP	8100 BLOCK BICKMORE AVE	8.89	CC 30	CC 30	Preserve	30	0	103	26	0	77			No
105715101	LOYOLA PROPERTIES I LP	8300 BLOCK BICKMORE AVE	8.89	CC 30	CC 30	Preserve	30	0	103	26	0	77			No
105714102	LOYOLA PROPERTIES I LP	8286 PINE AVE	3.89	CC 30	CC 30	Preserve	30	0	45	11	0	34			No

<sup>1</sup> Parcels within The Preserve Specific Plan and Rancho Miramonte do not have traditional zoning, but do have designated Land Uses per the Specific Plan. The Specific Plan existing capacity was used to determine yield per the entitled land use plans shown in **Figures B-2 and B-3**. Parcels shown are existing APNs for identification purposes. These parcels are anticipated to subdivide prior to development and will potentially have multiple land uses within a single parcel.

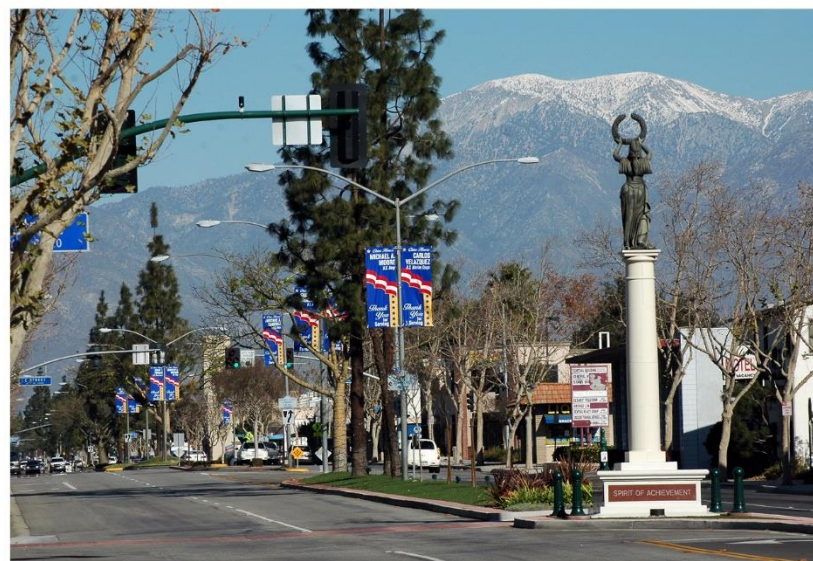


**Table B-7: Sites to Accommodate Chino 2021-2029 RHNA – The Preserve and Rancho Miramonte Specific Plans**

APN	Owner	Address	Buildable (Net) Acreage	GPLU	Zoning <sup>1</sup>	Overlay Districts/ Specific Plan Areas	Assumed Density	Existing Units	Net Capacity	Low/Very-Low	Moderate	Above	Vacancy	Potential Lot Consolidation	5th Cycle
105728112	MILL CREEK LLC	7911 PINE AVE	2.16	NC	NC	Preserve	10	0	15	0	0	15			No
105728114	CHINO HOLDING COMPANY LLC	7945 PINE AVE	17.79	MDR	MDR	Preserve	10	0	124	0	0	124			No
105718120	CHINO HOLDING COMPANY LLC	8300 BLOCK CHINO CORONA RD	19.19	MDR	MDR	Preserve	10	0	134	0	0	134			No
105718101	CHINO HOLDING COMPANY LLC	8005 PINE AVE	26.44	MDR	MDR	Preserve	10	1	185	0	0	185			No
105718119	CHINO HOLDING COMPANY LLC	8340 CHINO CORONA	23.43	MDR	MDR	Preserve	10	0	164	0	0	164			No
105718122	CHINO HOLDING COMPANY LLC	7900 BLOCK CHINO CORONA RD	53.64	LDR	LDR	Preserve	6	0	206	0	0	206			No
105718136	CHINO PRESERVE DEVELOPMENT CORPORATI	8700 BLOCK LEGACY PARK ST	11.18	LDR	LDR	Preserve	6	0	43	0	0	43			No
105718121	CHINO HOLDING COMPANY LLC	7900 BLOCK CHINO-CORONA RD	70.01	LDR	LDR	Preserve	6	0	269	0	0	269			No
105718135	CHINO HOLDING COMPANY LLC	8700 BLOCK LEGACY PARK ST	50.00	CC 16	CC 16	Preserve	16	1	308	0	0	308			No
105721202	TH MIRAMONTE INVESTORS LLC	17089 CUCAMONGA AVE	21.50	MDR	MDR	Rancho Miramonte	10	0	199	0	199	0			No
105721225	TH MIRAMONTE INVESTORS LLC	17100 BLOCKCUCAMONGA AVE	11.21	MDR	MDR	Rancho Miramonte	10	0	104	0	104	0			No
105721201	TH MIRAMONTE INVESTORS LLC	17100 BLOCKCUCAMONGA RD	52.51	LDR	LDR	Rancho Miramonte	6	0	311	0	0	311			No
105721105	ORANGE COUNTY FLOOD CONTROL DISTRICT	7945 CHINO CORONA RD	15.42	LDR	LDR	Rancho Miramonte	6	0	91	0	0	91			No
105721103	TH MIRAMONTE INVESTORS LLC	8115 CHINO CORONA RD	6.37	LDR	LDR	Rancho Miramonte	6	0	38	0	0	38			No
105721104	TH MIRAMONTE INVESTORS LLC	8121 CHINO CORONA RD	13.40	LDR	LDR	Rancho Miramonte	6	0	79	0	0	79			No



## Appendix C: Community Engagement Summary





## Appendix C: Community Engagement Summary

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Chino has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council and Planning Commission Study Sessions, Community Workshops, digital media, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: [https://www.cityofchino.org/residents/housing/housing\\_element\\_update](https://www.cityofchino.org/residents/housing/housing_element_update).

Outreach for the 6<sup>th</sup> Cycle Housing Element to the Chino community, includes the following actions:

### **Community Workshop #1**

On September 8, 2020, the City posted a virtual community workshop online. The workshop included a recorded presentation informing the public of the Housing Element Update, including an overview of the Housing Element, the Regional Housing Needs Assessments and the update process and timeline. The presentation also provided information regarding an online survey, developed by the City to solicit additional feedback from the community. The workshop was advertised in both Spanish and English using flyers, social media posts, email blast and the City's Housing Element Update webpage. The presentation is available for viewing by the public on the City's Housing Element Update website, at: [www.cityofchino.org/residents/housing/housing\\_element\\_update](http://www.cityofchino.org/residents/housing/housing_element_update).

### **Community Survey**

On September 8, 2020 the City launched an online community survey in order to gather additional feedback regarding potential policies and programs to include in the Housing Element, as well as potential housing types and opportunities in the City. The survey solicited feedback regarding potential barriers to housing access and constraints to the development of housing. A total of 129 survey responses were submitted.

### **Community Workshop #2**

The City conducted a second community workshop on July 13, 2021. The workshop was held in-person at City Hall and provided the public with information on the Public Review Draft of the Housing Element. Participants had the opportunity to ask questions and provide input on the Housing Element.

### **City Council Study Sessions**

The City held Study Sessions with the City Council on January 19, March 2, March 16, June 15, and July 20, 2021. The Study Sessions provided the Council with information on the Housing Element Update process, community demographics, outreach efforts, and potential sites strategies. An additional Study Session was held on March 16, 2021, to further discuss the details of the sites analysis strategies. The Study Sessions solicited feedback and guidance from the City Council and allowed for public comments.



### **Planning Commission Study Session**

The City held a Study Session with the Planning Commission on July 19, 2021. The Study Session provided the Commission with information on the Housing Element Update, outreach efforts, and details on the sites analysis strategies and policies included in the Public Review Draft. The Study Session solicited feedback from the Planning Commission and allowed for public comments.

### **Housing Element Update Steering Committee**

The City organized a Steering Committee of 12 community members. The Committee met on four occasions and provided feedback and recommendations on draft sections of the Housing Element. Committee members also advocated for the Housing Element and assisted in outreach efforts within the community.

### **Housing Element Update Website**

A Housing Element Update webpage was created on the City's website to provide relevant background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website provided a link to the community survey tool, as well as the contact information of the project team for residents and community members to send additional comments or request additional information. The website is available at this following address: [www.cityofchino.org/residents/housing/housing\\_element\\_update](http://www.cityofchino.org/residents/housing/housing_element_update).

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. **Outreach to Underrepresented Portions of the Community**

The City of Chino understands the importance of engaging all segments of the community, especially those who traditionally are underrepresented within long-range planning processes and those who may experience a barrier to participation. This may be a language barrier, comfort level, or other responsibilities which conflict with public meetings/engagement efforts by the City. In general, some of those areas include residential areas in the northern part of the City north of Schaefer Avenue. Much of the housing stock in these residential areas are several decades old and now identified as low/moderate income CDBG target areas.

In response, the City of Chino designed an outreach program for the housing element update which sought to engage residents and community stakeholders who are representative of many segments of the population as well as provide opportunities for all residents to participate in their own way. The approach began with noticing for all workshops and draft documents in English and Spanish through the following methods:

- Social Media Postings including Facebook, Instagram, Twitter, Nextdoor and Linked In.
- Social media postings were also shared into the following groups: We love the Preserve, Chino Connects over 50, Chino Connects Official, and Chino Connects.
- It was included in the Chino Newsletter, the Senior Center Newsletter and Chino Valley Chamber of Commerce Newsletter.
- The workshops also aired on Channel 3



## CITY OF CHINO 6th Cycle Housing Element Update (2021-2029)



- Ad in the Champion
- Information on the utility bills

This is in excess of the City's standard meeting noticing procedures and was aimed at reaching underrepresented segments of the community. Additionally, the City convened a Housing Element Update Steering Committee comprised of community members, some long time residents of Chino who contributed decades of historical knowledge to the housing element update process, from a variety of backgrounds which represented different segments of the community. Members of this group have experience with local church groups and organizations who have a further reach than the City's standard practices. Committee members were tasked with having discussions with community members in their local circles and bringing this information back to each monthly meeting to feed into the update process. This group also included local affordable housing developers who have recent experience in building affordable housing within the area. These committee members helped to truth the City's analysis and assumptions, leading to a document which can result in the development of affordable housing.

Section C.8 of this document includes a list of outreach completed in conjunction with the Housing Element Update as part of the Measure Y outreach process to approve the zone changes associated with the housing element. The City met with the following organizations and gave a presentation on what was involved in the housing element update and Measure Y vote:

- Community Services Commission (4/25/2022)
- Pizza & Politics (4/28/2022)
- Kiwanis Club (5/4/2022)
- City Hall on the Move (5/7/2022)
- Rancho del Chino Rotary Club (5/10/2022)
- Chino Valley Lions Club (5/12/2022)
- Office Hours at the Preserve (5/12/2022)
- Planning Commission (5/16/2022)
- City Council (4/19/2022 and 5/17/2022)

### **Disadvantaged Population**

The City provides funding to public service providers to help the disadvantaged, low-income population and those at-risk of homelessness. Agencies funded include Chino Neighborhood House Food Pantry, House of Ruth, Inland Valley Hope Partners, and Human Services Family Counseling. These agencies provide outreach and collaborative efforts with local non-profit and faith based organization to provide service. Housing also collaborates with the Community Services Department to continually assess the needs of the community through outreach and community involvement to identify gaps in services available to the low-income residents.

To address the changing needs in our community, the Housing Division has implemented new emergency assistance programs to help income-eligible residents facing emergency housing or crisis situations. The Emergency Housing Assistance Program provides financial assistance with security deposit, rental assistance, motel voucher, and/or emergency utility payment assistance with the goal of preventing homelessness. In addition, the City works diligently to provide a variety of programs and services to assist homeless persons with outreach which includes the dissemination of information and resources for food,



## CITY OF CHINO 6th Cycle Housing Element Update (2021-2029)



clothing, shelter, and applying for CalFresh/CalWorks, and Medi-Cal/Covered California health insurance. The Community Services and Police Departments conduct outreach events in partnership with the San Bernardino County Department of Behavioral Health as well as through the efforts through Homeless Outreach Team (HOT) and Crisis Intervention Team (CIT) to specifically deal with the City's homeless population and those suffering from mental illness.

The City also contracts with Social Work Action Group (SWAG), a non-profit organization providing intensive outreach and homeless intervention services twenty-four (24) hours per week of intensive field case management which will be in addition to the services and programs the City provides.

### **Social Media**

In the last few years, the City has utilized social media platforms such as Twitter, Facebook, and Instagram to reach a larger population including all ages and income levels. In particular, these platforms have proven a successful way to reach those in need of emergency financial assistance through our rental and utility payment programs as well as outreach to landlords and business owners eligible for Covid-related relief funding. With a larger reach, social media has proven to be more successful than some more traditional methods.

### **CDBG Targeted Areas:**

The City recently updated its CDBG Consolidated Plan. This comprehensive process includes extensive outreach to the CDBG targeted area which consists of disadvantaged low-to moderate income households. This process was comprised of a series of community meetings, surveys, social media campaign, and press releases inviting residents to participate in the development of the plan. Public Notices and outreach were published in English and Spanish. The City's Neighborhood Activity Center that serves low-income families assisted with the outreach where we held a workshop. This collaborative effort was comprised of local organizations, agencies, and service providers discussing how funds would best meet the needs of the community. Nearly 40 institutions were invited and the city received input from 325 residents.

### **On-going Citywide Outreach**

The City's Human Services, and Community Services staff conducts citywide outreach at city events by setting up information sharing booths and collaborating with other service agencies to provide resources. In addition, resources are published in the Chino Connection Community Services Newsletter made available to all residents. These efforts keep residents informed and connected to agencies that provide service and activity for youth as well as adults which helps promote a connected and healthy community. The City also partners with the Chino Unified School District through programs that help identify families in need. These families receive comprehensive services through Human Services to ensure resources are made available to promote healthy environments in which children need to thrive.



## **C.1 Community Workshop #1**

This section contains all available materials and handouts created to accompany the recorded presentation posted on the Housing Element Update webpage. Public comments were received in written form via email.



## **C.2 Community Survey**

This section contains a summary of the community survey, complete survey data, and additional comments submitted by participants.



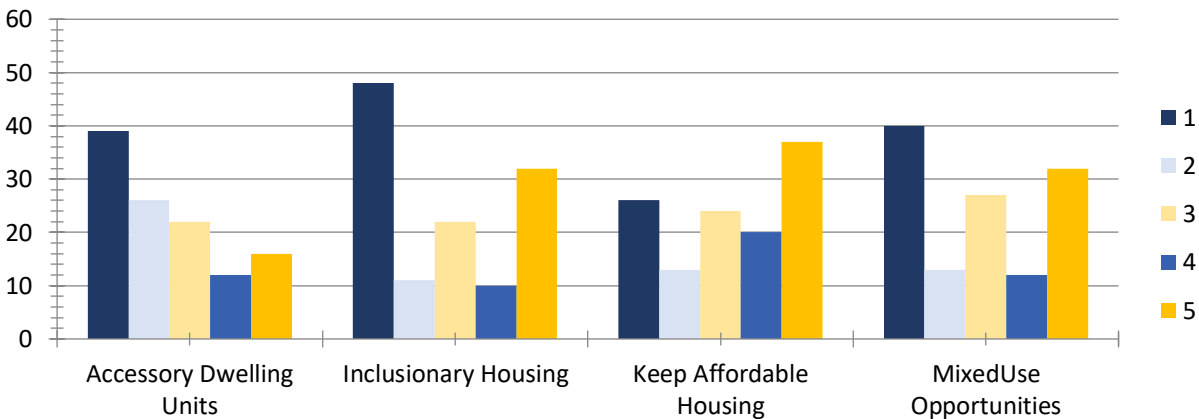
## Community Survey Summary

### Housing Program Opportunities

Participants were provided a variety of housing programs opportunities, categorized into four groups: Affordable Housing programs, Community Assistance programs, Fair Housing programs, and Streamlining Development Processes. Participants were asked to rank each potential program or policy based on applicability, as well as what they would most like to see implemented. The scale was set from 1 to 5, 1 being the least appealing and 5 being the most appealing.

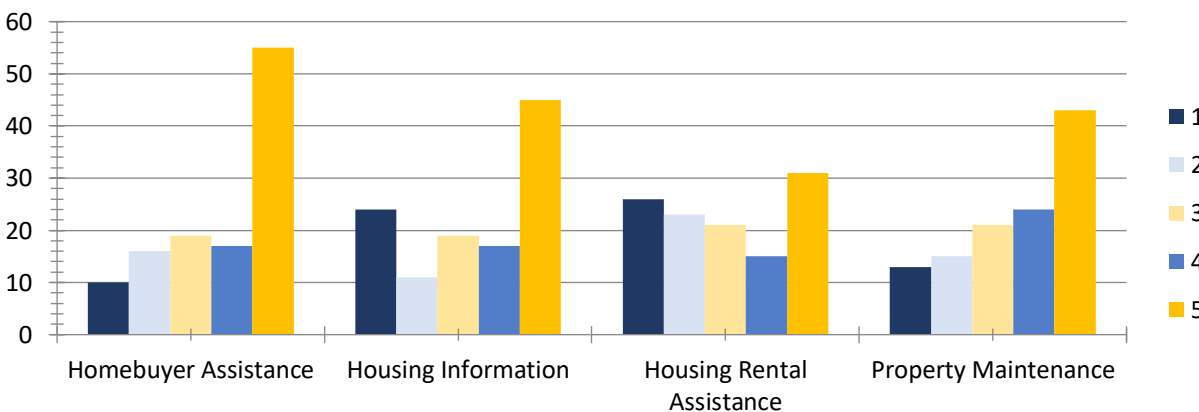
**Affordable Housing Programs** - **Figure C-1** displays data results for participant responses to Affordable Housing Programs. Based on the data, participants were most interested in programs to maintain existing affordable housing, while programs and policies to incorporate inclusionary housing were identified as the least appealing. Participants also showed a variety interest in mixed-use opportunities, with a near split between participants finding it most appealing and least appealing.

**Figure C-1: Affordable Housing Program Opportunities**



**Community Assistance Programs** – **Figure C-2** displays survey results showing that participants were most interested in identifying funding for homebuyer assistance programs, participants also identified increased accessibility to housing information as a priority. Residents were least interested in housing rental assistance programs.

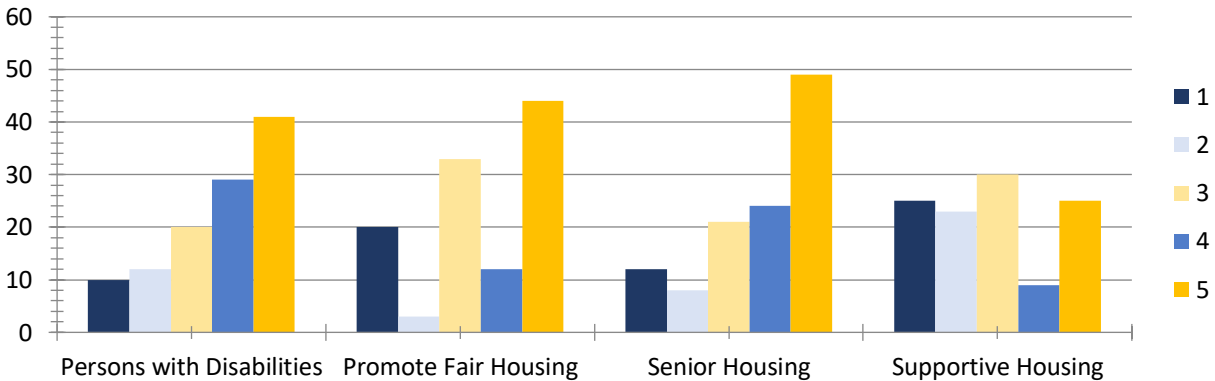
**Figure C-2: Community Assistance**





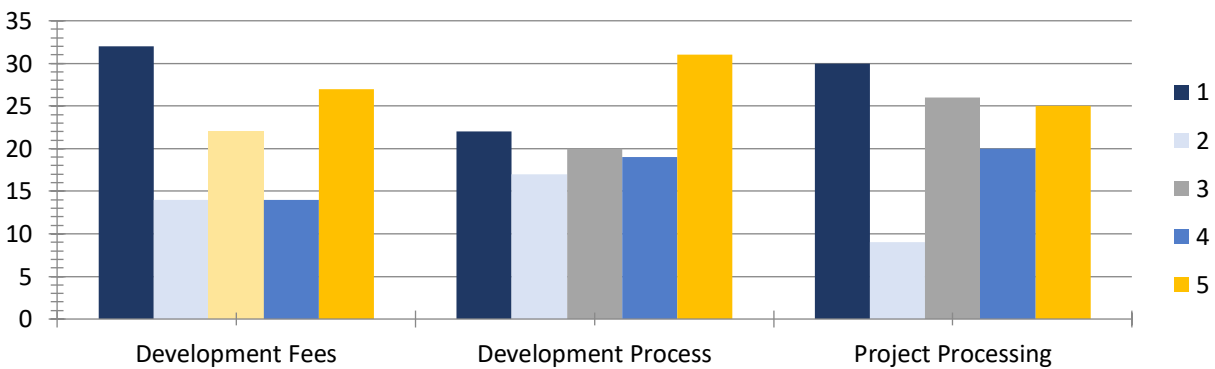
**Fair Housing Programs** – Figure C-3 displays survey results for Fair Housing Programs. The data shows that majority of participants were interested in a variety of fair housing programs and policies. Programs and policies to increase and create additional opportunities for senior housing were most appealing to participants. Survey participants had a mixed response to supportive housing programs, however, were overall least interested in supportive housing.

**Figure C-3: Fair Housing**



**Streamlining Processes** – Figure C-4 displays survey results for programs and policies to streamline processed. Based on the data, participants showed overall little interest in streamlining a variety of process to encourage increased housing. Participants were least interested in reducing fees paid by developers to encourage the production of housing. However, of the three listed programs, participants identified streamlining the development process, such as plan checks and permit processing times, as the most appealing.

**Figure C-4: Streamlining Processes**

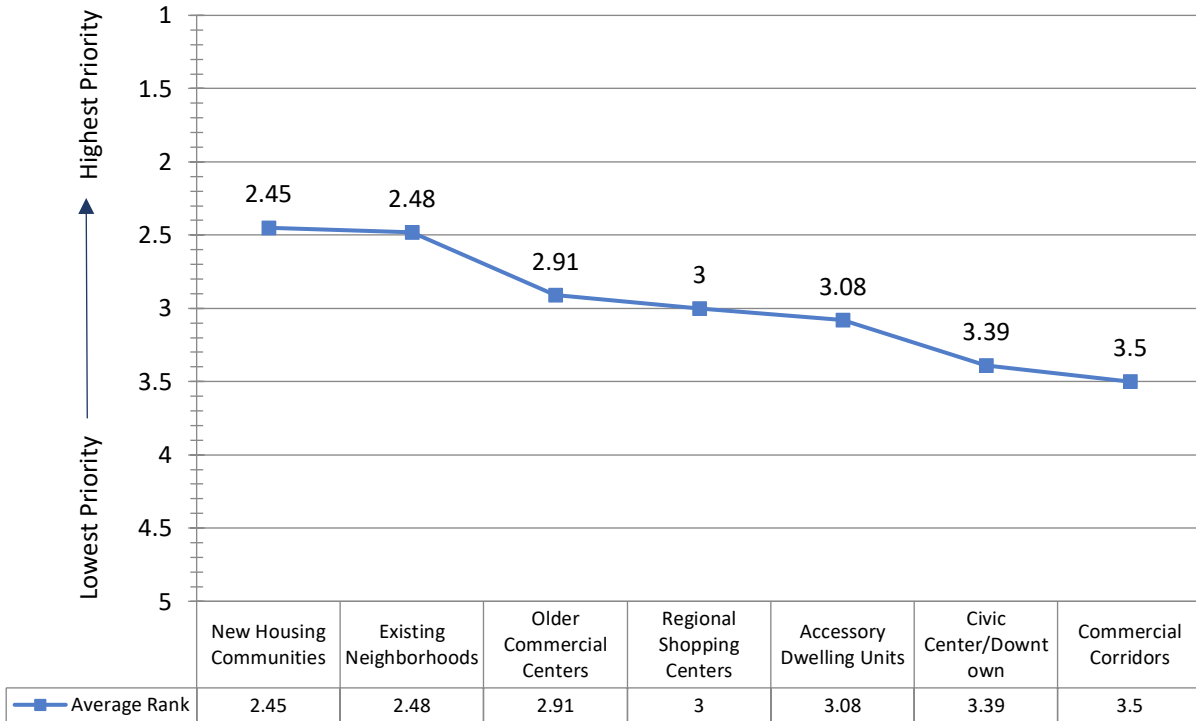




**Potential Housing Locations**

Survey participants were provided a list of areas for housing opportunities in Chino and asked to rank the areas based upon what they would like the City to prioritize. Participants placed their most prioritized area as number one at the top of the list, their second priority as number two, and so on. The potential areas included: Regional shopping centers, Commercial Corridors, Accessory Dwelling units (ADUs), Older Commercial Centers, Civic Center Downtown & Existing Neighborhoods & New Housing Communities.

**Figure C-5: Housing Areas, Priority Ranking**



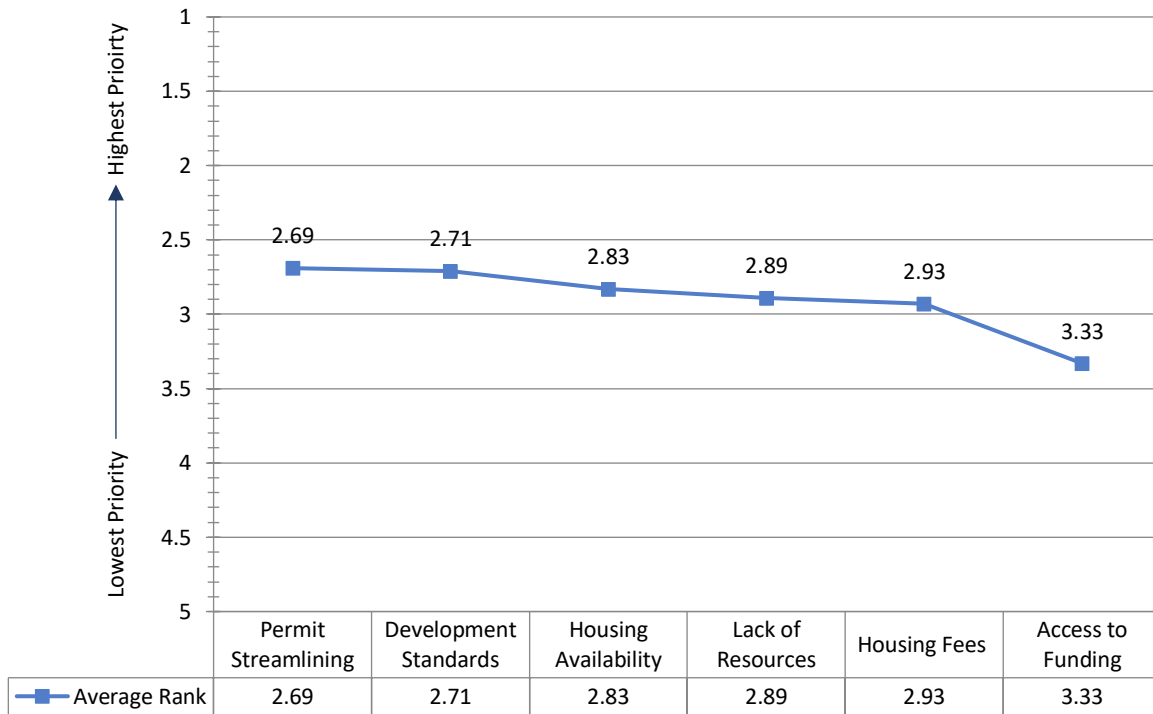
- The survey results showed that new housing communities and residential in existing neighborhoods were the highest priority housing opportunities for participants.
- Participants were least interested in housing in commercial corridors and in the civic center and downtown Chino area.
- It was also observed that participants were not interested in increased density and did not want to lose an existing for future retail and commercial opportunities.

**Priority Programs to Remove Constraints to Housing**

Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Chino. The following constraints were provided: Lack of Resources, Housing availability, Permit Streamlining, Access to Funding, Development Standards, and Housing Fees. Participants then ranked the barriers they would most like the City to focus on removing. Participants placed their highest priority barrier as number one at the top of the list, their second priority as number two, and so on.



**Figure C-6: Constraints to Housing, Priority Ranking**



- The data shows that slow and lengthy permit processing was the highest priority that participants want the City to address. Additionally, inflexible developments standards were the next highest priority constraint to address among participant responses.
- Participants also identified a lack of housing availability and a lack of resources as prominent barriers to housing access in the City of Chino.



### **C.3 Community Workshop #2**

The City conducted a community workshop in-person on July 13, 2021. This section contains all handouts and materials, as well as all public comments received verbally and in written format.



## **C.4 City Council Study Session**

The City held multiple City Council Study Sessions between January and July 2021. This section contains all relevant materials and handouts created for the Study Sessions, as well as all public comments received verbally or in written format.



## **C.5 Planning Commission Study Session**

The City held a Planning Commission Study Sessions on July 19, 2021. This section contains all relevant materials and handouts created for the Study Session, as well as all public comments received verbally or in written format.



## **C.6 Housing Element Update Steering Committee**

The Steering Committee met on four separate occasions throughout the Housing Element Update process. This section contains the meeting agendas and all relevant information and handouts provided to the Committee Members.



## C.7 Public Comments

This section contains all public comments received by the City during the Public Review Draft period.

Additionally, the table below summarizes how public comments from the cities numerous outreach efforts were considered and incorporated throughout the housing element update process. The community provided feedback through the community survey and the Housing Element Update Steering Committee as well. That feedback is captured in this appendix.

<b>Table C-1: Housing Element Update Public Comment Consideration</b>		
<b>Public Comment</b>	<b>How comment was received.</b>	<b>How the comment was considered and incorporated in the update.</b>
City should explore overlay or other zoning options rather than direct rezoning.	Public comment at a City Council study session	The City analyzed the potentially for an overlay and revised the sites strategy within the HEU to include two mixed-use overlays.
Sites need an objective review criteria	City Council request	The City completed an objective analysis based on six separate criteria as shown in Appendix C. The criteria was developed with public input at a City Council study session and included location within corridors, proximity to major roadways/freeways,
Moderate and above moderate sites are focused in The Preserve while “Old Chino” is primarily lower income.	Public Review Draft Comment Submittal	The City analyzed this comment and determined that the majority of the existing deed-restricted affordable units in the community are within The Preserve through recent development. Another 86 units are anticipated within this area. There may be additional development for affordable units in this area in the future, however the City cannot take credit for them in the Housing Element as the Specific Plan for this area includes planning areas that do not meet default densities. The current sites strategy distributes affordable units throughout the community.
Letter provided to the City regarding candidate sites within The Preserve.	Letter	The City engaged the property owners and had a dialogue regarding existing agreements and what can be developed. The housing element was modified to include sites which can realistically be developed.
Is there a rationale for only building lower income homes off of Central and Riverside?	Public Review Draft Comment Submittal	The City has planned for a large portion of units to be along Central and Riverside, however there are candidate sites identified across the city. Central and Riverside are two primary corridors within the community and contain much of the necessary public services, open space, infrastructure, public transit, and other necessities that residents desire. Additionally, sites within these two corridors are large enough to accommodate development at the identified densities. As stated above, the City developed objective criteria that helped to guide sites analysis.



**Table C-1: Housing Element Update Public Comment Consideration**

Public Comment	How comment was received.	How the comment was considered and incorporated in the update.
It looks like many shopping centers will either be eliminated to build this housing or shopping establishments will be greatly reduced for the purpose of building multi-unit properties for low-income housing.	Public Review Draft Comment Submittal	The candidate sites strategy includes two overlays, one of which is for mixed-use development, including a mixture of commercial and residential. The assumptions within the site strategy account for potential commercial development. Sites were identified as mixed-use due to their potential to retain or add non-residential uses along with residential development. This will add resources to the community.
The amount of multifamily residences that are being built in the middle of Chino is unbelievable. There is surely to be an increase in traffic and increase of crime. One of the many reasons people love chino is the small town feel and over the years it has become less of this feeling.	Public Review Draft Comment Submittal	The City understands that this development may be different from what is currently in Chino and worked with the community, the Steering Committee (comprised of community members), Planning Commission, and City Council to develop the candidate sites strategy. Future development projects will analyze traffic impacts for specific development projects and propose mitigation if determined to be necessary.
There are a lot of resources that would be congested with all of extra houses especially when you build large apartments buildings with tons of buildings all in same areas.	Public Review Draft Comment Submittal	Future development projects will analyze traffic impacts for specific development projects and propose mitigation if determined to be necessary.
All of the areas for very low-income houses will be where I live. I live on riverside dr. Worry about what the area will look like when this is all done. I already live around low income houses I get stuff stolen and damaged a lot already.	Public Review Draft Comment Submittal	This information was received and considered.
Majority if not all of the very low to low-income housing is around center Chino, an already considered middle to low-income area.	Public Review Draft Comment Submittal	As shown in Appendix B, the City has distributed units across the community based on an objective criterion developed through a public process.
Please don't ruin the city with high density housing. Thank you.	Public Review Draft Comment Submittal	This information was received and considered.
Would like to see city of chino make changes to where certain types of housing are placed so as to not further promote a divide of citizens by income to certain areas of chino. This would only provide for a grim future if all housing of a certain income are placed in one area.	Public Review Draft Comment Submittal	As shown in Appendix B, the City has distributed units across the community based on an objective criterion developed through a public process.
I would like to see changes made to where housing is placed. I understand zoning can play a role but these are factors that city can modify and allow	Public Review Draft Comment Submittal	The candidate sites were vetted through multiple public hearings and a Measure M vote. It was based on an objective criterion which determined the factors for evaluation.



**Table C-1: Housing Element Update Public Comment Consideration**

Public Comment	How comment was received.	How the comment was considered and incorporated in the update.
for more middle and upper class homes to be constructed in these areas.		
I'm not a fan of where the new houses be going. You need to talk to or send letters to the residents in the perimeter where these big low-income buildings would be built so these people know what's going on.	Public Review Draft Comment Submittal	Future development will need to go through the City's normal development process, including CEQA and required noticing. As part of the Housing Element update, the City did notify all property owners and hold numerous public meetings to discuss the candidate sites.
Please don't ruin the city with high density housing. Thank you.	Public Review Draft Comment Submittal	This information was received and considered.
We the citizens just voted a few years ago to not allow a large developer to build for concerns of increased traffic, pollution, decreased access to resources due to increased demand and other factors and now the city wants to propose all of these low-income housing buildings.	Public Review Draft Comment Submittal	The housing element does not propose any specific low-income buildings but rather plans for the potential development of future residential units. These sites will go to a Measure M vote to take place in June 2022.
I was curious to know if the base zoning beneath the areas with the affordable housing overlay was at least 30 du/ac?	Letter	The City reviewed HCD guidance to confirm that overlays were an appropriate method for permitting residential development on the identified sites.
I was wondering if Chino investigated any other tools for its AFFH analysis that weren't from the first half of the last decade and included accurate, current, and actionable data?	Letter	The housing element was updated and additional AFFH analysis tools were added. There is All transit and ACS data from 2018 and 2019 included. A replacement analysis includes ICC data from 2020 and rental information from 2021.  Additionally, the UC Davis ROI tool is a recommended analysis tool by HCD.
Last, there are several candidate sites that are smaller than 0.50 acres and larger than 10.0 acres, but it doesn't appear the city offered any substantial evidence about the likelihood of those sites' development.	Letter	The City has reviewed this comment and included a small site analysis in the updated housing element draft. The housing element includes an analysis of each site that is larger than 10 acres within Appendix B and demonstrates substantial evidence of the likelihood for these sites to develop.



## **C.8 Measure Y Outreach**

The City of Chino held a Measure Y vote in June 2022 to approve the candidate site locations identified within the housing element. The vote passed, approving the candidate sites and clearing a path for entitlement of the sites for residential uses. As part of the build up to the Measure Y vote, the City conducted copious amounts of outreach to supplement and build on the housing element update outreach discussed in this appendix.

The following are events or actions the City took to outreach to the community. Community members had the opportunity to attend and provide feedback on the draft housing element, including candidate sites and the Measure Y vote. The City made a meaningful effort to engage the community as a part of the housing element update and in preparation for the Measure Y vote knowing how important it is to engage as many segments of the population as possible in this process.

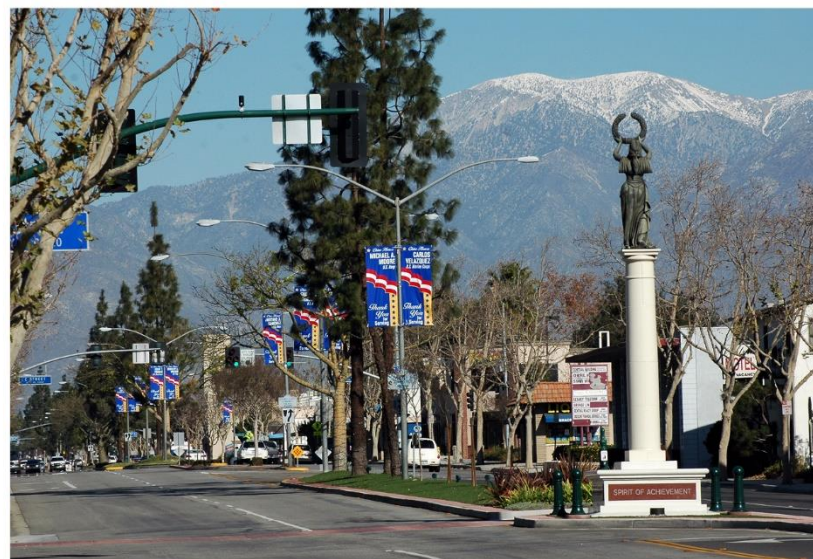
- The City met with the following organizations and gave a presentation on what was involved in the housing element update and Measure Y vote:
  - Community Services Commission (4/25/2022)
  - Pizza & Politics (4/28/2022)
  - Kiwanis Club (5/4/2022)
  - City Hall on the Move (5/7/2022)
  - Rancho del Chino Rotary Club (5/10/2022)
  - Chino Valley Lions Club (5/12/2022)
  - Office Hours at the Preserve (5/12/2022)
  - Planning Commission (5/16/2022)
  - City Council (4/19/2022 and 5/17/2022)

The City also held a separate Community Forum at the Chino Senior Center on May 24<sup>th</sup>, 2022 to discuss the housing element update and Measure Y. The City took in feedback from the community and answered questions by attendees. The Measure Y Forum was recorded and made available on the City's web page described below.

In addition to these in-person outreach events, the City of Chino also created a Measure Y web page (<https://www.cityofchino.org/544/Measure-Y>) which provide up to date information on the June 2022 election, including the City's proposed sites strategy of two overlays. The web page includes engaging videos on the history of Measure Y, what this particular vote included, and frequently asked questions answered by Mayor Ulloa. A video recording of the public City Council discussion was displayed on the website as well. Lastly, the City prepared a physical and digital outreach approach including a recorded Mayor's message, a physical utility bill insert mailed to residents, and fourteen separate social media posts through Facebook, Instagram, and Twitter.



## Appendix D: Glossary of Housing Terms





## Appendix D: Glossary of Housing Terms

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**Above Moderate-Income Household.** A household with an annual income usually greater than 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 Housing Program.

**Accessory Dwelling Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.



Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for, or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds.



Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor’s Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential



sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City's statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51 percent-80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.



**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81 percent-120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**No Net Loss.** Requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction’s remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city’s planning area typically encompasses the City limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)



**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment(RHNA).** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and Zoning Code for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.



**Senior Living.** As defined in the City of Chino Municipal Code.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)].

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes



but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

**Underutilized.** Areas in the City that are capable of being developed at a higher density (nonvacant sites, including underutilized sites) this may include; nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings, existing high opportunity developed areas with mixed-used potential, nonvacant substandard or irregular lots that could be consolidated and any other suitable underutilized land.

**Vacant.** A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.



## **Acronyms Used**

**ACS:** American Community Survey  
**BMPs:** Best Management Practices  
**CALTRANS:** California Department of Transportation  
**CEQA:** California Environmental Quality Act  
**CHAS:** Comprehensive Housing Affordability Strategy  
**CIP:** Capital Improvement Program  
**DDS:** Department of Developmental Services  
**DIF:** Development Impact Fee  
**DU/AC:** Dwelling Units Per Acre  
**EDD:** California Employment Development Department  
**FAR:** Floor Area Ratio  
**FEMA:** Federal Emergency Management Agency  
**HCD:** Department of Housing and Community Development  
**HOA:** Homeowners Association  
**HUD:** Department of Housing and Urban Development  
**LAFCO:** Local Agency Formation Commission  
**MFI:** Median Family Income  
**NPDES:** National Pollutant Discharge Elimination System  
**RTFH:** Regional Task Force on the Homeless  
**RTP:** Regional Transportation Plan  
**SCAG:** Southern California Association of Governments  
**SPA:** Sectional Planning Area  
**STF:** Summary Tape File (U.S. Census)  
**TOD:** Transit-Oriented Development  
**TDM:** Transportation Demand Management  
**TSM:** Transportation Systems Management  
**WCP:** Water Conservation Plan