

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 26, 2024

Linda Reich, City Manager
City of Chino
13220 Central Avenue
Chino, CA 91710

Dear Linda Reich:

RE: City of Chino's 6th Cycle (2021-2029) Adopted Housing element

Thank you for submitting the City of Chino's (City) Ordinance Number 2024-003 (Ordinance) which was adopted December 3, 2024 and received on December 6, 2024. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

On March 9, 2023 (Corrected June 2, 2023), HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has completed necessary rezones to make prior identified sites available and address the shortfall of sites to accommodate the regional housing needs allocation (RHNA) pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivision (c). Upon review of the Ordinance, HCD is pleased to find the City has completed actions to address the requirements that were described in HCD's March 9 and June 2, 2023 reviews. As a result, the adopted housing element now substantially complies with State Housing Element Law as of the date of this letter.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program Action 1D (Preservation of At-risk Housing)
- Program Action 2A (Affordable Housing Opportunities)
- Program Action 2F (Development of Environmental Justice Policies)
- Program Action 2H (Transitional and Supportive Housing)
- Program Action 2J (Constraints on Housing for Persons with Disabilities)
- Program Action 2L (Manufactured Homes)
- Program Action 2M (Parking for Emergency Shelters)
- Program Action 3B (Affordable Housing Overlay)
- Program Action 3C (Mixed-Use Overlay)
- Program Action 3D (Accessory Dwelling Units (ADU))

- Program Action 3D (ADU Monitoring)
- Program Action 3F (Sites Used in Previous Housing Elements)
- Program Action 3I (Measure M)
- Program Action 3J (Excess State-Owned Property)
- Program Action 3L (Residential Findings)
- Program Action 3M (Development of Large Sites)
- Program Action 4C (Zoning Code)
- Program Action 4D (Density Bonus Ordinance)
- Program Action 5A (Fair Housing Program)
- Program Action 5C (Low Barrier Navigation Centers)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the efforts and cooperation provided throughout both the Housing element update and ordinance adoption processes. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports required pursuant to Government Code section 65400. If HCD can provide assistance in implementing the Housing element, please contact Reid Miller at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager