



Press Release

PR21 – 060

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**RESIDENTS MAY VIEW SPECIAL CITY COUNCIL / PLANNING COMMISSION
MEETING (RECORDED JUNE 8) FOR HOUSING ELEMENT UPDATE
CITY COUNCIL REVIEW OF DRAFT HOUSING ELEMENT – JUNE 22**

Chino Hills, CA – The Chino Hills City Council held a second workshop in a Special Council and Planning Commission Meeting to discuss the 6th Cycle update of the Housing Element for the City's General Plan on Tuesday, June 8 at 3:00 pm.

During the Special Meeting, City of Chino Hills Community Development Director Joann Lombardo provided an update on the State mandated 6th Cycle Housing Element, which covers the planning period from 2021-2029. A critical component of the Housing Element update is required compliance with the Regional Housing Needs Assessment (RHNA). Through the RHNA, the State intends to address the housing crisis and provide adequate housing for all economic segments of the community. For this 2021-2029 planning period, the State has used the RHNA process to allocate over 1.3 million new housing units to the six-county southern California region, which includes Chino Hills. Of these new required regional housing units, Chino Hills has been allocated 3,729 total RHNA units, 2,209 of which must be either high density units or otherwise affordable to lower income households.

Because the high cost of land and construction makes building affordable housing very difficult, State law provides an alternative "default density" method for local jurisdictions to utilize. Under the default density, a city can use high density zoning as an alternative method for providing affordable housing. If sufficient sites are zoned for high-density to allow at least 30 dwelling units per acre and are developed at a minimum of 20 dwelling units per acre, the City's lower income RHNA obligations are satisfied.

Chino Hills has used the default density approach in its previous housing elements and is proposing to use this same approach in this 6th Cycle Housing Element. Examples of high density housing projects from the 5th Cycle Housing Element that were developed under the default density method include AvalonBay and The Crossings at Chino Hills.

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As a nearly built-out City with very little flat vacant land remaining, staff has worked closely with the Planning Commission to recommend potential sites to accommodate the required 2,209 high density units through the default density process. The City has conducted six Planning Commission workshops and two City Council workshops, encouraging the public to provide input on the site identification process.

Residents are encouraged to view a recording of the Special Meeting online to learn more about the State's process at www.chinohills.org/HousingElementUpdate. A recording of the March 23 City Council Special Meeting is also available and provides a comprehensive overview of the RHNA process and a summary of public feedback and input collected and addressed in previous workshops. In addition, residents will find staff reports and PowerPoint presentations from the previous six Planning Commission Housing Element workshops.

The Planning Commission review of the Draft/Review Copy Housing Element is scheduled for Tuesday, June 15, followed by City Council review of the Draft/Review Copy Housing Element on Tuesday, June 22. The schedule includes Public Hearings for the adoption of the Final Draft/Review Housing Element during the January-February 2022 timeframe. For additional information, please call the Community Development Department at (909) 364-2740.

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