

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

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December 10, 2013

Mr. Michael Fleager
City Manager
City of Chino Hills
14000 City Center Dr.
Chino Hills, CA 91709

Dear Mr. Fleager:

RE: City of Chino Hills' 5th Cycle (2014-2021) Adopted Housing Element

Thank you for submitting Chino Hills' housing element adopted October 8, 2013 and received for review on October 25, 2013. In addition, the Department considered minor technical revisions submitted by the City on November 26, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element, including minor technical revisions, in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element, with minor technical revisions, to be substantially the same as the revised draft element reviewed by the Department on May 6, 2013 and determined to comply with statutory requirements.

This finding was based, among other things, on the City's demonstration of adequate sites to accommodate its identified shortfall for the prior planning period as well as its current 5th cycle regional need for lower-income households. To accommodate this need, the element includes an Adequate Sites Program (page 70) to rezone the Overton Moore site and a portion of the Tres Hermanos "A" site as designated in Table 27 (page 47) to Very High Density Residential and Mixed Use by no later than January 2014. Rezoned sites will allow for multifamily uses by-right with minimum densities of 20 units per acre to address the City's unaccommodated need of 415 units as well as its current regional need of 365 units for lower-income households. The City must monitor and report on the status of implementation and results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

Mr. Michael Fleager
Page 2

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 3, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation that Ms. Lombardo, Director of the City's Community Development Department, provided throughout the course of the housing element review. The Department wishes Chino Hills success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Jennifer Seeger, of our staff, at (916) 263-7421.

Sincerely,



Glen A. Campora
Assistant Deputy Director