

PUBLIC WORKSHOP #4

6th CYCLE HOUSING ELEMENT UPDATE



Housing Element Workshop #3 Recap

At the third Housing Element Public Workshop on March 2, staff presented information regarding the following topics:

- A summary of the comments received during the first two workshops and responses to those comments
- The seven-step 6th Cycle Housing Element Site Inventory process established by the State Housing and Community Development (HCD) Site Inventory Guidebook (May 2020)
- Continued Review of Potential High Density (“Lower Income”) Housing Sites.

Approximately 45 persons attended via ZOOM.

Chino Hills Socio Economic Profile

2020 Data compiled by SCAG:

- Chino Hills has a 2020 total population of 82,409.
- Between 2000 to 2020, Chino Hills had an annual growth rate of 1.1% compared to 0.7% for the region.
- Of Chino Hills total residents, 38,704 are workers. The most prevalent industry is Education & Social Services, and the second most prevalent industry is Professional Services.
- The most prevalent occupational category in Chino Hills is Management, and the second-most prevalent type of work is in Sales.
- Chino Hills' housing stock consists of 24,374 total units; 18,392 of which are owner-occupied and 5,982 of which are renter-occupied.
- Most common household size is two people (30.2%), and the second most common is of four people (24.4%).

Chino Hills Socio Economic Profile

Continued:

- Of Chino Hills' 24,374 total households, 11% are female-headed (compared to 14.3% in the SCAG region), 4.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.2% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).
- 4.5 percent of Chino Hills' households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.
- In 2018, a single individual under 65 was considered in poverty with an income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year.
- In Chino Hills, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 22.6% of Chino Hills' seniors (and 22.9% of seniors in the SCAG region).

Chino Hills Socio Economic Profile

Continued:

- Residential Vacancy Rate is 3.6%; Average household size is 3.302.
- Between 2000 and 2018, median home sales prices in Chino Hills increased 189% while prices in the SCAG region increased 151%.
- 2018 median home sales prices in Chino Hills were \$688,000.
- Of Chino Hills' 5,982 renter households, 3,141 (52.5%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region.
- Owner households make up 75.5% of Chino Hills and 52.5% of the SCAG region.

Housing Element Goals

- Goal H-1: Provide a Range of Housing Types While Maintaining the City's Overall Low Density Character.
- Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods.
- Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment.
- Goal H-4: Provide Support Services to Meet the Housing Needs of the City's Residents.
- Goal H-5: Promote and Encourage Housing Opportunities for All Economic Segments of the Community, Regardless of Age, Sex, Ethnic Background, Physical Condition or Family Size.

Comments & Responses

- Concern regarding state mandate to build high density housing
- Potential impacts related to water, noise, schools, traffic, and parking
- Recommendation that high density units be spread throughout the City
- Suggestion to rezone Aerojet or Boys Republic for high density housing
- Concern regarding conversion of big box retail to high density housing and the loss of revenue associated with that conversion
- Concern about the consequences of systematic racism
- Concern about placing too many high density sites in Los Serranos
- Concern regarding impacts to Chino Hills' open space, unique natural environment, and beauty

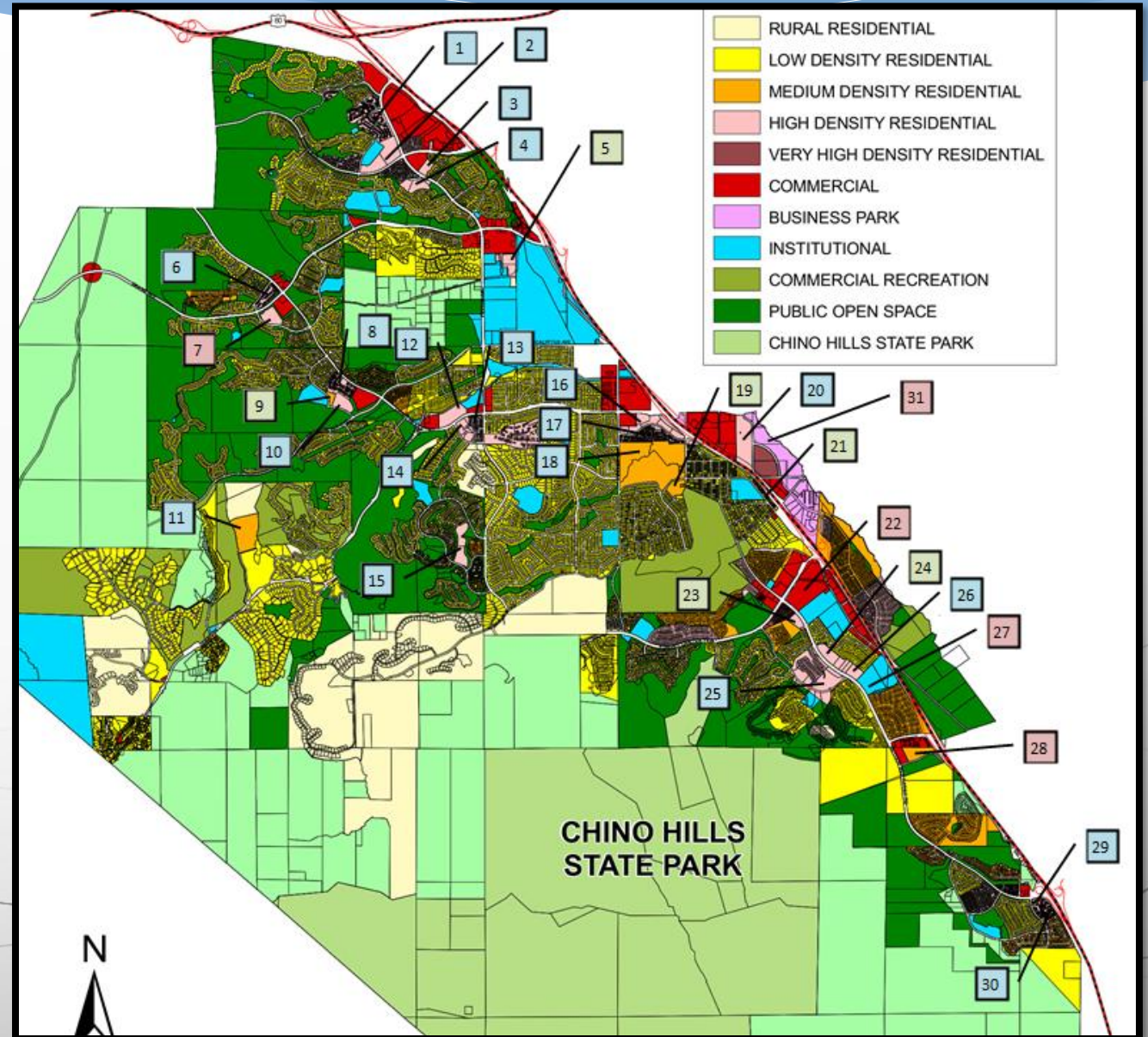
Existing Multi-Family Development & Draft Allocation of High-Density (Lower Income) RHNA Units



Existing Multi-Family Development

31 Multi-Family Properties

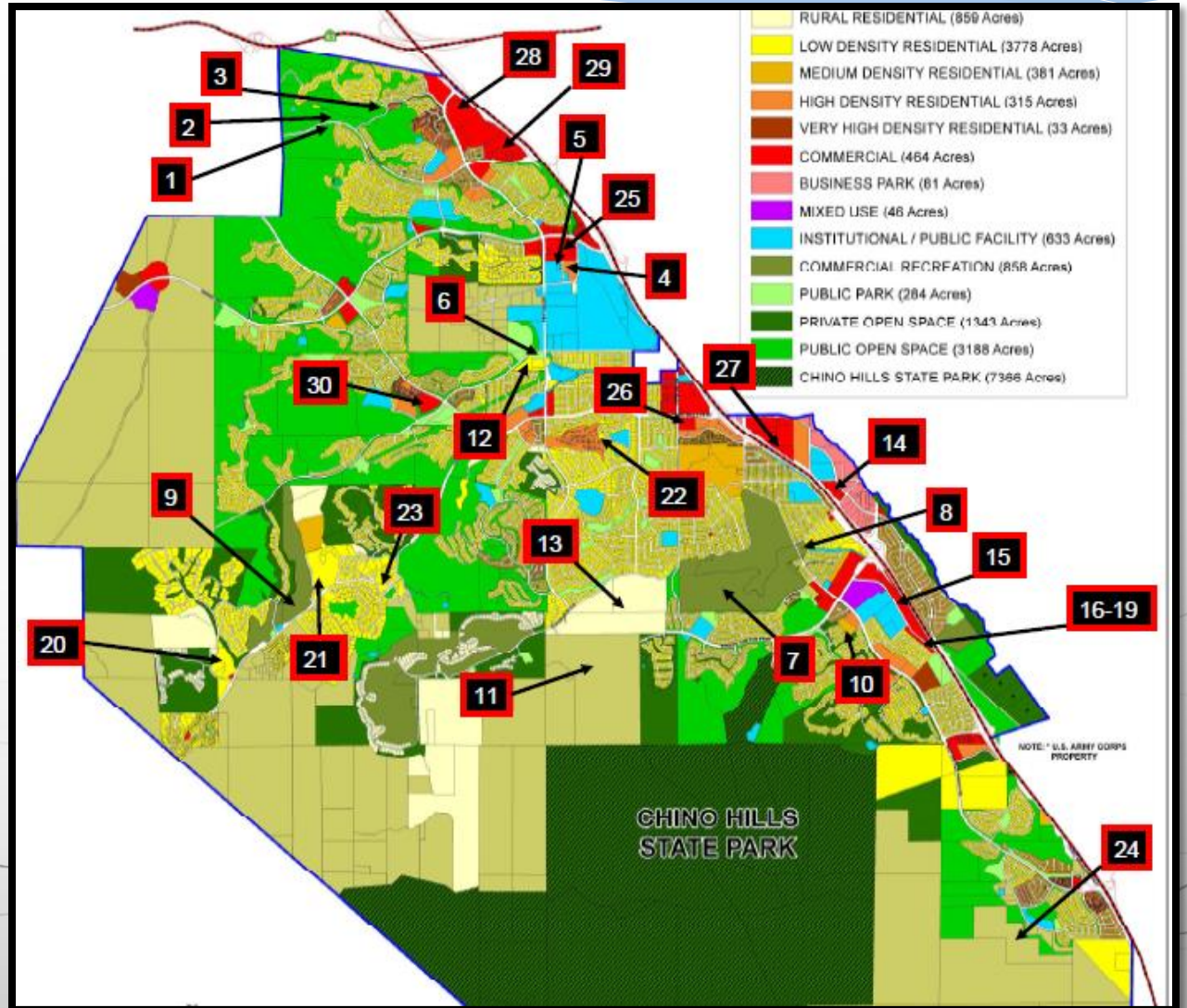
- Approx. 5,797 units
- Average 15.3 acres
- Average 19 du/ac



All Potential High-Density Sites

Presented to Planning Commission
On February 2nd and 16th

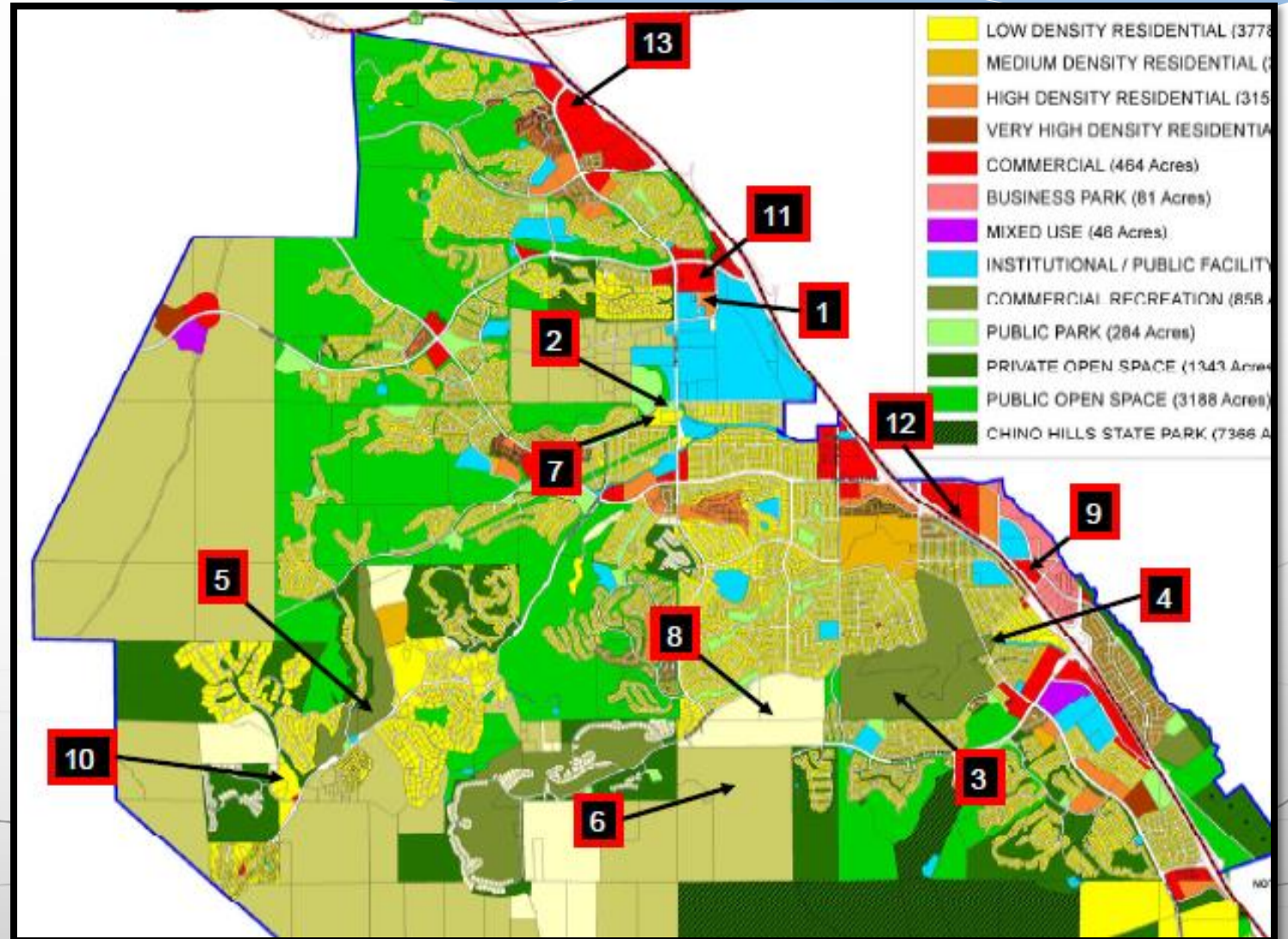
- 30 total assessed sites
 - 16 vacant
 - 3 open space
 - 11 developed
 - 2 golf courses
 - 3 single-family
 - 6 commercial centers
- Range from .3 – 291 acres



Refined Potential High-Density Sites

Presented to Planning Commission On March 2nd

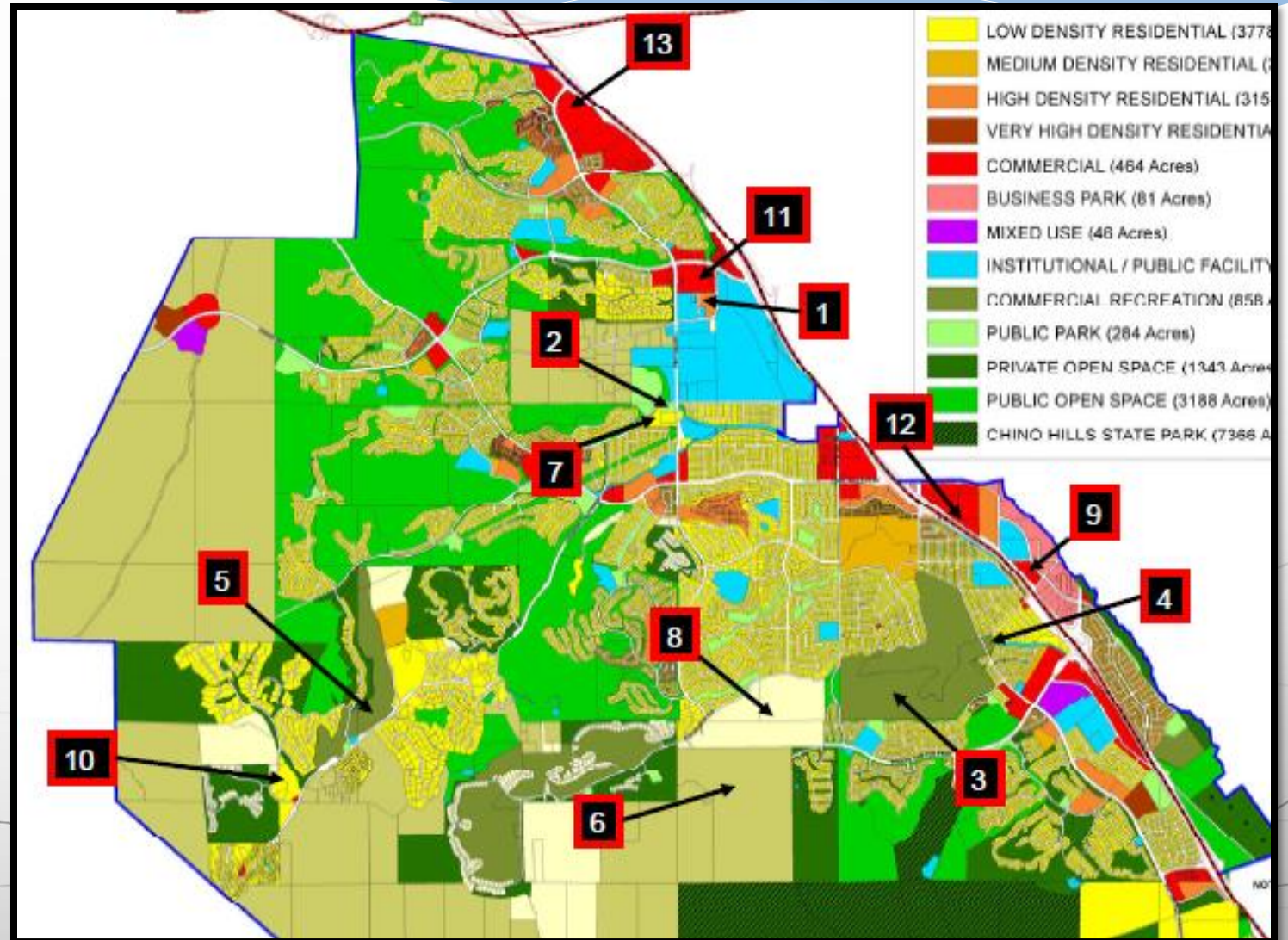
- 13 total sites (continuing to assess)
 - 6 vacant
 - 7 developed
 - 2 golf courses
 - 2 single-family
 - 3 commercial centers
- Range from 2 – 291 acres



Continued Refined Potential High-Density Sites

Workshop #4 – March 16th

- 9 total sites (continuing to assess)
 - 3 vacant
 - 6 developed
 - 2 golf courses
 - 1 single-family
 - 3 commercial centers
- Parcel Size from 2 – 177 acres
 - Site Size from 2 – 21 acres



Draft Allocation of High-Density RHNA Units

Site No.	Name	Lot Area (acres)	Use	Topography	Unit Range	Preliminary Unit Capacity	Potential Density
1	Shoppes II	8.0	Vacant	Flat	235-480	460	57 du/ac
2	Park Overflow	2.0	Vacant	Flat	40-50	50	25 du/ac
6	Wang	15.0	Vacant	Slope (>10%)	0-350	0	23 du/ac
SubTotal Vacant						Estimated 510	
3	Los Serranos Golf Course	21.0	Golf Course	Mild Slope (<10%)	220-532	532	25 du/ac
4	Western Hills Golf Course	8.3	Golf Course	Mild Slope (<10%)	0-166	166	20 du/ac
5	Caballero	9.0	Single-Family Home	Mild Slope (<10%)	0-180	180	20 du/ac
7	Shoppes	TBD	Commercial Center	Flat	0-370	151	TBD
8	Commons	9.0	Commercial Center	Flat	0-300	300	TBD
9	Crossroads Marketplace	12.3	Commercial Center	Flat	0-370	370	TBD
Sub Total Developed						Estimated 1,699	
Target Goal						2,209	

HOUSING ELEMENT UPDATE – 6TH RHNA CYCLE

Staff Recommendations for Workshop #4

- *Invite Public Comments*
- *Questions and Answers*
- *Discuss Next Steps*

Workshop #5 - Agenda