



**2025-2029**

# **Consolidated Plan**

*August 2025*

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# Executive Summary



# ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

## 1. Introduction

Every five years, the City of Chino Hills must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). When preparing Consolidated Plans, grantees must assess needs and issues in their jurisdictions. Community Development Block Grant (CDBG) program funds received by the City from HUD are covered in this Consolidated Plan.

The City must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Annual Action Plan serves as the City's yearly application to HUD and is required for the City to receive the annual allocation from the grant program. This grant from HUD is known as an Entitlement Grant Program because communities receive the funds every year if they meet program requirements and criteria associated with the grant. Under HUD's grant program regulations, the City of Chino Hills may use its CDBG grant funds within the city of Chino Hills.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Grantees must assess the needs in their jurisdictions as a key part of the Consolidated Plan process. To inform development of priorities and goals over the next five years, the Consolidated Plan's Needs Assessment discusses housing, community development, and economic development needs in Chino Hills. The Needs Assessment relies on data from the US Census, 2019-2023 American Community Survey (ACS) five-year estimates, and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. Finally, public input gathered through consultations, focus groups, meetings, and a community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Chino Hills.

### **Maintain and Expand Housing Affordability**

Expand the availability of affordable for-sale and rental housing, maintain existing housing stock through housing rehabilitation, and support homeownership opportunities

### **Improve Public Facilities and Infrastructure**

Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements

### **Public Services**

Provide public services to low- and moderate-income individuals and households and provide housing / services to individuals and families who are experiencing homelessness or have other non-homeless special needs

### **Administration and Planning**

Administration and planning for the City's CDBG Program, to include fair housing services such as landlord/tenant mediation, housing counseling, and fair housing education

## **3. Evaluation of past performance**

Each year, the City of Chino Hills reports its progress in meeting the City's five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days after the City's program year concludes. Copies of recent CAPERs are available for review at the City of Chino Hills Community Services Department or online at: [www.chinohills.org/CDBG](http://www.chinohills.org/CDBG).

## **4. Summary of citizen participation process and consultation process**

An important component of the research process for this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs, and opportunities in Chino Hills. The planning team used a variety of approaches to achieve meaningful community engagement with residents and other stakeholders, including community workshops, stakeholder consultations, resident focus groups, pop-up events, and a community-wide survey.

The City of Chino Hills hosted a virtual community workshop to understand housing and community development needs and opportunities in the city; however no attendees were present. The workshop planned to include a brief presentation that provided an overview of the Consolidated Plan, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentation would have been followed by an interactive discussion of community needs, fair housing, and access to opportunity. The workshop was held virtually via Zoom—residents could join online or by phone. A total of 0 participants joined the community workshop.

### **Stakeholder Survey**

The planning team also distributed an online survey to stakeholders representing a variety of perspectives. The survey questions addressed barriers to housing and community development needs and opportunities, fair housing, access to opportunity, and fair housing resources. A total of 14 community stakeholders participated in a stakeholder survey or other consultation, representing a range of viewpoints, including fair housing, affordable housing, community and economic development, neighborhood development, schools and education, youth services, senior services, health and mental health services, homelessness, housing and services for people with disabilities, substance abuse services, domestic violence services, local government, and others.

### **Focus Groups**

In addition to stakeholder surveys, the planning team engaged with community members through focus groups facilitated through Heart2Serve, a sober living residence for women that provides a safe and supportive environment without any program fees, in addition to the Chino Valley Hope Family Resource Center, a school-based service site for students and families in need of support. Focus groups included an interactive discussion of housing and community development needs, fair housing issues, and access to opportunity. 16 community members and staff participated in a focus group.

### **Community Survey**

The fourth method for obtaining community input was a 23-question survey available to the general public, including people living or working in the city and other stakeholders. Survey questions focused on housing and community development needs and opportunities, fair housing, and access to opportunity. The survey was available online on the project website and in hard copy in English,

Spanish, and Mandarin from May 2025 through June 2025. Hard copies were distributed in the three languages at in-person community meetings, pop-up events, and focus groups. A total of 113 survey responses were received.

### **Pop-Up Events**

The planning team conducted one pop-up engagement activity, during which facilitators engaged with residents informally in a community location. Pop-up engagement is useful for raising awareness of the plan and obtaining input from residents who may not be sufficiently tuned into fair housing issues to attend a meeting on the subject, but who have opinions to share, nonetheless. The planning team held one pop-up event at the Chino Hills Community Center. During the event, the planning team handed out flyers with information about meeting dates and a link to the community survey, provided paper copies of the survey, engaged residents in an activity focused on housing and community development needs. The planning team also led a CDBG budgeting activity in which participants allocated \$1,000 to a variety of community development and housing needs to determine which were ranked as highest priority. Through the pop-up event, the planning team engaged more than 25 residents in the Consolidated Plan and Annual Action Plan.

### **Publicity for Community Engagement Activities**

Advertisement for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was provided through announcements on the City's website and social media, the project website, and e-mails to community stakeholders. Stakeholder survey invitations were sent to more than 15 contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

## **5. Summary of public comments**

The City of Chino Hills held a 30-day public comment period to receive comments on the draft Consolidated Plan and Annual Action Plan from July 7, 2025 to August

7, 2025. During that time, copies of the draft plans were made available for public review on the project website, [www.chinohills.org/CDBG](http://www.chinohills.org/CDBG), and residents and stakeholders were invited to provide written comments. Residents and stakeholders were also provided an opportunity to mail or deliver written comments to the Community Services Division at 14000 City Center Drive Chino Hills, CA 91709 or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City held a final public hearing on the draft plans on August 12, 2025. A summary of community engagement results is provided in the following section. Complete survey results and outreach materials can be found in the appendix.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable. No comments were received.

## **7. Summary**

During the development of the Consolidated Plan, the City identified a set of priority needs through community engagement and analysis of housing and community development data. These priorities include homelessness housing and services, housing access and quality, infrastructure and public facility improvements, public services, and community engagement, planning, and administration. Over the Consolidated Plan period of 2025-2029, funding from CDBG will be focused on addressing these highest priority needs. The Consolidated Plan also contains goals, measurable objectives, and implementation actions for each of the plan's elements.

Coinciding with the development of the Consolidated Plan is the development of the first year Annual Action Plan, including the Notice of Funding Availability (NOFA) process. Through this process, the City awards CDBG funds to eligible entities including non-profits, government agencies, and developers that provide the services to make progress toward the priority needs.

# The Process



# PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

## 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**TABLE 1– RESPONSIBLE AGENCIES**

| Agency Role           | Name                | Department/Agency             |
|-----------------------|---------------------|-------------------------------|
| Lead Agency           | City of Chino Hills | Community Services Department |
| CDBG Administrator    | City of Chino Hills | Community Services Department |
| HOPWA Administrator   |                     |                               |
| HOME Administrator    |                     |                               |
| HOPWA-C Administrator |                     |                               |

### Narrative

The Chino Hills Community Services Department administers the City's Community Development Block Grant (CDBG) program.

### Consolidated Plan Public Contact Information

Sarah Snyder, Management Analyst II  
City of Chino Hills  
14000 City Center Drive  
Chino Hills, CA 91709  
(909) 364-2717  
ssnyder@chinohills.org

# PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(L)

## 1. Introduction

The City of Chino Hills conducted a variety of public engagement outreach efforts to develop its 2025-2029 Five-Year Consolidated Plan. Prior to preparing the draft Plan, the City of Chino Hills hosted one virtual community workshop, two focus groups, one pop-up event, offered a public survey and a stakeholder survey, and held a public hearing in August 2025. A total of 113 people participated in the survey, 2 stakeholder survey responses, 4 stakeholder responses via email, 16 in focus groups, and more than 25 in pop-up events. Results of these outreach efforts are summarized in the Community Participation section of the Plan.

The City of Chino Hills held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Chino Hills City Council and submission to HUD.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Chino Hills has also developed close communication with local service providers with whom it can distribute information and coordinate activities throughout various Chino Hills communities. Local service providers include those providers in the fields of workforce development and community advocacy, as well as business owners, public agencies, and concerned individuals.

Throughout the community engagement period in the preparation of this plan, the City consistently engaged, updated, and encouraged stakeholders to participate in the Consolidated Plan process. Elected leaders, community planners, and public agencies and departments (City, County, and region-wide) also worked to promote the Consolidated Planning process by updating their social media pages, speaking with residents, and circulating email notifications and flyers. Many local service provider organizations forwarded marketing emails to their mailing lists and promoted the events to their clients and other local partners.

## **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Chino Hills falls within the San Bernardino City and County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The San Bernardino County Homeless Partnership was formed in 2007 to administer federal grants and lead the County's coordinated strategy on homelessness. It provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals through facilitating better communication, planning, coordination, and cooperation among all entities that provide services and/or resources for the relief of homelessness in San Bernardino County.

While the City of Chino Hills does not receive ESG funding, organizations that meet the needs of homeless populations within the City receive CDBG funding, including Chino Neighborhood House and House of Ruth.

For the Consolidated Plan that guides the annual action planning, the City consulted with representatives from Heart 2 Serve, Chino Neighborhood House, Pomona Valley Habitat for Humanity, the Chino Valley Unified School District, and the City of Chino Human Services Department to better understand the needs of the clients they serve.

## **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Chino Hills is part of the San Bernardino City and County CoC. As such, the City of Chino Hills is represented by the County in the decision making for ESG and other homelessness funds and helps to oversee the management of those funds, including developing performance standards, monitoring, evaluating outcomes, and administering HMIS. As a member of the County's HOME Consortium, the City of Chino Hills works together with San Bernardino County in the preparation of the County's Consolidated Plan and Annual Action Plans, processes that further inform the local allocation of ESG funds within the area.

## 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Representative agencies, groups, and organizations that participated in the planning process for Chino Hills' 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan are shown in the table on the following pages. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

**TABLE 2– AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED**

| Agency/ Group/ Organization              | Agency/ Group/ Organization Type                  | What section of the Plan was addressed by Consultation?              | Consultation Method |
|------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------|---------------------|
| Chino Valley HOPE Family Resource Center | Public and Private Provider, Nonprofit            | Non-homeless special needs                                           | Focus Group         |
| Chaffey College                          | Services – education                              | Digital Divide                                                       | Email               |
| Heart2Serve                              | Services – Fair Housing                           | Housing needs assessment, Non-homeless special needs, Homeless needs | Focus Group         |
| House of Ruth                            | Services – Housing and Safety Counseling Services | Housing needs assessment, Non-homeless special needs, Homeless needs | Survey              |
| Pomona Valley Habitat for Humanity, Inc. | Other government - Housing Authority              | Housing needs assessment, Market analysis                            | Survey              |
| City of Chino Hills                      | Other government – city                           | Housing needs assessment, Non-housing community development strategy | Survey              |

|                                                        |                            |                                                                      |             |
|--------------------------------------------------------|----------------------------|----------------------------------------------------------------------|-------------|
| City of Chino                                          | Other government – city    | Housing needs assessment, Non-housing community development strategy | Survey      |
| San Bernardino County Workforce Development Department | Other government – county  | Housing needs assessment, Non-housing community development strategy | Survey      |
| San B County Department of Aging and Adult Services    | Services - Elderly         | Non-homeless special needs                                           | Survey      |
| Inland Empire Regional Broadband Consortium (IERBC)    | Services - broadband       | Non-homeless special needs                                           | Email       |
| The 3D Print Group / Concrete 3D Horizons              | Business and Civic Leaders | Housing needs assessment, Market analysis                            | Focus Group |

## Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broad a group of community stakeholders as possible. Email notifications and invitations regarding the community meetings and survey were distributed to stakeholders by the City of Chino Hills. No agency types were excluded from participation.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

Several local planning documents provided important background, context, or data used by the planning team to assess needs in the county. These resources are listed in the following table.

**TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS**

| Name of Plan                           | Lead Organization   | How do the goals of your Strategic Plan overlap with the goals of each plan?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chino Hills General Plan (2025)</b> | City of Chino Hills | <p>Goals that overlap with the goals of this plan include:</p> <p>Plan for the city's State-mandated allocation of housing units under the Regional Housing Needs Assessment.</p> <p>Support healthy living.</p> <p>Plan for the maintenance of its open space resources.</p> <p>Continue to provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.</p> <p>Continue to provide a high level of public services.</p> <p><i>Housing Element Goals:</i></p> <p>Provide a range of housing types to meet the needs of existing and future residents.</p> <p>Maintain and enhance the quality of existing residential neighborhoods</p> <p>Develop housing that is sensitive to environmental issues.</p> |

|                                                                                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                |                       | <p>Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability.</p>                                                                                                                                                                                                               |
| <b>San Bernardino Countywide Vision</b>                                        | San Bernardino County | <p>Addressing the social and economic needs of families that impact educational success.</p> <p>Educating and training the workforce for existing local career opportunities and attract new high-demand jobs to the area.</p> <p>Working in partnership with the business and educational communities to improve the housing-job balance in order to reduce commuter demand on highway capacity and improve quality of life</p> |
| <b>Community Vital Signs<br/>Community Transformation<br/>Plan (2015-2020)</b> | San Bernardino County | <p>Increase access to safe and affordable housing for all residents.</p> <p>Increase access to behavioral health services.</p> <p>Decrease the number of homeless individuals.</p> <p>Decrease the percentage of residents who spend more than 30% of income on housing.</p>                                                                                                                                                     |
| <b>County General Plan (2019 Draft)</b>                                        | San Bernardino County | <p>We encourage the production and location of a range of housing types, densities, and affordability</p>                                                                                                                                                                                                                                                                                                                        |

levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.

We encourage energy-conservation techniques and upgrades in both the construction and rehabilitation of residential units that will reduce the life-cycle costs of housing.

We support the provision of adequate and fiscally sustainable public services, infrastructure, open space, nonmotorized transportation routes, and public safety for neighborhoods in the unincorporated area.

We encourage the rehabilitation, repair, and improvement of single-family, multiple family housing, and mobile homes and, if needed, the demolition of substandard housing through available loan and grant programs.

We preserve publicly assisted and multiple-family housing units that are at risk of converting from lower income affordability to market rents due to the completion of affordability covenants or funding contracts.

We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address

discriminatory practices; and removing potential impediments to equal housing opportunity.

We address homelessness by coordinating a comprehensive countywide network of service delivery and by focusing on transitional and permanent supportive housing for the homeless, including the chronically homeless and near-homeless families and individuals.

We collaborate with other public agencies, not-for-profit organizations, community groups, and private developers to improve the physical and built environment in which people live. We do so by improving such things as walkability, bicycle infrastructure, transit facilities, universal design, safe routes to school, indoor and outdoor air quality, gardens, green space and open space, and access to parks and recreation amenities.

**Department of Public Health  
Strategic Plan (2015-2020)**

San Bernardino County  
Department of Public Health

Improve access to healthy foods

Improve access to open space, parks, trails and recreation

Expand scope of services to ensure availability

Improve the availability, use, quality and integration of health services

|                                                                                    |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>San Bernardino County<br/>Regional Greenhouse Gas<br/>Reduction Plan (2014)</b> | San Bernardino County | <p>Energy efficiency and water conservation improvements to existing facilities</p> <p>Development of a regional bicycle network and local bicycle and pedestrian networks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chino Hills General Plan<br/>(2015)</b>                                         | City of Chino Hills   | <p>Goals that overlap with the goals of this plan include:</p> <p>Plan for the city's State-mandated allocation of housing units under the Regional Housing Needs Assessment.</p> <p>Support healthy living.</p> <p>Plan for the maintenance of its open space resources.</p> <p>Continue to provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.</p> <p>Continue to provide a high level of public services.</p> <p><i>Housing Element Goals:</i></p> <p>Provide a range of housing types while maintaining the city's overall low-density character</p> <p>Maintain and enhance the quality of existing residential neighborhoods</p> |

Provide support services to meet the housing needs of the city's residents

Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Chino Hills coordinates with the San Bernardino City and County CoC and other Continuum of Care member agencies, such as the County of San Bernardino Housing Authority, to expand both housing and services for the region's homeless population.

# PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

## 1. Summary of citizen participation process/Efforts made to broaden citizen participation

### Summarize citizen participation process and how it impacted goal-setting

An important component of the research process for this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs, and opportunities in Chino Hills. The project team used a variety of approaches to achieve meaningful community engagement with residents and other stakeholders, including a community workshop, a stakeholder survey, community member focus groups, a pop-up event, and a community-wide survey.

#### Community Meetings

The City of Chino Hills hosted a virtual community workshop to understand housing and community development needs and opportunities in the city, however no attendees were present. The workshop planned to include a brief presentation that provided an overview of the Consolidated Plan, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentation would have been followed by an interactive discussion of community need, fair housing, and access to opportunity. The workshop was held virtually via Zoom—residents could join online or by phone. A total of 0 participants joined the community workshop.

#### Stakeholder Survey

The planning team also distributed an online survey to stakeholders representing a variety of perspectives. The survey questions addressed barriers to housing and community development needs and opportunities, fair housing, access to opportunity, and fair housing resources. A total of 14 community stakeholders participated in a stakeholder survey or other consultation, representing a range of viewpoints, including fair housing, affordable housing, community and economic development, neighborhood development, schools and education, youth services, senior services, health and mental health services, homelessness,

housing and services for people with disabilities, substance abuse services, domestic violence services, local government, and others.

### **Focus Groups**

In addition to stakeholder surveys, the planning team engaged with community members through focus groups facilitated through Heart2Serve, a sober living residence for women that provides a safe and supportive environment without any program fees, in addition to the Chino Valley Hope Family Resource Center, a school-based service site for students and families in need of support. Focus groups included an interactive discussion of housing and community development needs, fair housing issues, and access to opportunity. 14 community members and staff participated in a focus group.

### **Community Survey**

The fourth method for obtaining community input was a 23-question survey available to the general public, including people living or working in the city and other stakeholders. Survey questions focused on housing and community development needs and opportunities, fair housing, and access to opportunity. The survey was available online on the project website and in hard copy in English, Spanish, and Mandarin from May 2025 through June 2025. Hard copies were distributed in the three languages at in-person community meetings, pop-up events, and focus groups. A total of 113 survey responses were received.

### **Pop-Up Events**

The planning team conducted one pop-up engagement activity, during which facilitators engaged with residents informally in a community location. Pop-up engagement is useful for raising awareness of the plan and obtaining input from residents who may not be sufficiently tuned into fair housing issues to attend a meeting on the subject, but who have opinions to share, nonetheless. The planning team held one pop-up event at the Chino Hills Community Center. During the event, the planning team handed out flyers with information about meeting dates and a link to the community survey, provided paper copies of the survey, engaged residents in an activity focused on housing and community development needs. The planning team also led a CDBG budgeting activity in which participants allocated \$1,000 to a variety of community development and housing needs to determine which were ranked as highest priority. Through the pop-up event, the planning team engaged more than 25 residents in the Consolidated Plan and Annual Action Plan.

## **Publicity for Community Engagement Activities**

Advertisement for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was provided through announcements on the City's website and social media, the project website, and e-mails to community stakeholders. Stakeholder survey invitations were sent to more than 15 contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

## **Public Comment Period and Public Hearing**

The City of Chino Hills held a 30-day public comment period to receive comments on the draft Consolidated Plan and Annual Action Plan from July 7, 2025 to August 7, 2025. During that time, copies of the draft plans were made available for public review on the project website, [www.chinohills.org/CDBG](http://www.chinohills.org/CDBG), and residents and stakeholders were invited to provide written comments. Residents and stakeholders were also provided an opportunity to mail or deliver written comments to the Community Services Division at 14000 City Center Drive Chino Hills, CA 91709 or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City held a final public hearing on the draft plans on August 12, 2025. A summary of community engagement results is provided in the following section. Complete survey results and outreach materials can be found in the appendix.

## Citizen Participation Outreach

**TABLE 4– CITIZEN PARTICIPATION OUTREACH**

| Mode of Outreach                    | Target of Outreach                                                   | Summary of response/ attendance | Summary of comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|----------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Virtual Community Workshop          | Broad community                                                      | 0 participants                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stakeholder Consultations via Email | Housing and Service Providers<br>Community development practitioners | 4 responses                     | <b>Housing Needs &amp; Affordability</b> <ul style="list-style-type: none"> <li>Funding to support existing residents in maintaining their homes allows for those aging to remain in their homes which usually is less than moving into a retirement community of other assisted living.</li> <li>Repairs to roofs and/or specific to meeting existing homeowners qualifications for homeowner insurance changes - i.e., water regulators, re-pipes, etc.</li> <li>Availability of affordable insurance and high property taxes are concerns; this adds to the impact of overall costs to live locally.</li> <li>Chino Hills is a great community and focuses on effective programs. Identifying property to develop specifically as affordable homeownership housing to assist workforce/young professionals in achieving their dream of homeownership and create a step towards</li> </ul> |

life-long residency in the City of Chino Hills.

### Programs and Services Needs

- At Chaffey College, across all three campuses at Rancho Cucamonga, Chino, and Fontana students have access to loaner Chrome Books, Wifi Hotspots, and opportunities to engage in multiple digital literacy trainings and support. These services are provided at our libraries (located on all three campuses), and in addition we offer online support and orientation to remote learning through our Distance Education department.
- A cluster of residential census blocks in Los Serranos are "Priority Eligible" unserved locations that only have access to broadband speeds less than 10 Mbps download and 1 Mbps upload or no access to broadband at all.

### Public Infrastructure Needs

Community Survey      Broad Community      113 responses

- Importance and need for protected bike lanes on routes to/from high schools.
- Need upgrade water fountains, update play structures, add restrooms in parks. More picnic tables, more plantings
- A lot of streets don't have curbs and sidewalks yet. Cars are parked on the dirt at the edge of the road.
- Needs more parks/outdoor facilities for teens. Also need

facilities to address emergency heat advisory days, electricity shutoff days. People need a place where they can access electricity for work, study areas etc.

- The south side of Chino Hills needs more activity for the kids in this area. A recreational center, movie, skating rink anything for the kids to enjoy without driving across town.

### **Economic and Community Development Needs**

- Continue to work with businesses that are not already within the immediate area to bring family friendly opportunities for business and jobs.
- The development of the empty toys r us / babies r us buildings is a great idea. That type of planning is needed to maximize the use of underutilized assets, to preserve the use of pastures that make our community unique.
- Need more jobs in Chino Hills. Currently it is very residential.
- No more housing in the canyon because of the fire risk and traffic
- Expand the Shoppe and put indoor foods and hangout places like Rodeo 39 and Packing House.

### **Public Service Needs**

- The city needs to focus on residents who are struggling with food and housing insecurity, also people with

disabilities and mental health. Additionally, the city needs to be more inclusive in filling positions that are more a reflection of the community and its demographics.

- Improved public transportation system so as to not rely on personal vehicles therefore reducing greenhouse gas emissions.
- There is no public transportation outside on the Omni. Which is a van that is usually empty and has low visibility inside. My girls (high school age) don't feel safe riding it alone.
- Seniors need more help with food, housing, bills, and someone to help with making trusts or will. Lower cost for these items, too expensive. Discount on property bill for seniors like other communities and states, once reach 70, no taxes paid for schools, and other discounts. Everything is too expensive for older people, and eve those families with one income.

### **Housing Needs & Affordability**

- We should focus on implementing programs that incorporate renewable energy to power our homes (to be more self sufficient). Housing costs are through the roof and citizens need assistance getting into a home and making improvements.
- The electric bills and water bills have to be more affordable. The Tier rates is ridiculously high.
- As an elder with disabilities, and sadly, on a fixed

income, trying to maintain my 50 year old house, is a challenge! I have no income for any improvements, etc. Just trying to keep up with regular maintenance, is a financial challenge!

- Housing needs for single mothers.
- Affordable entry level priced homes for new home buyers
- We need to create housing infrastructure that supports multi-generational living where we can have our aging parents, married children, and empty nesters all living in Chino Hills.

#### **Housing Needs & Affordability**

- Lack of affordable housing for seniors and individuals with disabilities.
- Rising costs: General increase in housing prices and cost of living.
- Rents in suburbs increased by \$1,000+ post-pandemic; some rents are now \$4,500–\$5,000+ before utilities.
- Chino Hills has limited 55+ communities; people must look to cities like Ontario.
- Senior living apartments: \$2,300–\$3,500/month—often unaffordable for those relying on Social Security.

#### **Sober living challenges**

- Chino Hills has few options; many turn to Pomona.
- Residents often face mental health struggles, past

Focus Group 1

Nonprofit staff  
and program  
participants

8 participants

substance use, and self-worth issues.

- Some live in poor conditions (units with bedbugs, near liquor stores, etc.) due to low expectations.
- Most participants are unemployed and lack ID, deposits, or understanding of housing processes.

### **Programs and Services Needs**

#### *Heart2Serve*

- Offers sober transitional housing with Bible study, wraparound services, and 2-year programs.
- Helped women with housing; currently shutting down as of July due to operational difficulties.
- Tenants (approx. 10) will sign leases, and the homes will revert to owners.
- Only one tenant is struggling to relocate; one full-time house manager oversees the site.

#### *City Support*

- The city helped fund a women's house and a second home.
- Friendly relationship with city council (e.g., Cynthia B and Art praised for their help).

#### *Barriers with funding and grants*

- HUD/CDBG money difficult to access due to rigid rules (e.g., must prove residency in Chino Hills).

- Experiences of poor treatment from city staff when applying for assistance.
- Regulations prevent using funds even if need is apparent just outside geographic boundaries.
- Paperwork burdens result in unspent grant funds being returned to general fund.

### **Policy Challenges**

#### *Regulatory burdens*

- California building regulations are too strict and costly.
- \$45,000 in fees before building in Chino Hills (as of 5 years ago).
- \$150,000 in city utility improvement fees for a 3D home in Upland.
- Habitat for Humanity HUD buildings in Los Serranos stalled due to funding delays.

#### *Insurance concerns*

- Fire risks increasing insurance costs.
- Properties on hills require extra pumping fees.
- *Superfund sites*
- Example: Vellano (former Aerojet site), now undevelopable. People unknowingly bought unbuildable land.
- Community interest in investigating how to repurpose this land.

### *Land development concerns*

- Lack of buildable land.
- Community discussion suggested using land near the barn on Eucalyptus.
- Development in canyons considered as risky due to fire and traffic.

### **Transportation & Public Services**

- No public transit options in Chino Hills.
- Accessibility to services (schools, parks, healthcare) is good, but limited transit is a concern.
- State funding has helped, but quotas and insurance issues (especially with fire danger) complicate matters.

### **Community & Culture**

- Long-term residents value safety and quality of life.
- Well-maintained parks, trails, and recreational facilities.
- Residents feel safe and neighborly.
- General satisfaction with community, schools, and city leadership.
- Reluctance to leave: Despite rising costs, many want to stay (e.g., "this is home").

### **Fair Housing**

- No clear evidence of overt discrimination shared.

- Some residents are unaware of their rights or haven't received fair housing brochures/resources.
- Online scams targeting seniors for ADU rentals (fake listings and deposit scams).
- Big corporations buying up communities, making housing less accessible.
- Some private developers now refuse to build in California or Washington.

### **Migration & Moving Trends**

- Residents moving to states with:
  - Lower cost of living and taxes (TX, NC, FL, TN, AZ, SC, ID).
  - Less regulation and better business environments.
- Businesses are also relocating (e.g., a business started in TX due to frustration with CA).

### **Gaps in Services & Suggestions**

- More flexible use of funding: Allow small amounts to help people directly (e.g., for rent, deposits).
- Need for transitional support: Especially for people in recovery who are not yet employment-ready.
- ADUs as a solution for seniors: Small, 500 sq ft units could provide accessible, independent housing.

### **Accountability concerns**

- Lack of visible results from grant programs and state lotteries (e.g., education funding).
- More transparency and flexibility could improve outcomes.

### **Background on Organization & Clients**

- Serving families in Chino Hills and South Ontario, particularly within school districts.
- Services include tutoring, school transportation, mental health support, Medicaid enrollment, and full-family support services.

### *Client demographics*

- 95% are low-income or English Learners (EL).
- Many are experiencing homelessness, living in motels, cars, or doubled/tripled up housing.
- Growing number of newcomer families, including unaccompanied minors and undocumented individuals, especially Mandarin speakers.
- Increased food and housing insecurity due to high rent (~\$2,200/month), pushing families into poverty.

### **Current & Anticipated Needs**

#### *Top community needs*

- Affordable and transitional housing
- Emergency shelters close to Chino Hills
- Public transportation, especially to underserved areas like The Preserve
- Utility and rental assistance
- Recreational and youth services

Focus Group 2      Nonprofit staff      8 participants

- Services for seniors and individuals with disabilities

#### **Anticipated projects**

- Transitional housing programs tied to employment opportunities.
- Advocacy for more flexible ADU policies and landlord incentives.

#### **Barriers & Gaps in Services**

##### *Housing-specific gaps*

- No emergency shelters in Chino Hills.
- Families reluctant to leave the area due to school quality and community ties.
- Lack of affordable housing units—only two complexes in Chino Hills.

##### *Other service gaps*

- Few transportation options (e.g., OmniTrans doesn't service The Preserve or hillside areas).
- Lack of recreational programming and adaptive services for youth/adults with disabilities.
- Limited access to senior centers and modern teen centers in Chino Hills.

##### *Structural barriers*

- Income verification, credit checks, legal status, and landlord discrimination (e.g., denial of HUD vouchers).
- Housing discrimination is subtle but present; retaliation and poor landlord behavior reported.

#### **Partnerships & Collaboration**

- Existing partnerships: Schools, county programs, and faith-based organizations.

### *Challenges*

- Local pride and lower visibility of homelessness obscure the real need.

### *CDBG Funding*

- Funding is minimal and doesn't stretch far—often serves only a few families.
- Suggestions for better use include utility assistance, transitional housing, and cutting red tape for ADUs.

### **Community Perception & Development Opportunities**

- Areas of opportunity: Chino Hills seen as more desirable due to school performance, safety, and amenities.
- Los Serranos: Once had a resource center, now neglected; homes in poor condition, lower-income area.

### *Successful models*

- Ivy at College Park (privately funded bridge housing) and Meadow Square (HUD subsidized).
- Programs that base rent on a percentage of income have helped many families.

### **Suggestions for improvement**

- Expand adaptive programs.
- Build strong inter-city partnerships (e.g., Chino Hills + Chino).
- Create more accessible, visible community services (e.g., resource centers, public awareness).

# Needs Assessment



## NA-05 OVERVIEW

### Needs Assessment Overview

To inform the development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the city of Chino Hills. It relies on data from the U.S. Census, the 2019-2023 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through stakeholder surveys, focus groups, meetings, public hearings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Chino Hills.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

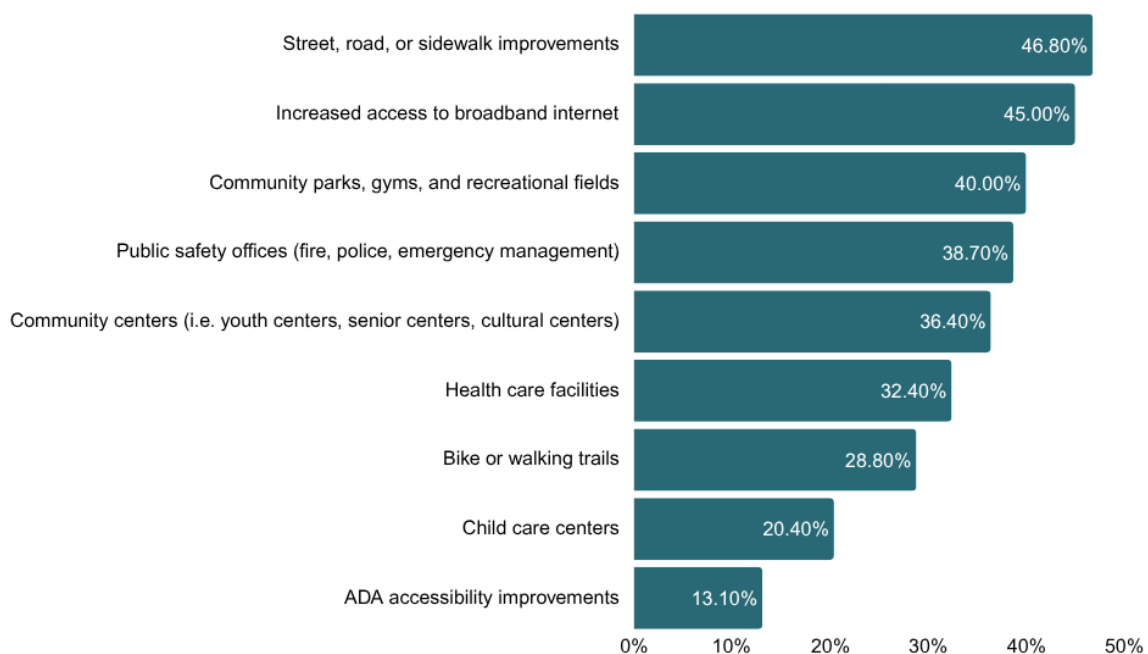
Not applicable.

# NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

## Describe the jurisdiction's need for Public Facilities:

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. Community survey participants were asked to rank the need for public facilities within Chino Hills as low, medium or high need, and the following public facilities were identified as the top three with the highest level of need: (1) street, road, or sidewalk improvements; (2) increased access to broadband internet; and (3) community parks, gyms, and recreational fields.

### What are the most important public facility needs in Chino Hills?



## How were these needs determined?

Chino Hills' public facility needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 113 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

Common needs identified by stakeholders included:

- Survey respondents noted there is a great need for sidewalks and curbs. On certain streets, cars are parked on the dirt at the edge of the road in addition to families who can't safely walk around their neighborhoods. Some of these streets include Eucalyptus Ave, westbound from Peyton Ave near Community Park.
- Due to limited walkability, people with mobility impairments have noted significant difficulties. Landscaping in the middle of high traffic corridors is often an obstruction. Areas that are intended to be walkable, such as the Shoppes at Chino Hills, have brick walkways that are physically painful for people using wheelchairs or walkers.
- There is a need for public facilities focused on increasing access to shade and youth activities. Some local parks need upgrades and maintenance including cleanliness and safe equipment for children to play on.

## Describe the jurisdiction's need for Public Improvements:

Survey respondents were also asked to rank public and economic development improvement needs in Chino Hills. The top three responses were (1) incentives for creating jobs, (2) redevelopment or demolition of abandoned properties (3) historic preservation efforts. Each of these items was identified as a high need by 11.2%-36.1% of survey takers, with incentives for creating jobs ranked as high by 36.1%.

## What are the most important public improvement needs in Chino Hills?



## How were these needs determined?

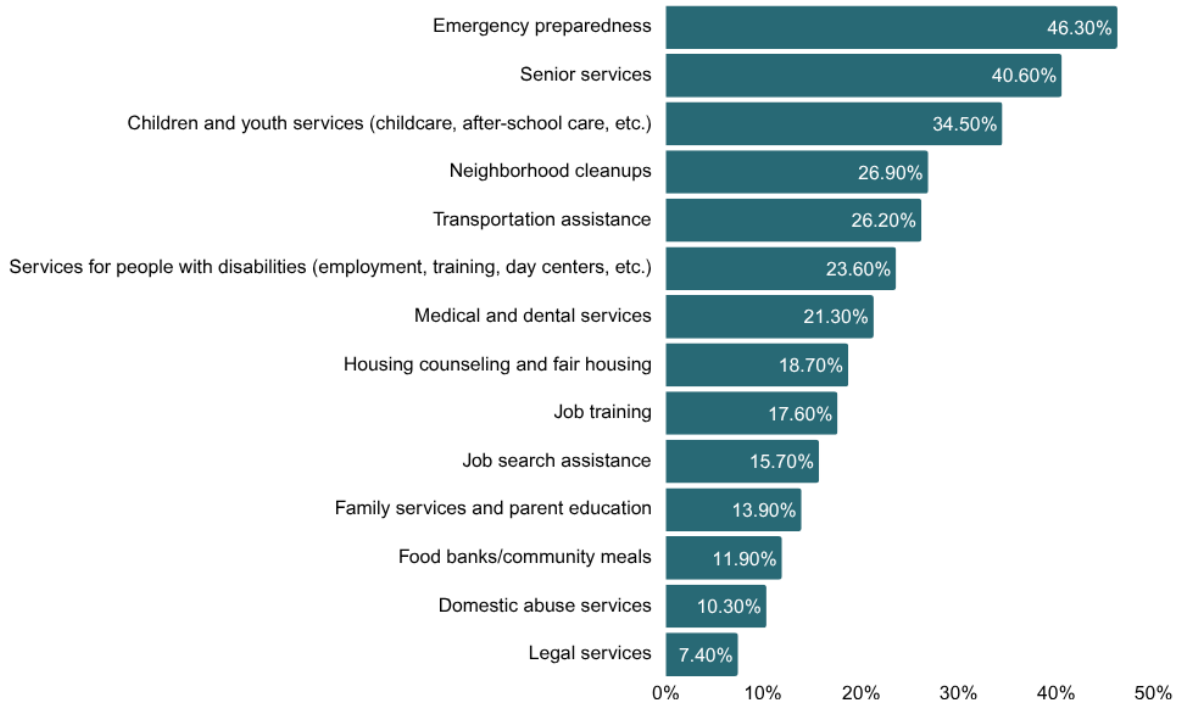
Chino Hills' public facility needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 113 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

Community meeting, focus group attendees, and survey participants also identified a need to attract new businesses to lots with empty storefronts including previous large retail spaces that included Toys R Us/Babies R Us that have been closed for several years. Many residents shared they often need to travel to the City of Chino for retail options such as Walmart and Target.

## Describe the jurisdiction's need for Public Services:

Survey respondents were also asked to rank public services needs in Chino Hills. The top three responses were (1) emergency preparedness, (2) senior services (3) children and youth services (childcare, after-school care, etc.).

## What are the most important public service needs in Chino Hills?



## How were these needs determined?

Chino Hills' public services needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 113 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

Community meeting, focus group attendees, and survey participants also emphasized the importance of the City of Chino Hills' to focus on residents who are struggling with food and housing insecurity, as well as people with disabilities and mental health. Additionally, the City is overall very car dependent with limited public transportation options outside of the Omni. A young high school aged student shared she does not feel safe riding it alone due to the van usually being empty with low visibility inside.

# Housing Market Analysis



## MA-05 OVERVIEW

### Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is a significant issue in the city of Chino Hills. American Community Survey data shows that rents in the city have increased rapidly since 2009. Due to a lack of housing in the city that is affordable to low- and moderate-income residents, a high proportion of residents are cost-burdened or severely cost-burdened by housing costs.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

### Introduction

This section outlines the employment, labor force, and educational attainment data which informed the development of priorities and goals in this Plan.

## Economic Development Market Analysis

### Business Activity

**TABLE 5 - BUSINESS ACTIVITY**

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|-----------------------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 150               | 8              | 0.4                | 0.1             | -0.3                |
| Arts, Entertainment, Accommodations           | 3,217             | 3,352          | 8.2                | 21.3            | 13.1                |
| Construction                                  | 1,944             | 500            | 5                  | 3.2             | -1.8                |
| Education and Health Care Services            | 9,335             | 3,506          | 23.8               | 22.4            | -1.4                |
| Finance, Insurance, and Real Estate           | 2,441             | 848            | 6.2                | 5.4             | -0.8                |
| Information                                   | 722               | 99             | 1.8                | 0.6             | -1.2                |
| Manufacturing                                 | 3,882             | 661            | 9.9                | 4.2             | -5.7                |
| Other Services                                | 1,570             | 433            | 4                  | 2.8             | -1.2                |
| Professional, Scientific, Management Services | 4,397             | 769            | 11.2               | 4.9             | -0.3                |
| Public Administration                         | 2,040             | 509            | 5.2                | 3.2             | 13.1                |
| Retail Trade                                  | 4,236             | 2,420          | 10.8               | 15.4            | -1.8                |

| Business by Sector           | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Transportation & Warehousing | 3,240             | 253            | 8.3%               | 1.6             | 2                   |
| Wholesale Trade              | 2,089             | 534            | 5.3%               | 3.4             | 3                   |
| Grand Total                  | 39,263            | 15,708         | 100.0%             | 100             | N/A                 |

Data Source: 2019-2023 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**TABLE 6 - LABOR FORCE**

|                                                |        |
|------------------------------------------------|--------|
| Total Population in the Civilian Labor Force   | 63,816 |
| Civilian Employed Population 16 years and over | 41,927 |
| Unemployment Rate                              | 6.3    |
| Unemployment Rate for Ages 16-24               | 18.5%  |
| Unemployment Rate for Ages 25-65               | 5.0%   |

Data Source: 2019-2023 ACS

**TABLE 7 – OCCUPATIONS BY SECTOR**

| Occupations by Sector                            | Number of People |
|--------------------------------------------------|------------------|
| Management, business and financial               | 7,416            |
| Farming, fisheries and forestry occupations      | 2247             |
| Service                                          | 4,813            |
| Sales and office                                 | 9,231            |
| Construction, extraction, maintenance and repair | 1,186            |
| Production, transportation and material moving   | 4,045            |

Data Source: 2019-2023 ACS

## Travel Time

**TABLE 8 - TRAVEL TIME**

| Travel Time        | Number | Percentage |
|--------------------|--------|------------|
| < 30 Minutes       | 13,280 | 40.9%      |
| 30-59 Minutes      | 12,876 | 39.7%      |
| 60 or More Minutes | 6,303  | 19.4%      |
| Total              | 32,459 | 100        |

Data Source: 2019-2023 ACS

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

**TABLE 9 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS**

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---------------------------------------------|-------------------|------------|--------------------|
|                                             | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 1,386             | 40         | 799                |
| High school graduate (includes equivalency) | 5,171             | 186        | 1,596              |
| Some college or Associate's degree          | 9,768             | 706        | 2,248              |
| Bachelor's degree or higher                 | 17,368            | 918        | 4,148              |

Data Source: 2019-2023 ACS

## Educational Attainment by Age

**TABLE 10 - EDUCATIONAL ATTAINMENT BY AGE**

|                                           | Age       |           |           |           |         |
|-------------------------------------------|-----------|-----------|-----------|-----------|---------|
|                                           | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 19        | 189       | 79        | 153       | 299     |
| 9th to 12th grade, no diploma             | 266       | 157       | 23        | 550       | 189     |
| High school graduate, GED, or alternative | 1,107     | 875       | 864       | 1,765     | 652     |
| Some college, no degree                   | 1,568     | 1,188     | 668       | 3,067     | 698     |
| Associate's degree                        | 173       | 256       | 420       | 786       | 433     |
| Bachelor's degree                         | 637       | 1,960     | 1,351     | 4,002     | 1,257   |
| Graduate or professional degree           | 42        | 715       | 931       | 1,601     | 1,167   |

Data Source: 2019-2023 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

**TABLE 11 – MEDIAN EARNINGS IN THE PAST 12 MONTHS**

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---------------------------------------------|---------------------------------------|
| Less than high school graduate              | \$29,275                              |
| High school graduate (includes equivalency) | \$46,277                              |
| Some college or Associate's degree          | \$49,368                              |
| Bachelor's degree                           | \$71,897                              |
| Graduate or professional degree             | \$97,773                              |

Data Source: 2019-2023 ACS

## **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

As shown in the Business Activity table above, the employment sectors in Chino Hills with the largest number of jobs are education and health care services (3,506 jobs or 22.4% of all jobs); arts, entertainment, and accommodations (3,352 jobs or 21.3%), and retail trade (2,240 jobs or 15.4%).

The jobs in which most city residents are employed reflect these major employment sectors. The largest numbers of Chino Hills residents are employed in education and health care services (9,335 workers or 23.8% of all workers); professional, scientific, management services (4,397 workers or 11.2%); and retail trade (4,236 workers or 10.8%).

The largest mismatch between the share of workers (i.e., employed residents) and the share of jobs by sector is in manufacturing (-5.7 percentage point difference in the share of jobs and the share of workers). In this way, manufacturing workers make up a much larger proportion of the population in the city of Chino Hills than do manufacturing jobs of the city's total jobs, indicating that these workers live in Chino Hills but commute outside of the city for employment. Differences between the share of workers and share of jobs by sector are 1.8 percentage points or less in all other sectors.

## **Describe the workforce and infrastructure needs of the business community:**

The City of Chino Hills's General Plan (2025) identifies economic development needs and opportunities, including:

- Need for a diversified economic base.
- Need support to manage growth with sound fiscal and development policies.

The San Bernardino County Comprehensive Economic Development Strategy (2024) planning process also identified needs related to workforce and business infrastructure. Research has shown that regions with a highly educated workforce experience economic growth both in terms of business attraction and higher income levels. Obtaining a college degree or advanced education and training is important to ensure that the workforce's skills match the needs of desired employers. Further, to ensure that workers do not leave the region, jobs that support a well-educated and skilled workforce are important.

Regional issues related to workforce development identified in the CEDS include:

- Low job quality limits socioeconomic mobility and perpetuates inequality.
- Low educational attainment is pervasive within the local workforce, especially among Hispanic people.

- Overreliance on the Transportation & Warehousing industry for economic growth and prosperity raises San Bernardino County's vulnerability to macroeconomic shocks.
- Lack of risk capital persists for entrepreneurs and small business owners.
- High cost of doing business in California decreases the county's business appeal compared to other states.
- Warehouse automation may lead to future job losses.
- Trade disruption, increased competition, and rising costs may adversely impact economic competitiveness and prosperity.
- Gap in social mobility between baccalaureate and sub-baccalaureate workers may perpetuate economic inequality.

As with the previous consolidated planning process, community stakeholders also noted the need for workforce training and job search assistance for low- and moderate-income households. Some stakeholders commented that while training and adult education opportunities may be available in Chino Hills, people often have difficulty accessing them due to transportation limitations or lack of childcare.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Socioeconomic changes anticipated over the next several years are also likely to impact workforce needs and job growth opportunities in Chino Hills. Affordable housing, including housing near job centers, will be an increasingly important component to supporting workforce and business attraction and retention. Stakeholders consulted as part of this planning process emphasized the need for affordable housing that is close to jobs, resources, and transportation, including a need for a variety of housing types and sizes. This housing is of particular need for seniors, people with disabilities, people transitioning from homelessness, and people living with HIV/AIDS. With increasing demand for housing in the region, affordable housing near employment opportunities, resources, and transportation is becoming more difficult to find, and low-income residents are often unable to access areas of higher opportunity or are displaced by rising housing costs.

## How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Chino Hills's General Plan and the county's CEDS both identified the need for skilled labor and knowledge workers in Chino Hills and San Bernardino County.

The San Bernardino County Comprehensive Economic Development Strategy (CEDS) lists the county's economic development assets or strengths related to education and workforce readiness, including:

- Large population includes a young and capable workforce.
- Quality schools are available throughout most neighborhoods.
- Good post-secondary education systems with six publicly funded Community College campuses available to San Bernardino County residents
- California State University, San Bernardino, which serves 17,900 students as of Fall 2024 and functions as an important educational, cultural and sporting event venue
- The Loma Linda School of Medicine, which attracts students from all over the world with its emphasis in bio-medical technologies, transplantation research, nuclear medicine and prosthetics, and
- The presence of extensive training programs for logistics workers.

Weaknesses related to education and workforce readiness include:

- San Bernardino County's unemployment has returned to its pre-pandemic low, but rates are not equal across race and ethnicity.
- The vast majority (69%) of residents do not have a college degree, with Hispanic residents holding the lowest educational attainment rates in the county.
- The largest and fastest-growing occupations are in the Transportation & Warehousing and Healthcare industries.
- Language barriers among some workers may affect job readiness for higher-paying occupations
- Lack of training opportunities for jobs and occupations with career ladder advancement potential
- The Chino Valley Unified School District manages Workforce Innovation Opportunity Act (WIOA) funds allocated to Chino Valley area through the San Bernardino County Workforce Development Board.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Bernardino County Workforce Development Board funds education and training to ensure individuals have skills necessary to find jobs with family-sustaining wages and meet the workforce needs of regional employers. Workforce training initiatives include the Chino Valley Adult School, run through the Chino Valley Unified School District, and America's Job Centers of California.

The Chino Valley Adult School offers:

- Career center
- Citizenship classes
- ESL (English as a Second Language) classes
- GED math class and GED independent study
- High school classes/credit recovery

America's Job Centers of California offers:

- Skills assessment
- Career path identification
- Resume development
- Job interview preparation
- Training program navigation

Chaffey College Chino Campus also offers career-technical education programs. Several of its academic programs align with fast-growing occupations in the region, including certified nursing assistant, hospitality management, industrial electrical technology, and vocational nursing.

Programs offered by local institutes such as Chaffey College closely align with workforce development needs identified in the Consolidated Plan, including job skills training and job search assistance.

## **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

While the City of Chino Hills has not participated in a Comprehensive Economic Development Strategy, the San Bernardino County Comprehensive Economic Development Strategy (2024) provides an economic development strategy for all of San Bernardino County.

The CEDS identified four regional economic development goals for the county, including:

- Diversify and Increase High Quality Employment
- Spur the Creation and Scaling of New Businesses
- Strengthen Capacity and Governance for Regional Action
- Bolster Quality of Life

# MA-50 NEEDS AND MARKET ANALYSIS

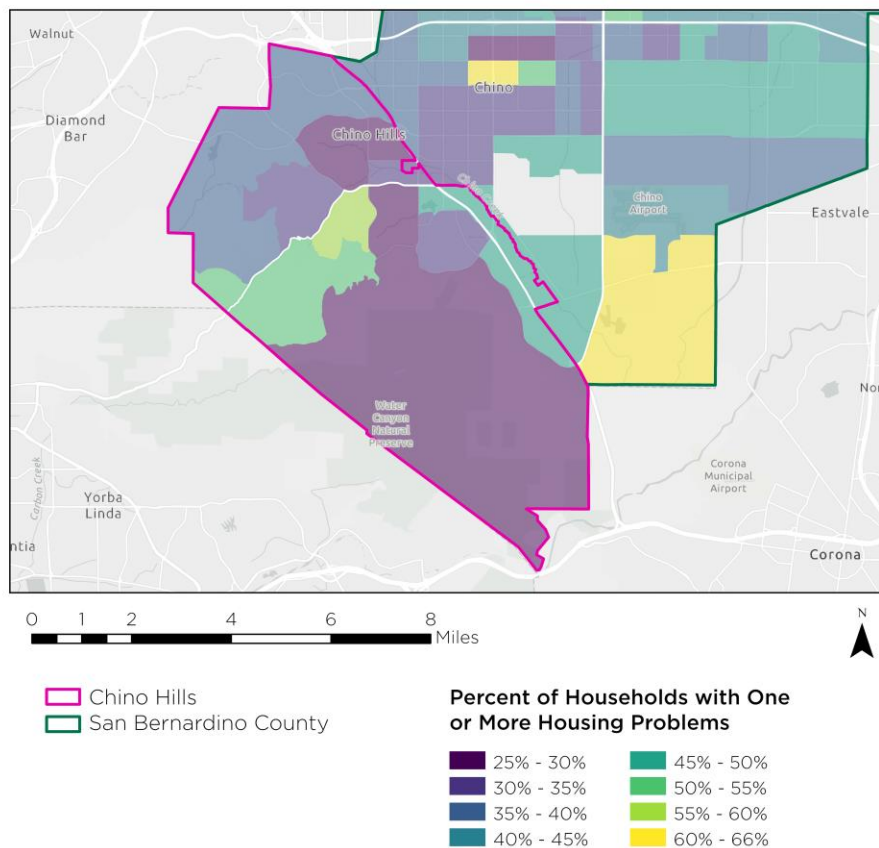
## DISCUSSION

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The map below of housing needs in Chino Hills shows the share of households within each census tract that have least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are four census tracts either completely or partially within the city limits with a concentration of housing problems. Census tracts without high percentages of households with housing problems are located south of Carbon Canyon Road and west of Peyton Drive in central/west Chino Hills, and along California State Route 71 in east Chino Hills. Census tracts where more than 40% of households have a housing need are generally located in areas of the city that are populated predominantly by Asian and Hispanic residents.

**FIGURE 1. PERCENT OF HOUSEHOLDS WITH ONE OR MORE HOUSING PROBLEMS, CITY OF CHINO HILLS, 2019-2023**



### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Asian and Hispanic residents comprise the two largest racial and ethnic population groups in the city of Chino Hills, making up 39.7% and 28.1% of the city's population, respectively. These populations are relatively dispersed throughout the city, with some clustering of Asian residents in north Chino Hills and some clustering of Hispanic residents around the Los Serranos neighborhood in east Chino Hills (see Figure x). The three census tracts in the city with poverty rates above 10% are located in north Chino Hills, the Los Serranos neighborhood, and around the Sleepy Hollow neighborhood south of Carbon Canyon Road in west Chino Hills. The median household income is lowest in the Los Serranos neighborhood (\$66,975).

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (R/ECAPs) as areas where more than one-half of the population are

people of color, and the individual poverty rate is over 40% or more than three times the poverty rate of the MSA. Based on the most recent ACS data, there are no R/ECAP census tracts in Chino Hills, as no census tract in the city has a poverty rate higher than three times the San Bernardino-Riverside-Ontario MSA's poverty rate of 12.2%.

**FIGURE 2. POPULATION BY RACE/ ETHNICITY, CITY OF CHINO HILLS, 2019-2023**

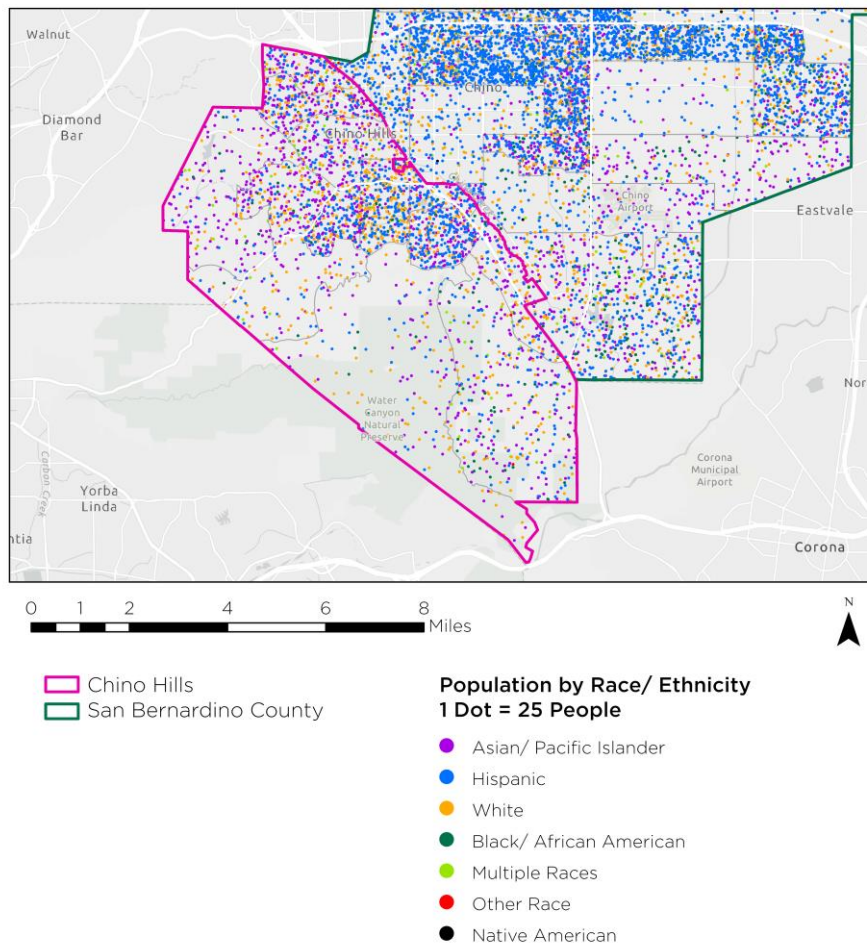
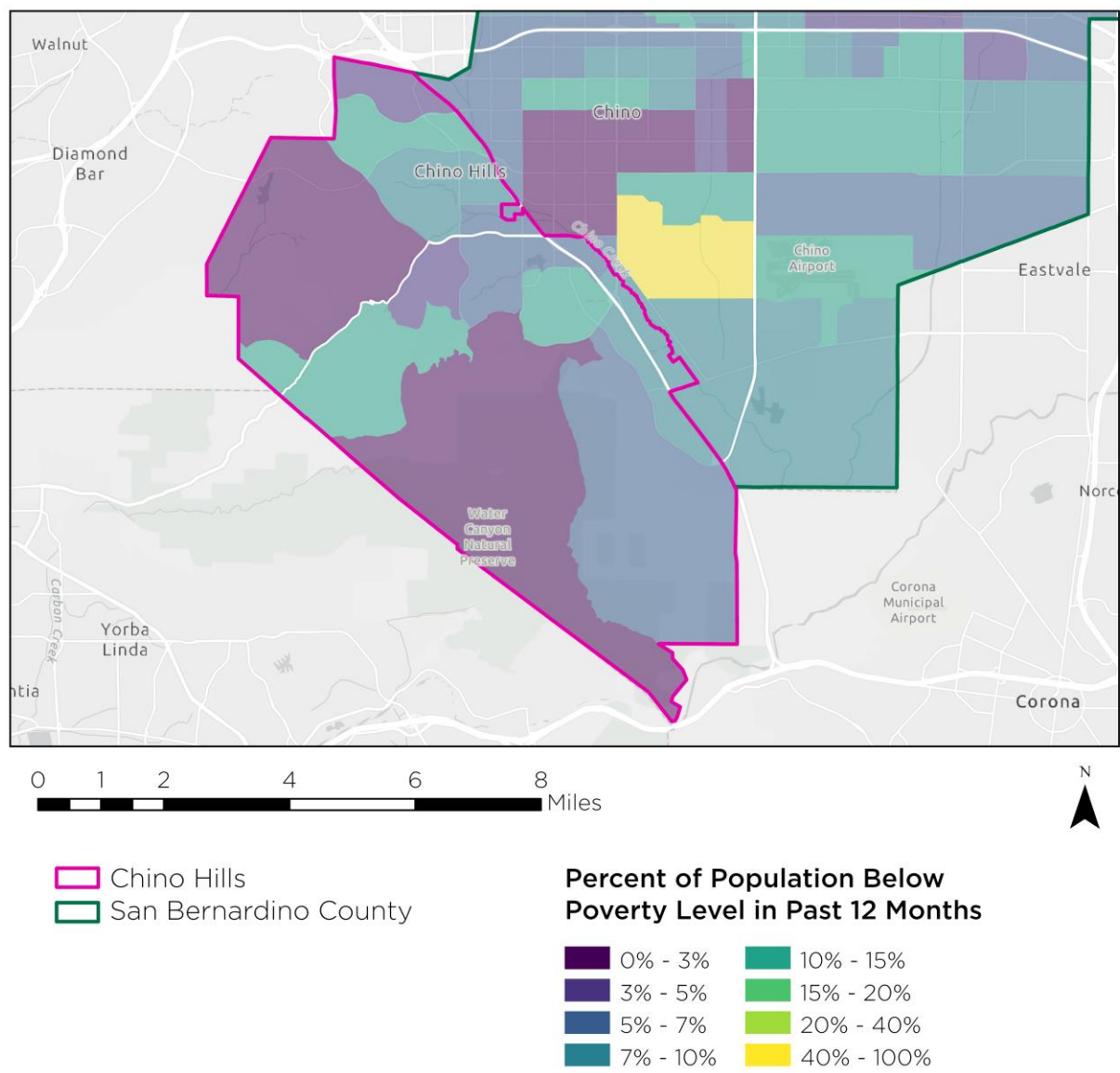
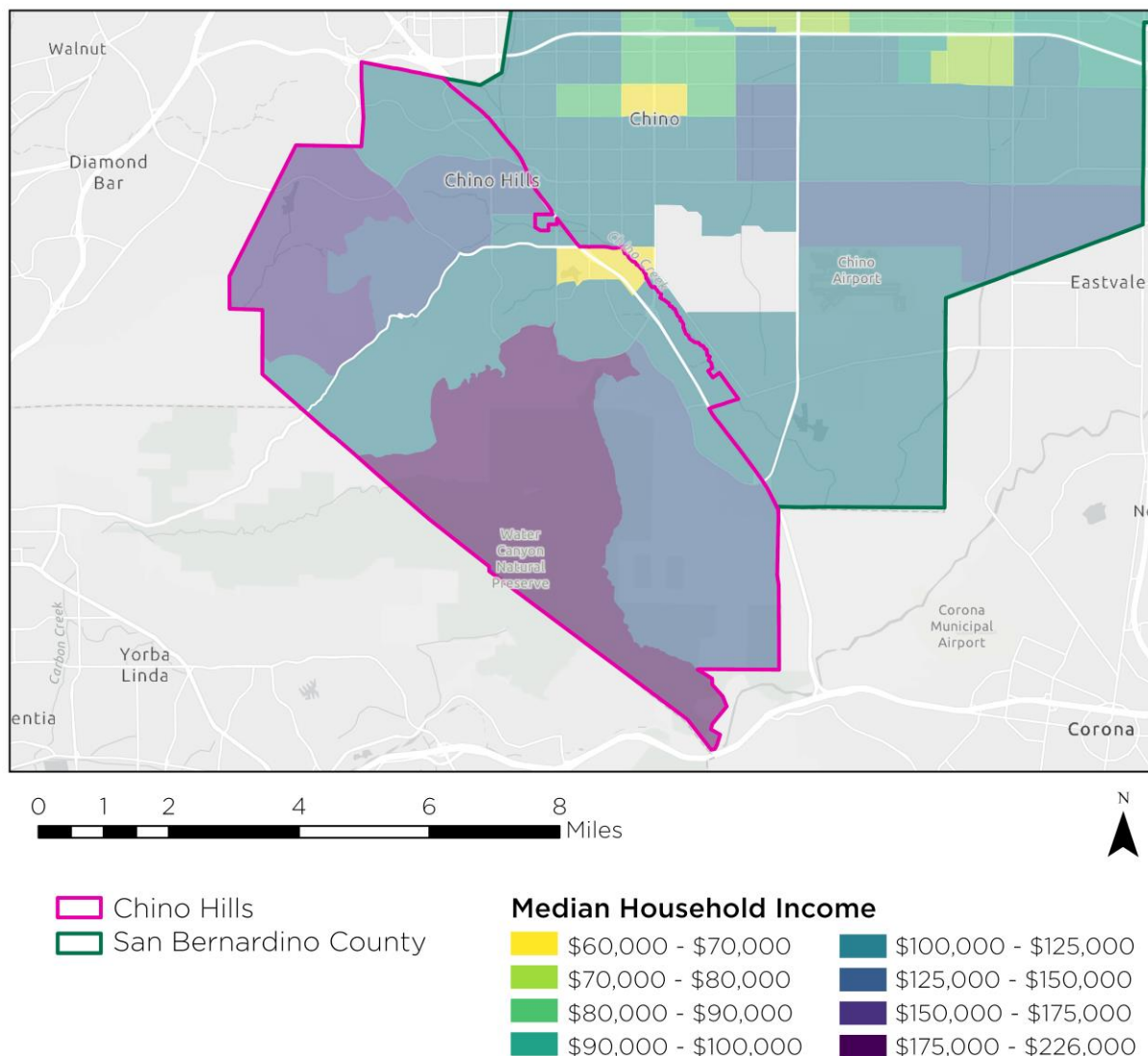


FIGURE 3. PERCENT OF POPULATION BELOW POVERTY LEVEL IN PAST 12 MONTHS, CITY OF CHINO HILLS, 2019-2023



**FIGURE 4. MEDIAN HOUSEHOLD INCOME, CITY OF CHINO HILLS, 2019-2023**



## What are the characteristics of the market in these areas/neighborhoods?

Single-family homes are the predominant housing type in census tract 119 in the Los Serranos neighborhood, making up 70.8% of units. Mobile homes are the next most common housing type, comprising 27.2% of housing units in the census tract. Households in the census tract experience housing problems at high rates (47.6%), and the census tract has a lower median household income (\$66,975) and homeownership rate (40.4%) relative to the city as a whole (see Figure x). Despite these challenges, the neighborhood is home to several community resources and is located nearby many of the city's civic, cultural, and educational resources.

Two census tracts in north Chino Hills and the Sleepy Hollow neighborhood in west Chino Hills also have poverty rates above 10%; however, these census tracts have higher median household incomes and homeownership rates relative to the Los Serranos neighborhood. North Chino Hills lies in close proximity to the city's resources, while Sleepy Hollow is located further away from the city center.

### **Are there any community assets in these areas/neighborhoods?**

The Los Serranos neighborhood is located in close proximity to many community assets, including parks (Rincon, Alterra, Los Serranos, Cinnamon, and others), schools (Chino Hills High School, Robert O. Townsend Junior High, Chapparral Elementary School, Glenmeade Elementary School, and others), and community amenities such as retail and restaurants.

### **Are there other strategic opportunities in any of these areas?**

The Los Serranos neighborhood is located in close proximity to central Chino Hills and resources such as the Chino Hills Community Center, Chino Hills Community Park, the Chino Hills City Hall, and several large grocery stores. State Route 71 runs through the neighborhood, connecting it to Interstates 10 (to the north) and 15 (to the south).

## **MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Differences in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users' personal and professional opportunities. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

There are three considerations to be taken into account in assessing internet access: (1) need for broadband wiring and for connections to broadband service; (2) competitive

pricing and service resulting from having more than one internet service provider within an area; and (3) affordability of broadband service for low- and moderate-income households. In order to meet growing broadband needs, the State of California established the California Broadband Council in 2010, finalized a Broadband For All action plan in 2020, and in 2021 enacted SB 156, which allocated \$6 billion towards bridging the digital divide in a multi-year effort. In addition, the federal Infrastructure, Investments, and Jobs Act of 2021 allocated \$65 billion towards nationwide broadband investments, which the State of California intends to pursue as a funding source for the Broadband for All Plan.

The map for Broadband Planning aimed at identifying underserved areas across the United States shows that all populated areas of Chino Hills receive service speeds over 100/20 (100 Mbps download speed with 20 Mbps upload speed), which is considered sufficient for supporting online activity such as streaming, online gaming, web browsing, and downloading music. As of March 2024, the FCC increased the broadband speed standard from 25/3, or 25 Mbps in download speed and 3 Mbps in upload speed, to 100/20.

For the 2.2% of households in Chino Hills without an internet subscription, libraries throughout the area generally offer free access to computers and Wi-Fi, and some locations may offer programs that allow residents to check out mobile hotspots, laptops, or other electronic devices. Housing and service providers serving low- and moderate-income populations and people who are homeless may also provide internet access. For example, some affordable housing properties have business centers; some shelters or day centers have computers for visitor use; and local job centers may provide computers for use in job searches.

Marginalized and/or minority households are generally disproportionately represented among low-to-moderate income households and therefore may be disproportionately impacted by a lack of internet access. The website BroadbandNow, which exists to help people discover internet options in their area, conducts research into broadband availability and user demographics by state and provides data on California households without internet access. This data shows that 30% of extremely low-income households and 13% of low-to-moderate income households in California are without internet, and that Black, Hispanic, and Native American residents are nearly twice as likely as residents of other races to be without internet access:

**TABLE 42 – DEMOGRAPHICS OF CALIFORNIA HOUSEHOLDS WITHOUT INTERNET**

| Percent of Homes without Internet Access by Age            |     |
|------------------------------------------------------------|-----|
| Under Age 18                                               | 5%  |
| Age 18-64                                                  | 5%  |
| Age 65+                                                    | 7%  |
| Percent of Homes without Internet Access by Income         |     |
| Under \$20,000                                             | 30% |
| \$20,000-\$74,999                                          | 13% |
| Over \$75,000                                              | 4%  |
| Percent of Homes without Internet Access by Race/Ethnicity |     |
| Hispanic                                                   | 7%  |
| Black                                                      | 7%  |
| White                                                      | 4%  |
| Native American or Alaskan                                 | 8%  |
| Mixed Race                                                 | 3%  |
| Asian                                                      | 3%  |

Source: Broadband Now California - <https://broadbandnow.com/California>

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Internet technologies available in Chino Hills at broadband speeds include fiber, cable, DSL, and fixed wireless. Fiber is offered by AT&T. Spectrum offers cable internet; Frontier offers DSL and fiber; AT&T offers IP Broadband and 5G internet; and Xnet WiFi offers fixed wireless. As fiber delivers data at faster speeds than DSL and cable, having more fiber providers in Chino Hills would increase the availability of fiber for residents and ensure there is access throughout the city.

Having broadband available in an area does not mean that residents have personal access –2.2% of Chino Hills residents do not have an internet subscription service of any type, including a cellular data plan, according to the 2019-2023 American Community Survey. This may indicate that internet access in the city is unaffordable for low-income residents, which may in turn indicate a need for increased competition for affordable internet access programs. Internet access may also be inaccessible for reasons other than cost, such as lack of digital literacy or language barriers.

## MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Hazard mitigation in Chino Hills is conducted through the San Bernardino County Office of Emergency Management. The County's most recent Hazard Mitigation Plan was updated in 2022 and identifies sixteen possible hazards, seven of which are natural hazards which are deemed moderate to high risk and are relevant to this section of the Consolidated Plan:

- Wildfire
- Flood
- Earthquake
- Drought
- Climate Change
- Extreme Heat
- Landslide

To mitigate environmental hazards in the county, the plan identifies a variety of techniques focused primarily on prevention, emergency services, and public education and awareness.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In its September 2021 report "Climate Change and Social Vulnerability in the United States," the U.S. EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as 'socially vulnerable,' or having a reduced capacity to "cope with and recover from climate change impacts." Socially vulnerable groups are described as more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure. As estimated 5,359 people in Chino Hills were living below poverty level as of the 2019-2023 American Community Survey. Additionally, mobile home residents, who are more likely to be low-income, are especially vulnerable

to climate related hazards. The 2019-2023 ACS estimates that there are 722 mobile homes in Chino Hills.

# Strategic Plan



# SP-05 OVERVIEW

## Strategic Plan Overview

This strategic plan will guide the allocation of Chino Hill's CDBG funding during the 2025-2029 planning period. Goals for the 2025-2029 period focus on high priority needs identified through data analysis, community input, consultation with City of Chino Hills staff and partner agencies, and a review of relevant recently completed plans and studies. The priority needs identified are:

The following goals were established by the City of Chino Hills for the Housing Element (2021-2029) to address both local and regional housing needs:

- Goal 1: Provide a range of housing types to meet the needs of existing and future residents.
- Goal 2: Maintain and Enhance the Quality of Existing Residential Neighborhoods.
- Goal 3: Develop housing that is sensitive to environmental issues.
- Goal 4: Provide Support Services to Meet the Special Housing Needs of the City's Residents.
- Goal 5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability.

In addition to these goals, the Strategic Plan will incorporate input from community stakeholders, public surveys, consultation with government and public and private sector agencies, and reviews of relevant recently completed plans and studies to craft projects for the funding period. Chino Hills will focus its priorities on projects and programs that meet CDBG eligibility requirements, have long term impacts on low- and moderate- income residents, and help address other federal, state, and local priorities, such as the development of affordable housing and fair housing choice.

# SP-10 GEOGRAPHIC PRIORITIES - 91.415, 91.215(A)(1)

## Geographic Area

CDBG funds are available for use throughout Chino Hills, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

**TABLE 12 - GEOGRAPHIC PRIORITY AREAS**

| Area Name | Area Type     |
|-----------|---------------|
| Citywide  | Strategy Area |

## General Allocation Priorities

### Describe the basis for allocating investments geographically within the state

The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in areas of greatest need and where low-income residents and those with other special needs will most benefit.

The City's allocation priorities are guided by significant public input received from survey respondents, stakeholder consultations, and public meeting attendees. Based on the public participation process and review of data and reports, the City will continue to use a need-based strategy, rather than a place-based strategy, to select projects. Most CDBG-funded programs and services will be offered citywide, targeting certain population groups with need for the services, rather than certain geographic locations.

Projects that are place-based, such as curb, ramp, and sidewalk improvements, are identified based on the age of existing infrastructure, health and safety conditions (e.g. ADA compliance), and stakeholder consultation. Accordingly, the City expects to make its most focused CDBG investments in Los Serranos infrastructure projects. As the oldest part of the City, Los Serranos has been identified as most in need of improvements.

The Home Improvement Grant Program is a citywide program through HUD's CDBG funding that allows eligible homeowners to get grant assistance to revitalize their properties and, therefore, their neighborhoods as well.

# SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

## Priority Needs

**TABLE 13 – PRIORITY NEEDS SUMMARY**

| 1 | Priority need               | Housing Affordability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | Priority level              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | Population(s) served        | Extremely low income<br>Low income<br>Moderate income<br>Large families<br>Families with children<br>Elderly<br>People with disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | Geographic area(s) affected | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | Associated goal(s)          | Maintain and Expand Housing Affordability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | Description                 | <ul style="list-style-type: none"> <li>• Preserve the existing affordable housing stock and help homeowners avoid displacement due to repair costs by assisting income-eligible homeowners with housing repairs, possibly to include major systems repairs and accessibility improvements.</li> <li>• Provide downpayment assistance to low-income homeowners.</li> <li>• Support the development of new affordable rental housing.</li> </ul>                                                                                                                                                                                                                                                                                                                       |
|   | Basis for priority          | Stakeholders, meeting participants, and survey respondents described promoting housing affordability as a high-level need in Chino Hills. Survey respondents rated 'not enough affordable housing for seniors;' 'displacement of residents due to rising housing costs;' 'not enough affordable housing for families;' 'community opposition to affordable housing;' and 'not enough affordable housing for individuals' as the top barriers to fair housing in Chino Hills. Survey respondents rated energy efficiency improvements to existing housing; elderly or senior housing; help for homeowners to make housing improvements; help buying a home/ downpayment assistance; and housing for people with disabilities as the top housing needs in Chino Hills. |

| 2 | Priority need               | Public Facilities, Facility Improvements, and Public Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | Priority level              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | Population(s) served        | Extremely low income<br>Low income<br>Moderate income<br>People with physical disabilities<br>Non-housing community development                                                                                                                                                                                                                                                                                                                                                                     |
|   | Geographic area(s) affected | Los Serranos                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | Associated goal(s)          | Improve Public Facilities and Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | Description                 | <ul style="list-style-type: none"> <li>• Fund infrastructure improvements and public facilities such as street, road, and sidewalk improvements, community centers, ADA accessibility improvements, and healthcare facilities in income-eligible areas.</li> <li>• Assist community service organizations in improving their physical structures to meet the organization's goals for serving low- and moderate-income households, homeless people, and other special needs populations.</li> </ul> |
|   | Basis for priority          | Survey respondents emphasized that street, road, and sidewalk improvements; community parks, gyms, and recreational fields; public safety offices; community centers; and health care facilities are the greatest public facility and infrastructure needs.                                                                                                                                                                                                                                         |
|   |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Priority need |                             | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3             | Priority level              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|               | Population(s) served        | Extremely low income<br>Low income<br>Moderate income<br>Large families<br>Families with children<br>Elderly / frail elderly<br>People with disabilities<br>Chronic homelessness<br>Individuals<br>Mentally ill<br>Chronic substance abuse<br>Veterans<br>Persons with HIV/AIDS<br>Victims of domestic violence<br>Unaccompanied youth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | Geographic area(s) affected | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               | Associated goal(s)          | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | Description                 | <ul style="list-style-type: none"> <li>• Fund community services such as job training and employment assistance, youth- and senior-focused activities, health and substance abuse services, and others.</li> <li>• Collaborate with agencies in the CoC and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to homelessness prevention, outreach, case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability.</li> <li>• Support the use of a Housing First model to address homelessness.</li> <li>• Consider CDBG and other possible funding sources to increase availability of resources to serve residents who are homeless or at risk of homelessness with housing and supportive services.</li> </ul> |
|               | Basis for priority          | Community members identified the need for a variety of services for income-eligible and special needs residents. Drug abuse/ crime prevention, youth and senior services, neighborhood cleanups, transportation assistance, and child abuse prevention were all ranked highly by survey respondents. Homeless services and prevention ranked as priority needs by community members who participated in the community meeting, stakeholder consultations, and survey. Homelessness prevention and outreach to homeless persons were identified as top homeless services needs in Chino Hills.                                                                                                                                                                                                                                                                                                                                                                                           |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | <b>Priority need</b>               | <b>Program Administration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Priority level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Population(s) served</b>        | All                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Geographic area(s) affected</b> | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Associated goal(s)</b>          | Program Administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Description</b>                 | <ul style="list-style-type: none"> <li>• Program administration costs and carrying charges related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG program.</li> <li>• Provide fair housing services to eligible households which may include but not be limited to: <ul style="list-style-type: none"> <li>○ Foreclosure prevention.</li> <li>○ Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams.</li> <li>○ Pre- and post-home purchase counseling for income-eligible households.</li> </ul> </li> <li>• Fair housing education to help residents, community organizations, and housing providers understand fair housing rights and responsibilities.</li> </ul> |
|   | <b>Basis for priority</b>          | Necessary program administration costs associated with the coordination and delivery of services to Chino Hills residents. Additionally, input from community members at meetings and in stakeholder consultations suggests a continued need for counseling and legal services for low- and moderate-income households, including continued partnership with the Inland Fair Housing and Mediation Board.                                                                                                                                                                                                                                                                                                                                                                                                            |

## SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

### Introduction

Chino Hills will receive \$400,713 in CDBG funds for 2025; based on this single-year allocation, the City anticipates receiving a total of approximately \$2 million over the course of the five-year Consolidated Plan period.

### Anticipated Resources

**TABLE 14 - ANTICIPATED RESOURCES**

| Program | Source of Funds  | Uses of Funds | Expected Amount Available Year 1 |                 |                       |              | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|------------------|---------------|----------------------------------|-----------------|-----------------------|--------------|------------------------------------------------|-----------------------|
|         |                  |               | Annual Allocation:               | Program Income: | Prior Year Resources: | Total:       |                                                |                       |
|         |                  |               | \$                               | \$              | \$                    | \$           | \$                                             |                       |
| CDBG    | Public – Federal | Acquisition   | \$400,713                        | \$0             | \$35,464.05           | \$436,177.05 | \$1,638,316.05                                 | Public – Federal      |

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement, however, the City does add local funds (including funding from Measure I, gas tax revenues, the Mitigation Fee Fund and the City's Housing In-Lieu Fee Fund) to further support the affordable housing and community development priorities and goals contained within this plan.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City of Chino Hills does not anticipate using publicly owned land or property to address the needs identified in this plan.

**Discussion**

Chino Hills also participates in the San Bernardino County HOME Consortium and the city is thus an eligible location for expenditure of federal affordable housing funds under the HOME program. San Bernardino County manages HOME funds on behalf of the Consortium and typically invests the HOME resources in multifamily rental developments selected through a competitive application process available to housing developers. Funded projects may be located throughout the unincorporated county and within participating municipalities, including Chino Hills. There is no specific allotment of the Consortium's HOME funds reserved for or targeted to Chino Hills.

## SP-40 INSTITUTIONAL DELIVERY STRUCTURE - 91.415, 91.215(K)

**Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

Agencies through which the City of Chino Hills will carry out its consolidated plan are shown in Table 21. In addition to those listed in the table, the City will also rely on a variety of non-profit and private sector housing developers, including Community Housing Development Organizations (CHDOs), Low Income Housing Tax Credit developers, and others.

**TABLE 15 - INSTITUTIONAL DELIVERY STRUCTURE**

| Responsible Entity                                                                               | Responsible Entity Type       | Role                                                                                                                                                                                                                            | Geographic Area Served |
|--------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| City of Chino Hills                                                                              | Government                    | <ul style="list-style-type: none"> <li>• Non-Homeless Special Needs</li> <li>• Public Facilities</li> <li>• Neighborhood Improvements</li> <li>• Public Services</li> <li>• Economic Development</li> <li>• Planning</li> </ul> | Jurisdiction           |
| City of Chino                                                                                    | Government                    | <ul style="list-style-type: none"> <li>• Public Services</li> </ul>                                                                                                                                                             | Jurisdiction           |
| Chino Valley Unified School District                                                             | Government/ School District   | <ul style="list-style-type: none"> <li>• Non-Homeless Special Needs</li> <li>• Homelessness</li> <li>• Public Services</li> </ul>                                                                                               | Region                 |
| HOPE Family Resource Center                                                                      | Government/ School District   | <ul style="list-style-type: none"> <li>• Non-homeless Special Needs</li> <li>• Homelessness</li> <li>• Public Services</li> </ul>                                                                                               | Region                 |
| San Bernardino County Office of Homeless Services/<br>San Bernardino County Homeless Partnership | Government/ Continuum of Care | <ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Public Services</li> </ul>                                                                                                                                     | County                 |
| Inland Fair Housing and Mediation Board                                                          | Non-profit Organizations      | <ul style="list-style-type: none"> <li>• Public Services</li> </ul>                                                                                                                                                             | Region                 |

| Responsible Entity                 | Responsible Entity Type | Role                                                                                    | Geographic Area Served |
|------------------------------------|-------------------------|-----------------------------------------------------------------------------------------|------------------------|
| Pomona Valley Habitat for Humanity | Nonprofit Organization  | <ul style="list-style-type: none"> <li>Affordable Housing – Ownership</li> </ul>        | Jurisdiction           |
| House of Ruth                      | Nonprofit Organization  | <ul style="list-style-type: none"> <li>Domestic Violence</li> </ul>                     | Jurisdiction           |
| Heart 2 Serve                      | Nonprofit Organization  | <ul style="list-style-type: none"> <li>Homelessness</li> <li>Public Services</li> </ul> | Jurisdiction           |
| Chino Neighborhood House           | Nonprofit Organization  | <ul style="list-style-type: none"> <li>Homelessness</li> <li>Public Services</li> </ul> | Jurisdiction           |

## Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Chino Hills provides the City's residents with access to high-quality public facilities and parks. Stakeholders consulted as part of this planning process emphasized the high quality of public facilities and parks in the City of Chino Hills and that the City has spent Community Development Block Grant funding to make improvements to areas of the city that lack infrastructure such as lighting and sidewalks.

One of the primary gaps noted in the previous Consolidated Plan was the large need for social services within the City of Chino Hills, which continues to be a need. Stakeholders noted that residents often must travel outside of the city to access services such as food pantries, thrift stores, and low-cost health and mental health services. There is also a lack of facilities to address the shelter and services needs of people experiencing homelessness within the city. Due to the rising cost of living throughout the region, the demand for social and health services has increased. Local nonprofits noted their capacity has further become strained due to reduced funding from programs such as the CDBG program. In this way, there is a need for the City to further seek out partnerships with organizations providing these services in the region to bring their services into Chino Hills, and to prioritize the use of existing facilities or development of new facilities to house these needed services.

Another gap in the institutional delivery system is the lack of affordable housing developers working in the city. Stakeholders consulted in the course of this planning process noted that the City has little to offer in the form of assistance or incentives for affordable housing developers. Limited funding available and the high costs of developing housing in Chino Hills present important barriers to the development of housing that is affordable to low- and moderate-income households in Chino Hills.

## Availability of services targeted to homeless persons and persons with HIV and mainstream services

**TABLE 16 - HOMELESS PREVENTION SERVICES SUMMARY**

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|-----------------------------------------|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          |                      |                             |
| Legal Assistance                        | X                          |                      |                             |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          |                      |                             |
| Utilities Assistance                    | X                          |                      |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          |                      |                             |
| Mobile Clinics                          |                            |                      |                             |
| Other Street Outreach Services          |                            |                      |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    |                             |
| Child Care                              |                            |                      |                             |
| Education                               | X                          | X                    |                             |
| Employment and Employment Training      | X                          | X                    |                             |
| Healthcare                              | X                          |                      |                             |
| HIV/AIDS                                | X                          |                      | X                           |
| Life Skills                             |                            |                      |                             |
| Mental Health Counseling                | X                          |                      |                             |
| Transportation                          | X                          | X                    |                             |
| <b>Other</b>                            |                            |                      |                             |
| Other                                   |                            |                      |                             |

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Chino Hills falls within the San Bernardino City and County Continuum of Care (CoC). The San Bernardino County Homeless Partnership, which was formed to provide a more focused approach to issues of homelessness within the County, manages the CoC. The San Bernardino County Homeless Partnership was formed in 2007 to administer federal grants and lead the County's coordinated strategy on homelessness. It provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals through facilitating better communication, planning, coordination, and cooperation among all entities that provide services and/or resources for the relief of homelessness in San Bernardino County.

While the City of Chino Hills does not receive ESG funding, organizations that meet the needs of homeless populations within the City receive CDBG funding, including Chino Neighborhood House and House of Ruth.

For the Consolidated Plan that guides the annual action planning, the City consulted with representatives from Pomona Valley Habitat for Humanity and Chino Valley Hope Family Resource Center to better understand the needs of the clients they serve.

Organizations outside the City of Chino Hills also provide services and shelter to persons experiencing homelessness in Chino Hills. For example, the Chino Neighborhood House provides food, clothing, and hygiene items.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City of Chino Hills's current institutional structure includes the service agencies listed above. These agencies provide services for a variety of needs and subpopulations. However, there is a need for greater services and facilities for persons experiencing and at risk of homelessness within the City of Chino Hills. The gap in the service delivery system for persons experiencing homelessness and those at risk of homelessness is a lack of funding to create the addition of needed

beds and services that are not being provided. Stakeholders noted that while Chino Hills has focused on effective programs, affordable housing has become an urgent need. There is a growing need for homeownership assistance in addition to supporting workforce and young professionals who have been priced out of the housing market since the COVID-19 pandemic created high demand for suburban properties.

Another gap is the lack of development of affordable housing in the city. The high cost of development in Chino Hills contributes to challenges in developing affordable rental housing, transitional housing, or permanent supportive housing in the city. There is also a gap in the service delivery system in placing these special needs clients due to a general shortage of available affordable housing options in Chino Hills. Stakeholders noted that Chino Hills has little to offer developers in terms of incentives to develop affordable housing but that the city might consider making nonprofit affordable housing developers exempt from certain development fees to incentivize production of affordable housing. The city might also examine zoning restrictions to look for ways to reduce costs and streamline the development process for nonprofit affordable housing developers.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will continue to be involved with the many cooperative groups and agencies described throughout the Consolidated Plan that offer services to residents. The City will work cooperatively with these groups to identify gaps in services that may arise.

The City uses its own staff or procures private sector entities to implement the non-housing portions of the Consolidated Plan, such as public facility and infrastructure improvements. Most public service activities are undertaken by non-profit or city agencies under contract with the City.

The City of Chino Hills will continue to provide funding to public service organizations, including Chino Neighborhood House, House of Ruth, and Anthesis to overcome gaps in the institutional delivery structure and service delivery system for persons experiencing homelessness and other special needs populations.

## SP-45 GOALS - 91.415, 91.215(A)(4)

### Goals Summary Information

TABLE 17 – GOALS SUMMARY

|   | Goal Name                                           | Start Year | End Year | Category                          | Geo. Area | Needs Addressed                                                    | Funding        | Goal Outcome Indicator                                                                                              |
|---|-----------------------------------------------------|------------|----------|-----------------------------------|-----------|--------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Maintain and Expand Housing Affordability</b>    | 7/1/25     | 6/30/30  | Affordable Housing                | Citywide  | Housing Affordability                                              | \$95,947.49    | Housing Rehabilitated: 10 Units                                                                                     |
| 2 | <b>Improve Public Facilities and Infrastructure</b> | 7/1/25     | 6/30/30  | Non-Housing Community Development | Citywide  | Public Facilities, Facility Improvements and Public Infrastructure | \$1,242,581.56 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,000 persons assisted |
| 3 | <b>Public Services</b>                              | 7/1/25     | 6/30/30  | Non-Housing Community Development | Citywide  | Public Services                                                    | \$300,000      | Public Service activities other than low/moderate income housing Benefit: 1,480 Persons Assisted                    |
| 4 | <b>Administration</b>                               | 7/1/25     | 6/30/30  | Other: Administration             | Citywide  | Administration                                                     | \$400,500      | Other Benefit: 75 persons Assisted                                                                                  |

## Goal Descriptions

| Goal Name                                           | Goal Description                                                                                                                                                                                                     |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maintain and Expand Housing Affordability</b>    | Maintain existing housing stock through housing rehabilitation and plan for new affordable housing sites as required by the 6 <sup>th</sup> Cycle Housing Element process.                                           |
| <b>Improve Public Facilities and Infrastructure</b> | Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements.              |
| <b>Public Services</b>                              | Provide public services to low- and moderate-income individuals and households and provide housing/ services to individuals and families who are experiencing homelessness or have other non-homeless special needs. |
| <b>Administration</b>                               | Administration and planning for the City's CDBG Program, to include fair housing services such as landlord/tenant mediation, housing counseling, and fair housing education.                                         |

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Chino Hills receives funding through the CDBG program but not through the HOME program. However, the City will devote a portion of its CDBG funding to assist an estimated 10 households through home rehabilitation grants.

## **SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Chino Hills follows HUD's Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities. The City will continue to conduct lead-based paint inspections as part of its Home Improvement Grant program and, if a hazard is found, complete remediation.

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Chino Hills reduce lead-based paint hazards in all federally funded housing activities.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Chino Hills integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally-funded affordable housing development activities.

## **SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(J)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The 2019-2023 5-Year American Community Survey estimates Chino Hills's poverty rate at 6.9%, lower than that of both the Riverside-San Bernardino-Ontario MSA (12.2%) and the state of California (12.0%). The city's poverty rate is slightly higher than it was 10 years earlier for the 2009-2013 ACS, when it was estimated at 6.1%.

The City's General Plan (2025), Housing Element (2022), Analysis of Impediments to Fair Housing Choice (2025), and other local and regional plans detail goals for reducing poverty in the city of Chino Hills and the county, including:

#### Economic and Workforce Development

- Promote a broad range of employment opportunities for Chino Hills residents that are compatible with the community's residential character and the skills and education of Chino Hills' workforce.
- Work with regional agencies, housing providers, and the development community to promote employment growth coordinated with the availability of a variety of housing types and affordability levels, which support efforts to attract businesses while providing an adequate transportation system.
- Encourage child care/ day care centers in proximity to employment centers and residential areas.

#### Housing and Homelessness

- Work with residential developers and property owners to provide opportunities for housing at varied density, tenures, and unit types throughout the community.
- Amend the Zoning Code to establish a minimum development density for the multifamily residential zones, and to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.
- Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by state law.
- Amend the Zoning Code to define group homes for employees consistent with the Employee Housing Act.
- Seek grant and partnership opportunities with HUD, the State and County, and other housing providers to support opportunities for group homes, including congregate, semi-congregate, and SRO housing options that can provide affordable housing options to households at extremely low income levels and in poverty.
- Expand the Housing Coordinator functions within the Community Development Department to include seeking grant opportunities to focus on the extremely low and very low income housing need, including implementation and administration of those programs.
- Continue to explore creative ways to utilize the City Housing In-Lieu Fee fund to facilitate, encourage, and expand affordable housing for the City's lowest income households.

- Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development, in locations throughout the community.
- Continue to use available grant funds, including CDBG, to administer a minor home repair program for qualifies lower income residents.
- Pursue options for maintaining affordability of existing designated lower, median, and other affordable housing stock.
- Partner with affordable housing developers to promote senior housing development.
- Facilitate the development of accessible housing opportunities and expanded support services for disabled persons.
- Continue to work with existing area social service providers in addressing the needs of the area homeless population.

#### Access to Resources

- Strive to locate grocery and other healthy food retailers within a short or walking distance of all residents.
- Support farmer's markets in the community.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The affordable housing, workforce development, and homelessness programs detailed in this plan aim to support the achievement of the housing and economic development goals in Chino Hills. To combat poverty and reduce the number of poverty-level families, the City has devoted resources to public service programs, including those provided by the San Bernardino County Library, House of Ruth, Chino Neighborhood House, Anthesis, Paws 4 Success, and Pomona Valley Habitat for Humanity. In particular, Anthesis provides job readiness, tailored employment strategies, and supportive employment programs for residents with disabilities.

The San Bernardino County Workforce Development Board also provides support in all aspects of employment, including basic and individual career services, career training and apprenticeships, job placement services, supportive services, and youth services, and Chino Neighborhood House provides food and clothing for low-income and homeless households. This plan continues to identify assisting residents living in poverty as a goal for the CDBG program. The City will continue to fund services to assist individuals in obtaining housing, employment, and other needs.

In addition to economic development programs, many homelessness programs and homeless service providers also address expanded employment opportunities as an avenue for combating poverty. Programs aimed at educating youth, young adults, and adults also combat poverty by developing skills that allow residents to secure better jobs

at higher wages. This plan also calls for continued support for case management services that connect individuals with employment opportunities while also supporting them in meeting other needs, such as housing and supportive services.

## **SP-80 MONITORING - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To monitor the plan's activities, Chino Hills staff conduct annual monitoring site visits with the city's subrecipients. City staff members review essential information with agencies during their site visits, including record keeping, reporting, financial management, service intake, program implementation, and regulatory compliance. City staff also review of the subrecipients' administrative methods, program implementation and compliance with CDBG regulations. The objective of the administrative review is to ensure that each agency's program is being implemented as planned, that measurable goals remain on target and to observe the effectiveness of program's management.

When it is observed that agencies require additional assistance to meet their goals, city staff may help the agencies create outreach plans to inform the public of available services. Advertising mechanisms may include the quarterly City of Chino Hills Recreation Guide, City news, and the City's website.

# Annual Action Plan



## AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2)

### Introduction

Chino Hills will receive \$400,713 in CDBG funds for 2025; based on this single-year allocation, the City anticipates receiving a total of approximately \$2 million over the course of the five-year Consolidated Plan period.

### Anticipated Resources

**TABLE 18 - EXPECTED RESOURCES – PRIORITY TABLE**

| Program | Source of Funds  | Uses of Funds | Expected Amount Available Year 1 |                 |                       |              | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|------------------|---------------|----------------------------------|-----------------|-----------------------|--------------|------------------------------------------------|-----------------------|
|         |                  |               | Annual Allocation:               | Program Income: | Prior Year Resources: | Total:       |                                                |                       |
|         |                  |               | \$                               | \$              | \$                    | \$           | \$                                             |                       |
| CDBG    | Public – Federal | Acquisition   | \$400,713                        | \$0             | \$35,464.05           | \$436,177.05 | \$1,638,316.05                                 | Public – Federal      |

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement, however, the City does add local funds (including funding from Measure I, gas tax revenues, the Mitigation Fee Fund and the City's Housing In-Lieu Fee Fund) to further support the affordable housing and community development priorities and goals contained within this plan.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City of Chino Hills does not anticipate using publicly owned land or property to address the needs identified in this plan.

**Discussion**

Chino Hills also participates in the San Bernardino County HOME Consortium and the city is thus an eligible location for expenditure of federal affordable housing funds under the HOME program. San Bernardino County manages HOME funds on behalf of the Consortium and typically invests the HOME resources in multifamily rental developments selected through a competitive application process available to housing developers. Funded projects may be located throughout the unincorporated county and within participating municipalities, including Chino Hills. There is no specific allotment of the Consortium's HOME funds reserved for or targeted to Chino Hills.

# AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3)&(E)

## Goals Summary Information

TABLE 19 – GOALS SUMMARY

|   | Goal Name                                    | Start Year | End Year | Category                          | Geo. Area | Needs Addressed                                                    | Funding      | Goal Outcome Indicator                                                                                              |
|---|----------------------------------------------|------------|----------|-----------------------------------|-----------|--------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------|
| 1 | Improve Public Facilities and Infrastructure | 7/1/25     | 6/30/26  | Non-Housing Community Development | Citywide  | Public Facilities, Facility Improvements and Public Infrastructure | \$296,077.05 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,000 persons assisted |
| 2 | Public Services                              | 7/1/25     | 6/30/26  | Non-Housing Community Development | Citywide  | Public Services                                                    | \$60,000.00  | Public Service activities other than low/moderate income housing Benefit: 292 Persons Assisted                      |
| 3 | Administration                               | 7/1/25     | 6/30/26  | Other: Administration             | Citywide  | Administration                                                     | \$80,100.00  | Other Benefit: 15 persons Assisted                                                                                  |

## Goal Descriptions

| Goal Name                                           | Goal Description                                                                                                                                                                                                                                         |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Improve Public Facilities and Infrastructure</b> | Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements. (Timeframe: 2025-2026 program year)              |
| <b>Public Services</b>                              | Provide public services to low- and moderate-income individuals and households and provide housing/ services to individuals and families who are experiencing homelessness or have other non-homeless special needs. (Timeframe: 2025-2026 program year) |
| <b>Administration</b>                               | Administration and planning for the City's CDBG Program, to include fair housing services such as landlord/tenant mediation, housing counseling, and fair housing education. (Timeframe: 2025-2026 program year)                                         |

# AP-35 PROJECTS - 91.420, 91.220(D)

## Introduction

**TABLE 20 – PROJECT INFORMATION**

| # | Project Name                                                  |
|---|---------------------------------------------------------------|
| 1 | Literacy Services (S.B. County Library)                       |
| 2 | Domestic Violence Services (House of Ruth)                    |
| 3 | Food Bank (Chino Neighborhood House)                          |
| 4 | Support for Adults with Disabilities (Anthesis)               |
| 5 | Service Dog Training Program (Paws 4 Success)                 |
| 6 | A Brush with Kindness (Pomona Valley Habitat for Humanity)    |
| 7 | Fair Housing Services (Inland Fair Housing & Mediation Board) |
| 8 | Los Serranos Infrastructure Project                           |
| 9 | Administration                                                |

## Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Results of the community participation process and input received from stakeholder during development of this Annual Action Plan indicated strong support for continued use of CDBG funds for public infrastructure in the Los Serranos neighborhood and housing affordability. The community also supports continued supportive services for low- and moderate-income households, including domestic violence services, fair housing services, and support for the food bank. The City has maintained a broad priority of public services, public facility improvements, and housing rehabilitation.

# AP-38 PROJECT SUMMARY

## Project Summary Information

### Project Summary Information

|   |                                                                                             |                                                                                             |
|---|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                         | Literacy Services (San Bernardino County Library)                                           |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                    |
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                             |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                             |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                              |
|   | <b>Description</b>                                                                          | This program provides literary services to low income and illiterate adults in Chino Hills. |
|   | <b>Target Date</b>                                                                          | 6/30/2026                                                                                   |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 45 persons assisted |
|   | <b>Location Description</b>                                                                 | San Bernardino County Library, Chino Hills Branch                                           |
|   | <b>Planned Activities</b>                                                                   | Literacy services                                                                           |
| 2 | <b>Project Name</b>                                                                         | Domestic Violence Services (House of Ruth)                                                  |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                    |
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                             |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                             |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                              |

|   |                                                                                             |                                                                                                                           |
|---|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|   | <b>Description</b>                                                                          | This program provides permanent housing services to incorporate longer term support to battered women and their children. |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 10 persons assisted                               |
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                  |
|   | <b>Planned Activities</b>                                                                   | Shelter, counseling, referrals, and information to battered women and their children                                      |
| 3 | <b>Project Name</b>                                                                         | Food Bank (Chino Neighborhood House)                                                                                      |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                  |
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                                                           |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                                                           |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                                                            |
|   | <b>Description</b>                                                                          | This program will provide food provisions and clothing to low-income families in Chino Hills.                             |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 175 persons assisted                              |
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                  |
| 4 | <b>Planned Activities</b>                                                                   | Food and clothing bank                                                                                                    |
|   | <b>Project Name</b>                                                                         | Support for Adults with Disabilities (Anthesis)                                                                           |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                  |

|   |                                                                                             |                                                                                                                                                                   |
|---|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                                                                                                   |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                                                                                                   |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                                                                                                    |
|   | <b>Description</b>                                                                          | This program will provide a Learning Lab to support vocational skills for developmentally disabled participants.                                                  |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                                                        |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 36 persons assisted                                                                       |
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                                                          |
|   | <b>Planned Activities</b>                                                                   | Vocational training for individuals with developmental disabilities                                                                                               |
| 5 | <b>Project Name</b>                                                                         | Service Dog Training Program (Paws 4 Success)                                                                                                                     |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                                                          |
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                                                                                                   |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                                                                                                   |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                                                                                                    |
|   | <b>Description</b>                                                                          | This program will offer low-cost training and certification of service dogs for qualified Chino Hills applicants with physical and/or psychological disabilities. |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                                                        |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 18 persons assisted                                                                       |

|   |                                                                                             |                                                                                                                                                                                              |
|---|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                                                                                     |
|   | <b>Planned Activities</b>                                                                   | Training and certification of service dogs for individuals with disabilities                                                                                                                 |
| 6 | <b>Project Name</b>                                                                         | A Brush with Kindness (Pomona Valley Habitat for Humanity)                                                                                                                                   |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                                                                                     |
|   | <b>Goals Supported</b>                                                                      | Public Services                                                                                                                                                                              |
|   | <b>Needs Addressed</b>                                                                      | Public Services                                                                                                                                                                              |
|   | <b>Funding</b>                                                                              | CDBG: \$10,000                                                                                                                                                                               |
|   | <b>Description</b>                                                                          | This program will help low-income seniors, veterans, and other homeowners by providing exterior repairs like painting and landscaping primarily using volunteer labor and donated materials. |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                                                                                   |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 12 persons assisted                                                                                                  |
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                                                                                     |
|   | <b>Planned Activities</b>                                                                   | Exterior home repairs                                                                                                                                                                        |
| 7 | <b>Project Name</b>                                                                         | Fair Housing Services (Inland Fair Housing & Mediation Board)                                                                                                                                |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                                                                                     |
|   | <b>Goals Supported</b>                                                                      | Administration                                                                                                                                                                               |
|   | <b>Needs Addressed</b>                                                                      | Administration                                                                                                                                                                               |
|   | <b>Funding</b>                                                                              | CDBG: \$18,200                                                                                                                                                                               |
|   | <b>Description</b>                                                                          | Funds will be used to provide fair housing services.                                                                                                                                         |

|   |                                                                                             |                                                                                                                                                                                                         |
|---|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                                                                                              |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public service activity other than low/moderate income housing benefit: 15 persons assisted                                                                                                             |
|   | <b>Location Description</b>                                                                 | Citywide                                                                                                                                                                                                |
|   | <b>Planned Activities</b>                                                                   | Landlord/tenant mediation services                                                                                                                                                                      |
| 8 | <b>Project Name</b>                                                                         | Los Serranos Infrastructure Project                                                                                                                                                                     |
|   | <b>Target Area</b>                                                                          | Los Serranos                                                                                                                                                                                            |
|   | <b>Goals Supported</b>                                                                      | Improve Public Facilities and Infrastructure                                                                                                                                                            |
|   | <b>Needs Addressed</b>                                                                      | Public Facilities, Facility Improvements, and Public Infrastructure                                                                                                                                     |
|   | <b>Funding</b>                                                                              | CDBG: \$296,077.05                                                                                                                                                                                      |
|   | <b>Description</b>                                                                          | Los Serranos Neighborhood infrastructure improvement and ADA compliance projects                                                                                                                        |
|   | <b>Target Date</b>                                                                          | 06/30/2026                                                                                                                                                                                              |
|   | <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | Public facility or infrastructure activities other than low/moderate income housing benefit: 4,000 persons assisted                                                                                     |
|   | <b>Location Description</b>                                                                 | Los Serranos                                                                                                                                                                                            |
| 9 | <b>Planned Activities</b>                                                                   | ADA accessible ramps, street resurfacing, storm drain improvements, streetlights, sidewalks, fence installation, and related work along Montecito Drive between Los Serranos Boulevard and Lugo Avenue. |
|   | <b>Project Name</b>                                                                         | Administration                                                                                                                                                                                          |
|   | <b>Target Area</b>                                                                          | Citywide                                                                                                                                                                                                |
|   | <b>Goals Supported</b>                                                                      | Administration                                                                                                                                                                                          |

|                                                                                             |                                                                                                    |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Needs Addressed</b>                                                                      | Administration                                                                                     |
| <b>Funding</b>                                                                              | CDBG: \$61,900                                                                                     |
| <b>Description</b>                                                                          | This project provides personnel and operating costs as they relate to CDBG program administration. |
| <b>Target Date</b>                                                                          | 06/30/2026                                                                                         |
| <b>Estimate the number and type of persons that will benefit from the proposed activity</b> | N/A                                                                                                |
| <b>Location Description</b>                                                                 | City of Chino Hills Community Services Department                                                  |
| <b>Planned Activities</b>                                                                   | Personnel and operating costs as they relate to CDBG program administration                        |

## AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in areas of greatest need and where low-income residents and those with other special needs will most benefit.

To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City expects to make its most focused CDBG investments in Los Serranos infrastructure projects. As the oldest part of the City, Los Serranos is most in need of improvements.

The Home Improvement Grant Program is a citywide program through HUD's CDBG funding that allows eligible homeowners to get grant assistance to revitalize their properties and, therefore, their neighborhoods as well.

### Geographic Distribution

**TABLE 21 - GEOGRAPHIC DISTRIBUTION**

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide    | 100%                |

### Rationale for the priorities for allocating investments geographically

The City's allocation priorities are guided by significant public input received from survey respondents, stakeholder consultations, and public meeting attendees during the 2025-2029 Consolidated Plan process. Based on the public participation and review of data and reports, the City plans to use a need-based strategy, rather than a place-based strategy, to select projects. Most CDBG-funded programs and services will be offered citywide, targeting certain population groups with need for the services, rather than certain geographic locations.

Projects that are place-based, such as curb, ramp, and sidewalk improvements, are identified based on the age of existing infrastructure, health and safety conditions (e.g. ADA compliance), and stakeholder consultation.

# AP-85 OTHER ACTIONS - 91.420, 91.220(K)

## Introduction

This section details the City of Chino Hills's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

## Actions planned to address obstacles to meeting underserved needs

The City will work with its community partners to assist low- and moderate-income residents in accessing public services including literacy services, domestic violence services, food and clothing assistance, and fair housing counseling. The City will also provide public infrastructure in the Los Serranos neighborhood.

The City of Chino Hills also actively participates in the San Bernardino County Homeless Partnership, a comprehensive coordinated homeless housing and services delivery system that assists people experiencing homelessness in making the transition from homelessness to independent or supportive permanent housing, and in accessing education, health and mental health services, employment training, and life skills development.

## Actions planned to foster and maintain affordable housing

The City of Chino Hills will fund multiple programs to foster housing affordability, including continuing to use CDBG funds to support Pomona Valley Habitat for Humanity and to provide fair housing education and training. In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinances for prospective barriers to affordable housing development and make amendments as needed. The City's 2022 Housing Element details several of these changes. The City is also currently in the process of developing an updated Analysis of Impediments to Fair Housing Choice. As a result of this study, the City will undertake additional approaches to fostering fair and affordable housing.

## Actions planned to reduce lead-based paint hazards

The City of Chino Hills integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities. Over the next year, the City of Chino Hills will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce lead exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing

rehabilitation activities conducted using CDBG funds will continue to monitor closely for any potential lead exposure.

## **Actions planned to reduce the number of poverty-level families**

The City of Chino Hills's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to literacy services, job training, housing and employment navigation, substance abuse recovery, healthcare, food and clothing, and transportation. Current programs to reduce poverty through access to education and jobs are provided by the San Bernardino County Workforce Development Board, as well as through the City's nonprofit grantees. Emergency assistance is also provided by several nonprofit housing and service agencies in the city.

Additionally, the City of Chino Hills's housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

The City of Chino Hills will continue to collaborate with the Continuum of Care to coordinate with homeless, housing, and service providers. Homeless service providers will continue to offer job search and resume assistance and connections to workforce development opportunities, as well as emergency shelter, transitional housing, and services such as food, clothing, and childcare.

## **Actions planned to develop institutional structure**

The unmet needs of housing affordable to low- and moderate-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the city to connect with organizations, affordable housing developers, and agencies working in these areas in Chino Hills and the surrounding region. The City will also continue to work within existing partnerships and coalitions, such as the San Bernardino County Homeless Partnership, to work toward meeting local housing and service needs. The City of Chino Hills will continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to Chino Hills residents.

The City of Chino Hills has developed a robust administrative structure to manage its CDBG funds. The City's Community Services Department offers seminars for potential subrecipients to learn more about the CDBG program. In addition to working with organizations, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City plans focused on affordable housing, homelessness, and public services provide overarching goals and

frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

The City has representatives on many nonprofit boards and advisory committees, and the Community Services Department will continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Chino Hills will continue to be an active participant in the San Bernardino County Homeless Partnership. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations, and government agencies.

The City will also work to enhance coordination between public and private housing and social service agencies by working to implement the strategies detailed in the Analysis of Impediments to Fair Housing Choice, including addressing the gaps in the institutional and service delivery systems discussed in section SP-40 of this plan.

Publicly supported housing through the Housing Choice Voucher program is managed by the Housing Authority of the County of San Bernardino. The Housing Authority will continue to partner with area agencies and organizations to offer opportunities for residents.

# AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

## Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

## Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

|                                                                                                                                                                                               |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed                                           | \$0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | \$0 |
| 3. The amount of surplus funds from urban renewal settlements                                                                                                                                 | \$0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.                                                 | \$0 |
| 5. The amount of income from float-funded activities                                                                                                                                          | \$0 |
| Total Program Income                                                                                                                                                                          | \$0 |

## Other CDBG Requirements

|                                                                                                                                                                                                                                                                                                                                    |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. The amount of urgent need activities                                                                                                                                                                                                                                                                                            | \$0       |
| 2a. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. | 70%       |
| 2b. Specify the years covered that include this Annual Action Plan.                                                                                                                                                                                                                                                                | 2025-2026 |