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Any documents produced by the City and distributed to the Housing Committee regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org).

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## HOUSING COMMITTEE

REGULAR MEETING – CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710

MONDAY, AUGUST 11, 2025

9:00 A.M.

## AGENDA

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### **ROLL CALL**

Mayor Pro Tem Curtis Burton and Council Member Christopher Flores.

### **PUBLIC COMMENTS**

*This is the time and place for the general public to address the Housing Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.*

### **CONSENT CALENDAR**

1. Minutes. Approve Minutes for the Housing Committee Regular Meeting on January 13, 2025 (All Members Present).

### **DISCUSSION**

2. Amendment to the Overlay District for Affordable Housing. Discussion regarding zoning code amendments to the Overlay District for Affordable Housing (Chapter 20.09.090) of the zoning code.

Report by: Michael Hitz, Principal Planner, Warren Morelion, Director of Development Services, Nick Chen, Kimley-Horn, and Andrew Hill, Dyett and Bhatia.

3. 13286 Third Street. Discussion regarding options and recommendations for the sale of the single-family home located at 13286 Third Street for the purpose of creating an affordable homeownership opportunity.

Report by: Christopher Corbin, Deputy Director of Development Services, and Warren Morelion, Director of Development Services.

4. West End Regional Navigation Center. Update on the City of Chino's participation in the proposed West End Regional Navigation Center.

Report by: Christopher Corbin, Deputy Director of Development Services, and Warren Morelion, Director of Development Services.

### **ADJOURN**

The next Regular Meeting of the Housing Committee will be held as needed in these Council Chambers with at least 72 hours' notice per the requirements of the Ralph M. Brown Act.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, August 7, 2025, this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org) by myself or under my direction.



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Natalie Gonzaga, City Clerk

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**HOUSING COMMITTEE**  
**SPECIAL MEETING – CITY HALL COUNCIL CHAMBERS**  
**13220 CENTRAL AVENUE**  
**CHINO, CA 91710**

**MONDAY, JANUARY 13, 2025**  
**4:30 PM**

**MINUTES**

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**CALL TO ORDER**

The January 13, 2025 Special Meeting of the Housing Committee was called to order at 4:30 p.m. by Mayor Pro Tem Burton in the Council Chambers.

**ROLL CALL**

**PRESENT:** Mayor Pro Tem Curtis Burton and Council Member Christopher Flores

**ABSENT:** NONE.

**PUBLIC COMMENTS**

There were no public comments.

**DISCUSSION**

1. Housing Committee Updates. Discussion related to Housing Committee updates.

Chris Corbin, Deputy Director of Development Services, provided a report on the item.

Mr. Corbin provided updates regarding City property, opportunities for affordable housing, and the incorporation of the General Plan update.

The Committee discussed the widening of Monte Vista at Chino Avenue and the current and future use of the railroad in the City.

The Committee discussed the opportunities available for housing for the unsheltered population in the City, including potential partnerships.

2. Permanent Local Housing Allocation Program (PLHA) Funding. Discussion regarding PLHA Funding – 5-Year Plan Proposal.

Traci Rossetti-Smith, Senior Management Analyst, provided a report on the item.

Ms. Rossetti-Smith presented two options for use of the PLHA grant funding, including homeownership support and rental assistance program expansion options for residents.

The Committee discussed past housing programs offered by the City and discussed ideas around uses for the grant funds.

3. Home Improvement Policy Revisions and Loan Assumptions. Discussion regarding policy revisions to the Home Improvement Policy and Loan Assumptions.

Traci Rossetti-Smith, Senior Management Analyst, and Chris Corbin, Deputy Director of Development Services, provided a report on the item.

Ms. Rossetti-Smith presented details of the recommended policy changes to the Home Improvement Policy and Loan Assumptions.

Mayor Pro Tem Burton expressed concern over \$15,000 loans being insufficient for homes with red-tag violations.

Council Member Flores recommended case-by-case evaluations for applicants who meet income limits to qualify for loans but may have assets.

Mr. Corbin discussed proposed changes to loan assumptions. He noted an increase in cases where a homeowner passes away and the loan may be assumed by heirs.

Staff anticipated bringing the policy changes to the City Council for consideration by March, 2025. The Committee expressed support for policy changes.

### **ADJOURN**

The meeting adjourned at 5:29 p.m. The next meeting of the Housing Committee will take place as needed, in these Council Chambers with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST 2025.

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CURTIS BURTON, MAYOR PRO TEM

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)