



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Housing Committee, are invited fill out and submit to the City Clerk or Deputy City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to CityClerk@cityofchino.org.

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Any documents produced by the City and distributed to a majority of 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

CHINO HOUSING COMMITTEE

CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, MAY 6, 2026 AT 10:30 AM

REGULAR MEETING

AGENDA

ROLL CALL

Committee Members: 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 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 Meeting on February 9, 2026.

DISCUSSION

2. Affordable Housing Development Impact Fee. Discussion regarding proposals for preparing the required nexus study and the next steps for Development Impact Fees for Affordable Housing.
Staff Report By: Christopher Corbin, Deputy Director of Development Services
3. Short-Term Rental Ordinance. Discussion regarding proposed amendments to City's Short-Term Rental Ordinance.
Staff Report By: Christopher Corbin, Deputy Director of Development Services
4. City Owned Property at 13286 Third Street. Project update and discussion on next steps.

Staff Report By: Traci Smith, Senior Management Analyst, and Christopher Corbin, Deputy Director of Development Services

5. Home Improvement Program Loan Default (4400 Philadelphia Street, Space 10). Update on efforts to recover loan proceeds.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

6. County of San Bernardino Urban County Consortium Membership. Discussion regarding potentially joining the County of San Bernardino Consortium for the U.S. Department of Housing of Urban Development (HUD) Programs.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

7. San Bernardino Regional Housing Trust. Update on the formation of the San Bernardino Regional Housing Trust and discussion regarding next steps.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

ADJOURN

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, May 1, 2026, 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 by myself or under my direction.



Natalie Gonzaga, City Clerk.

**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: NATALIE GONZAGA, CITY CLERK

SUBJECT

Minutes.

CHINO HOUSING COMMITTEE

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

MONDAY, FEBRUARY 9, 2026

MINUTES

CALL TO ORDER

The February 9, 2026, Regular Meeting of the Housing Committee was called to order at 1:30 p.m. by Mayor Pro Tem Burton in the Council Chambers.

ROLL CALL

PRESENT Curtis Burton, and Christopher Flores

ABSENT NONE.

PUBLIC COMMENTS

There were no requests to speak.

CONSENT CALENDAR

1. Minutes Approve Minutes for the Housing Committee Meeting on August 11, 2025.

Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to approve Consent Calendar Item 1 - Minutes, as presented. The motion carried by the following vote:

AYES: BURTON, AND FLORES

NOES: NONE.

ABSENT: NONE.

DISCUSSION

2. Infill Housing Development Program. Discussion regarding project update and next steps.
Staff Report By: Christopher Corbin, Deputy Director of Development Services

Christopher Corbin, Deputy Director of Development Services, Warren Morelion, Director of Development Services, and Dennis Ralls, City Traffic Engineer, provided a presentation on the item.

The Committee discussed the City's effort to pursue infill housing development along Chino Avenue, the railroad easement, and downtown Chino development. It was noted one property at the southeast corner of Chino and Monte Vista Avenue remains titled under the Redevelopment Agency due to an error and will require a transfer into the City's name.

Staff shared that the infill development is on hold until the downtown planning, street design, and right-of-way needs are clarified over the next 3-5 years.

The Committee suggested staff to look into available properties in the area for purchase and report back regarding the progress on the property located at Chino Avenue and 9th Street.

3. 13286 Third Street Rehabilitation Project. Project update and discussion on next steps.

Staff Report By: Traci Smith, Senior Management Analyst, and Christopher Corbin, Deputy Director of Development Services

Traci Smith, Senior Management Analyst, and Christopher Corbin, Deputy Director of Development Services, provided a presentation on the item.

The Committee agreed with the option to demolish the property to allow for potential future widening or affordable housing needs. The Committee asked for information regarding the demolition bids, including options for minimal landscaping, at a future meeting.

4. Development Impact Fees for Affordable Housing. Discussion regarding development impact fees on commercial and industrial development for the purpose of financing future housing and neighborhood revitalization programs/projects.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

Christopher Corbin, Deputy Director of Development Services provided a presentation on the item.

The Committee agreed to proceed with Staff's recommendation to seek quotes from consulting firms for the preparation of the Mitigation Fee Act required Nexus Study and report back to the Committee in April prior to City Council consideration.

5. Home Improvement Program Loan Default (4400 Philadelphia Street, Space 10). Discussion regarding options for recovery of loan proceeds.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

Chris Corbin, Deputy Director of Development Services, and Fred Galante, City Attorney, provided a presentation on the item.

The Committee recommended the item to be added to Closed Session on February 17, 2026, City Council agenda, to seek direction from the City Council on the property negotiations with the Mobile Home Park ownership for the repayment of the note.

6. San Bernardino Regional Housing Trust. Update on the formation of the San Bernardino Regional Housing Trust and discussion regarding next steps.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

Christopher Corbin, Deputy Director of Development Services, updated the Committee on the San Bernardino Regional Housing Trust, which will be brought to the City Council consideration in March 2026.

ADJOURN

The meeting adjourned at 2:21 p.m. The next Regular Meeting of the Housing Committee will be held as needed in these Council Chambers and posted with at least 72 hours' notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS [DATE] DAY OF [MONTH] 2026.

CURTIS BURTON, MAYOR PRO TEM/
COMMITTEE MEMBER

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Affordable Housing Development Impact Fee.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Short-Term Rental Ordinance.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

City Owned Property at 13286 Third Street.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

Home Improvement Program Loan Default (4400 Philadelphia Street, Space 10).

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

County of San Bernardino Urban County Consortium Membership.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

HOUSING COMMITTEE MEETING DATE: MAY 6, 2026

TO: COMMITTEE MEMBERS

FROM: WARREN MORELION, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT

San Bernardino Regional Housing Trust.