



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the 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 public comments to [CityClerk@cityofchino.org](mailto:CityClerk@cityofchino.org) no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council 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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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, SEPTEMBER 9, 2025**

**STUDY SESSION**

**AGENDA**

**6:00 PM**

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**NOTICE AND CALL FOR A SPECIAL MEETING OF THE CHINO CITY COUNCIL / SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY THAT WILL BE HELD ON TUESDAY, SEPTEMBER 9, 2025 AT 6:00 PM IN THE CITY COUNCIL CHAMBERS LOCATED AT 13220 CENTRAL AVENUE, CHINO, CA.**

**ROLL CALL**

Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

**FLAG SALUTE**

**PUBLIC COMMENTS**

*This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.*

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**DISCUSSION**

1. Future Housing Programs. Review and Discussion of Future Housing Programs.

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

RECOMMENDATION: Review, discuss, and provide feedback on staff recommendations regarding future housing programs.

2. Fund Balance Policy. Discussion regarding the City fund balance policy.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: Review, discuss, and provide feedback regarding the City fund balance policy.

**ADJOURN**

The next Regular Meeting of the City Council will be held on Tuesday, September 16, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, September 4, 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.

**MEMORANDUM  
CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT**

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**CITY COUNCIL MEETING DATE: SEPTEMBER 9, 2025**

**TO: LINDA REICH, CITY MANAGER**

**FROM: WARREN MORELION, AICP, DIRECTOR OF DEVELOPMENT SERVICES**

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**SUBJECT**

Future Housing Programs.

**RECOMMENDATION**

Review, discuss, and provide feedback on staff recommendations regarding future housing programs.

**FISCAL IMPACT**

There will be no fiscal impact from this study session. Any future fiscal impacts will be quantified and addressed as individual programs and projects are brought forward for City Council consideration.

**CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES**

The recommendation detailed above furthers the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Financial Stability
- Responsible Long-Range Planning

## **BACKGROUND**

With the underlying goals of maintaining a high quality of life in its residential neighborhoods, supporting economic vitality in the City, providing high quality, affordable housing opportunities to the City's residents, and meeting state housing mandates, this study session will provide an overview of opportunities and challenges relating to housing programs, together with specific recommendations for future City-led housing programs.

## **ISSUES/ANALYSIS**

The objectives of this meeting are to:

1. Review:
  - a. State-mandated housing requirements;
  - b. Past housing programs and projects;
  - c. Available resources, both programmatic and policy-based; and
  - d. Staff recommendations for future housing programs.
2. Receive feedback from the City Council to help guide future efforts aimed at achieving the above-stated goal.

**MEMORANDUM  
CITY OF CHINO  
FINANCE DEPARTMENT**

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**CITY COUNCIL MEETING DATE: SEPTEMBER 9, 2025**

**TO: MAYOR AND CITY COUNCIL MEMBERS, CITY OF CHINO**

**FROM: KIM SAO, DIRECTOR OF FINANCE**

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**SUBJECT**

Fund Balance Policy.

**RECOMMENDATION**

Review, discuss, and provide feedback regarding the City fund balance policy.

**CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES**

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Financial Stability
- Responsible Long-Range Planning