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## CHINO HOUSING COMMITTEE

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

MONDAY, FEBRUARY 9, 2026

### MINUTES

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#### **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.

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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.

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**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.

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CURTIS BURTON, MAYOR PRO TEM/  
COMMITTEE MEMBER

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)