

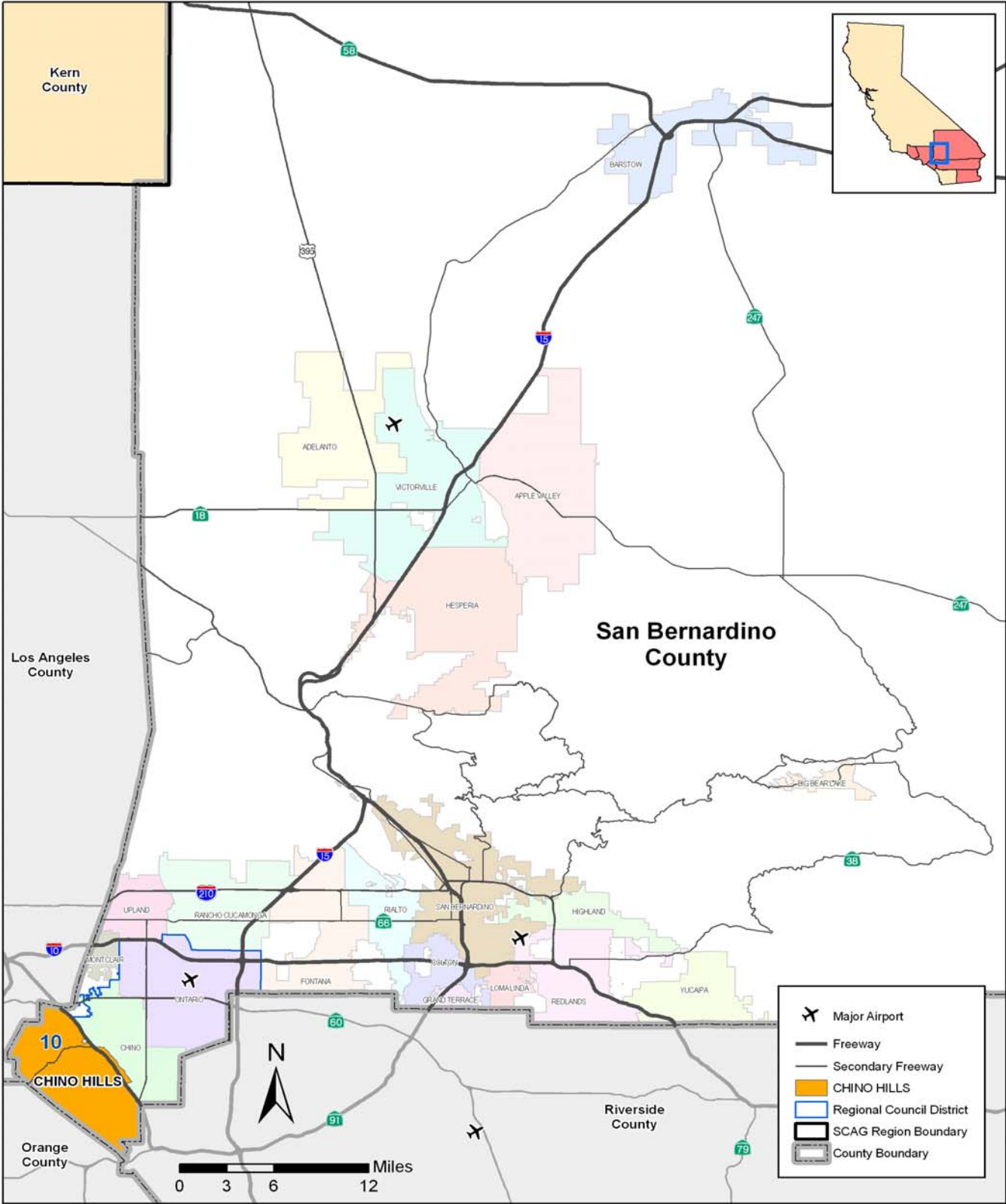
Profile of the City of Chino Hills

Southern California Association of Governments' (SCAG) Regional Council includes 67 Districts which represent 189 cities in the SCAG region.

SCAG Regional Council District 10 includes three cities:
Chino, Chino Hills, and Ontario
Represented by: **Hon. Glenn Duncan**



This project was funded by the Southern California Association of Governments and shared with the City of Chino Hills. SCAG regularly provides local governments with services including planning data and information, technical assistance such as GIS training, and planning assistance such as analyses of visioning, infill, real estate investment, and fiscal impact.



**Southern California Association of Governments
Regional Council Roster**

May 2009

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Hon. Jon Edney, El Centro, 1st Vice-President
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District 1
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Imperial County
Los Angeles County
Los Angeles County
Orange County
Riverside County
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RCTC
SANBAG
VCTC
District 2
District 3
District 4
District 5
District 6
District 7
District 8
District 9
District 10
District 11
District 12
District 14
District 15
District 16
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District 23
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District 25

MAY 2009 - REGIONAL COUNCIL ROSTER – PAGE 2

Hon. Barbara Calhoun, Compton	District 26
Hon. Frank Gurule, Cudahy	District 27
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Hon. Melanie Fesmire, Indio	District 66
Hon. Nury Martinez, San Fernando	District 67
Hon. Mark Calac, Pechanga Band of Luiseno Indians	Tribal Govt. Rep

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<p>THE PREPARATION OF THIS REPORT HAS BEEN FINANCED IN PART THROUGH GRANTS FROM THE FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL TRANSIT ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION, UNDER THE METROPOLITAN PLANNING PROGRAM, SECTION 104(F) OF TITLE 23, U.S. CODE. THE CONTENTS OF THIS REPORT DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE U.S. DEPARTMENT OF TRANSPORTATION. ADDITIONAL ASSISTANCE WAS PROVIDED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.</p>	
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I. Introduction

The purpose of this report is to offer the City of Chino Hills with updated information and to assist in their planning activities. Information with respect to, for example, demographic, socio-economic and housing, is obtained from a myriad of sources. In addition, data related to education is also included. The report focuses on the major changes in the city since 2000 in comparison with that of San Bernardino County. The information presented and interpreted in this report shows current trends, and may be utilized by the City as part of the basis for making its future policies.

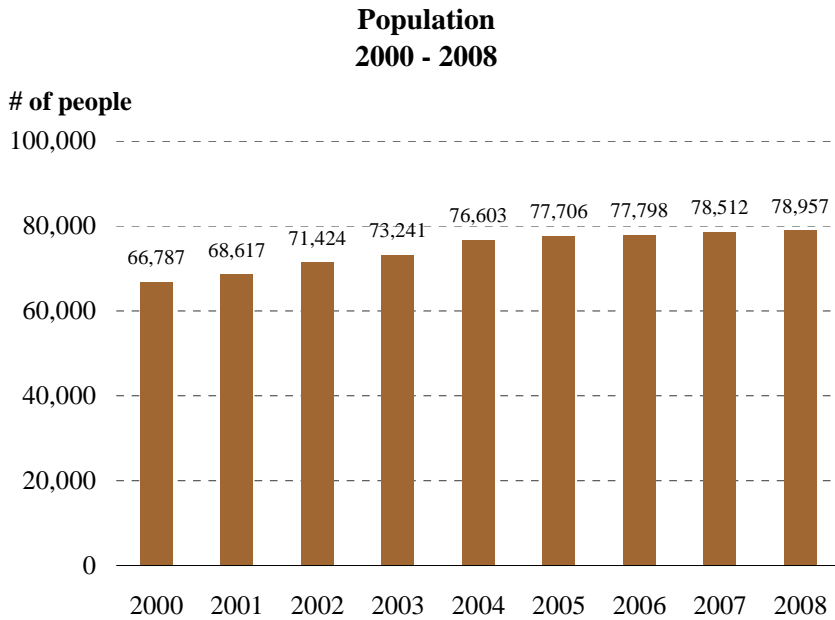
STATISTICAL DATA

<i>Category</i>	<i>Chino Hills</i>	<i>San Bernardino County</i>	<i>Chino Hills relative to San Bernardino County</i>	<i>SCAG Region</i>
Population (2008)	78,957	2,055,766	3.80%	18,636,934
Median Age (Yrs)	32.8	30.3	2.5	33.5
White (Non-Hispanic)	32.90%	36.90%	3.40%	35.30%
Asian (Non-Hispanic)	28.30%	5.70%	19.10%	11.30%
Black (Non-Hispanic)	5.80%	8.70%	2.60%	6.80%
American Indian	0.30%	0.50%	2.10%	0.30%
All Other Non-Hispanic	3.30%	2.20%	5.80%	2.30%
Hispanic	29.40%	46.00%	2.50%	43.90%
Number of Households (2008)	22,538	606,005	3.70%	5,849,833
Number of Housing Units (2008)	22,960	685,642	3.30%	6,224,661
Home Ownership Rate	85.40%	65.20%	4.90%	54.70%
Average Household Size (2008)	3.5	3.3	0.2	3.1
Median Family Income (\$) (2007)	103,651	58,073	45,578	61,901
Median Existing Home Price (2008) (\$)	464,000	225,000	239,000	382,300
Number of Jobs (2008)	8,769	700,603	1.30%	7,845,378

Source: Claritas, Inc. 2007, California Department of Finance, Data Quick Information Systems, SCAG.

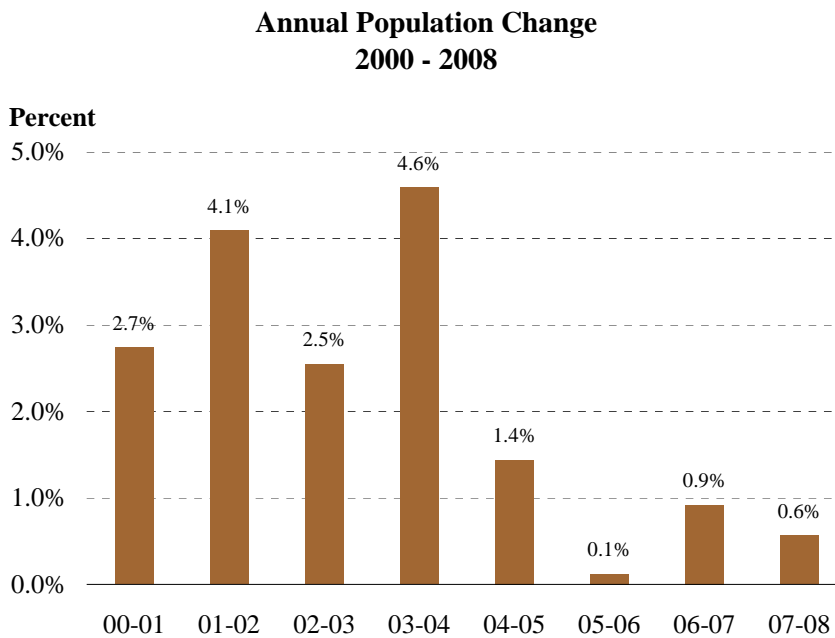
II. Population

Population Growth



Source: California Department of Finance, E-5, May 2008

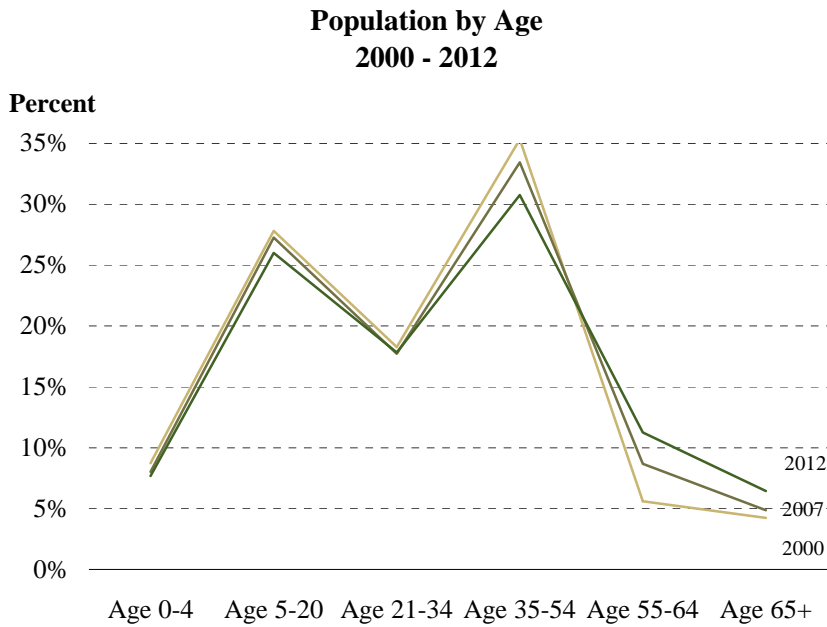
- Between 2000 and 2008, the total population of the city increased by over 12,000, reaching 78,957 in 2008.
- During this 8-year period, the city's population growth rate of 18.2 percent was lower than the San Bernardino County rate of 20.6 percent.



Source: California Department of Finance, E-5, May 2008

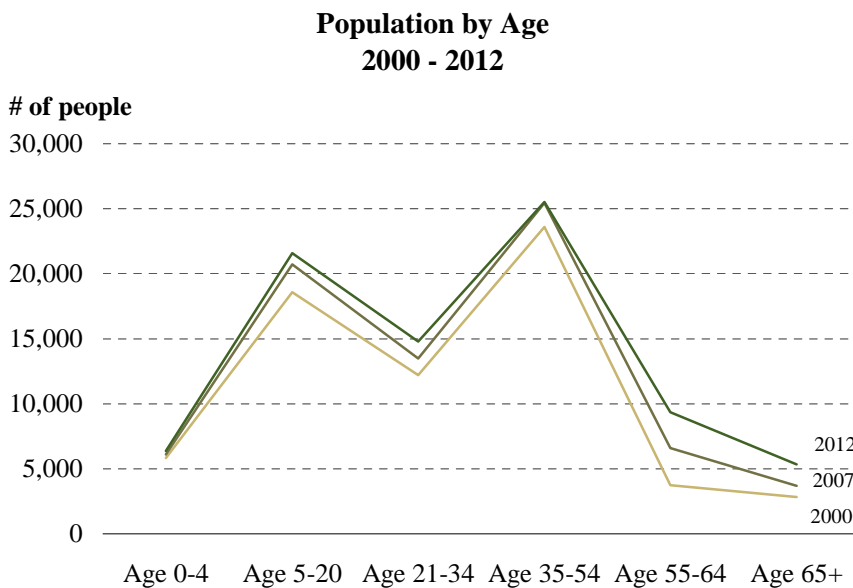
- Annual population growth was much higher between 2001 and 2004, ranging from 2.5 percent to 4.6 percent.
- Population growth slowed significantly between 2005 and 2008.

Population by Age



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the population in Chino Hills continues to be dominated by the middle-aged working cohort (35 – 54 years old) and the school-age populations (5 to 20 years old). Together, they are projected to account for over 55 percent of the total population in 2012, decreasing from over 62 percent in 2000.
- Between 2000 and 2012, the share of elder population (55 - 64 old and 65+ years old) is projected to increase from about 10 percent to about 17 percent.

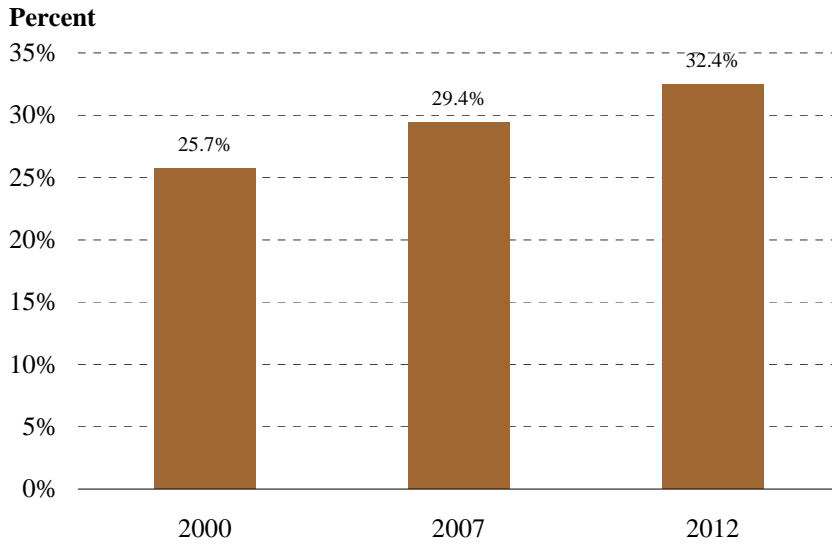


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- With the exception of the youngest group (0-4 years old), population is projected to increase for all age groups from 2000 to 2012. However, the population growth is more prominent for the elderly population (55-64 years old and 65+ years old), which is projected to more than double from about 6,500 in 2000 to about 13,700 in 2012.

Population by Race/Ethnicity

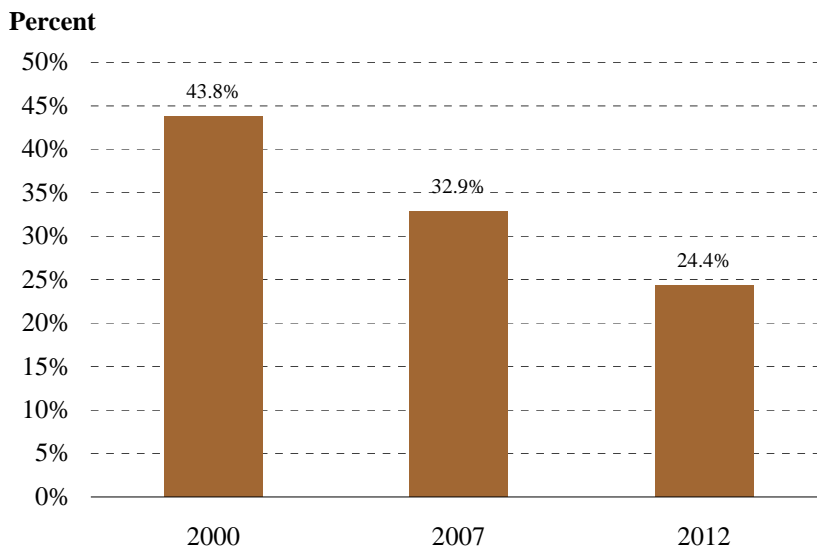
Hispanic or Latino of Any Race 2000 - 2012



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- From 2000 to 2007, the share of Hispanic population in the city increased modestly to 29.4 percent. Hispanic population is projected to continue to increase to 32.4 percent by 2012.

White (Non-Hispanic) 2000 - 2012

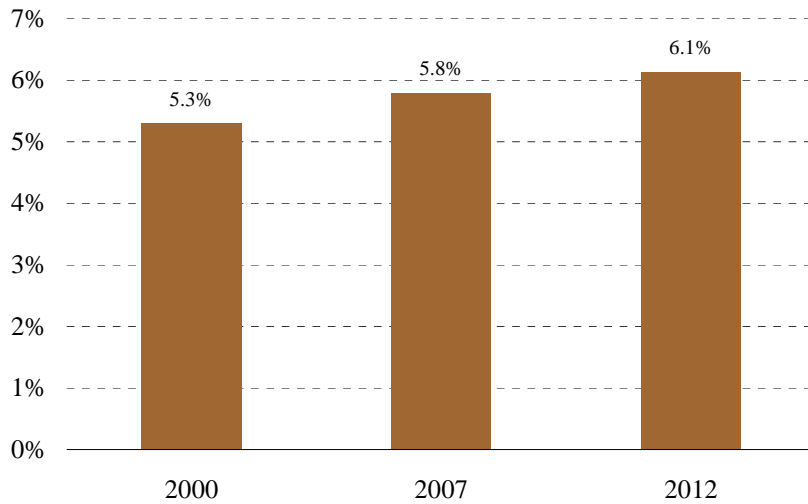


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Like most cities in Southern California, the share of non-Hispanic White population declined substantially in Chino Hills from 43.8 percent in 2000 to 32.9 percent in 2007 and is projected to continue to decrease to 24.4 percent by 2012.

Black (Non-Hispanic) 2000 - 2012

Percent

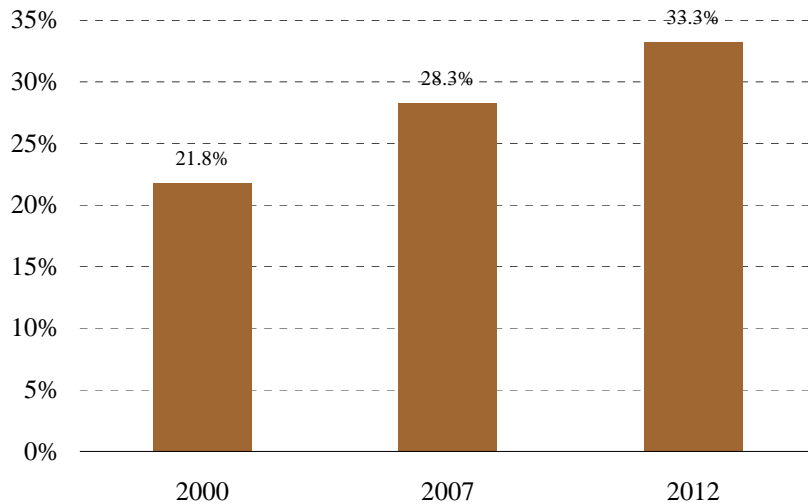


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- From 2000 to 2012, the share of non-Hispanic Black population in the city is projected to increase from 5.3 percent in 2000 to 6.1 percent in 2012.

Asian (Non-Hispanic) 2000 - 2012

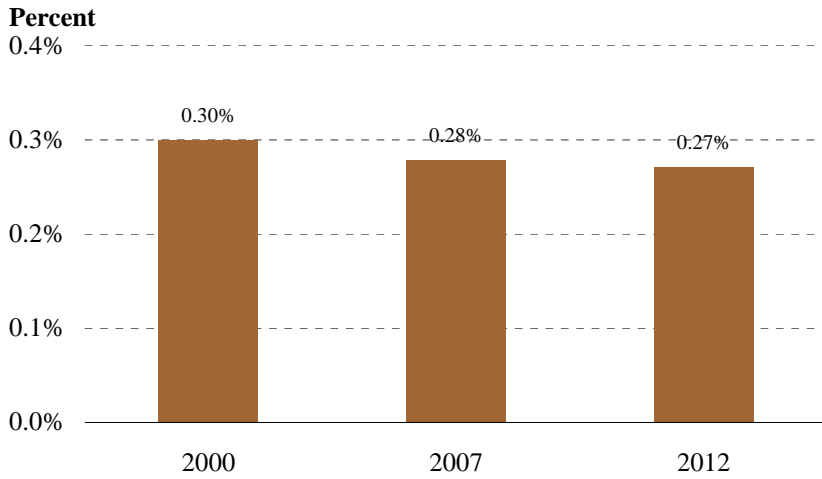
Percent



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The share of the Asian population in the city increased substantially from 21.8 percent in 2000 to 28.3 percent in 2007. Asian population in the city is projected to further increase to 33.3 percent in 2012.

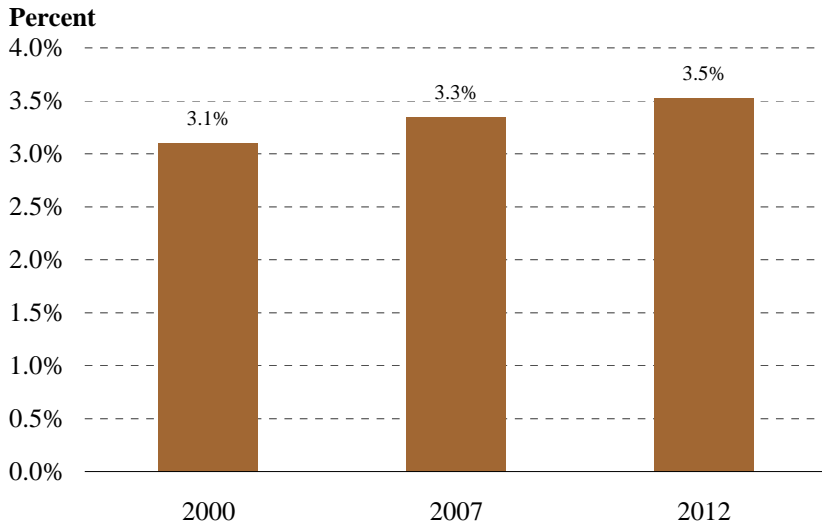
**American Indian (Non-Hispanic)
2000 - 2012**



Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the share of the American Indian population in Chino Hills is projected to stay stable at about 0.3 percent.

**All Other (Non-Hispanic)
2000 - 2012**

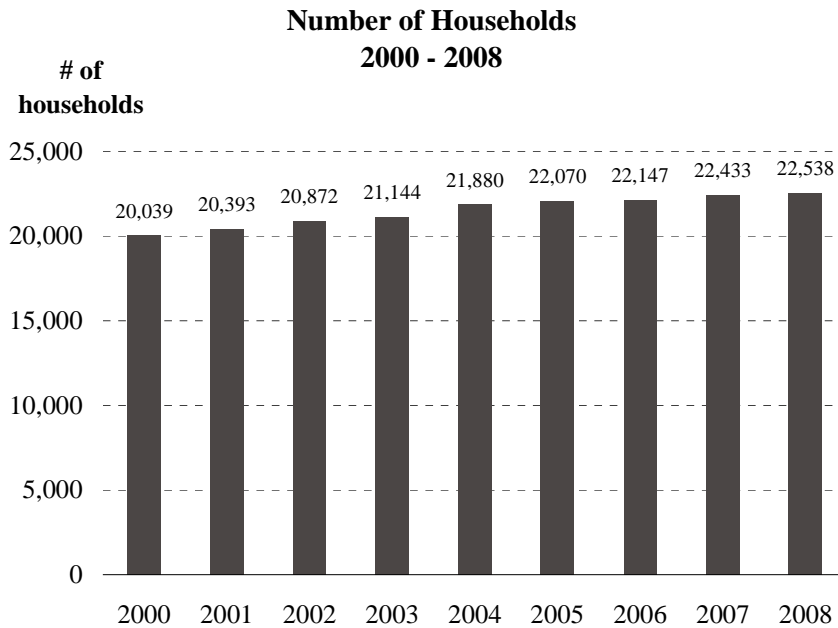


Source: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of all other non-Hispanic population group is projected to increase slightly from 3.1 percent in 2000 to 3.5 percent in 2012.

III. Households

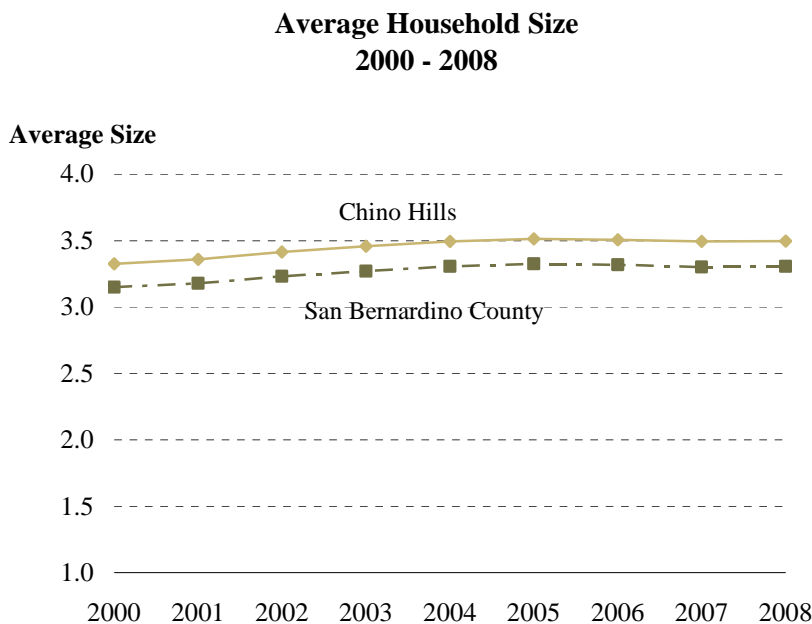
Number of Households



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total households in the city increased by nearly 2,500, or 12.5 percent, lower than its population growth rate of 18.2 percent.

Average Household Size

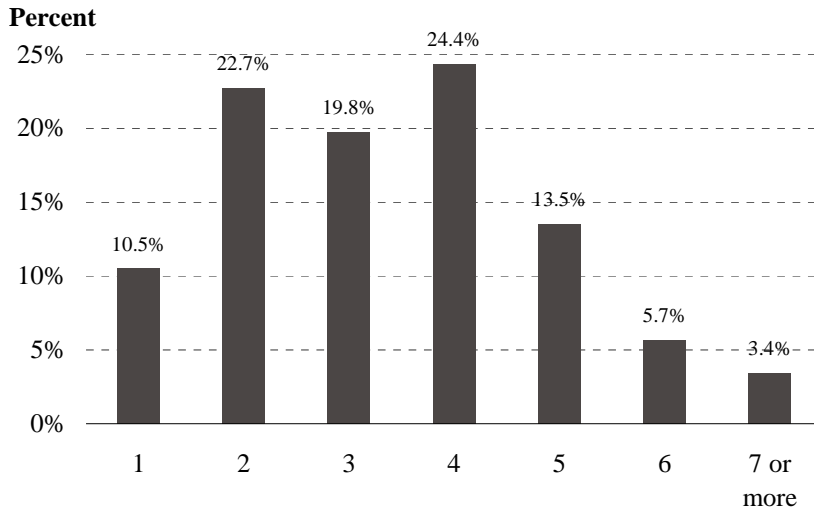


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 3.5, slightly higher than the county average of 3.3.
- Between 2000 and 2008, average household size increased slightly in the city and the county, but the difference between them remained constant.

Households by Size

**Households by Household Size
2007**

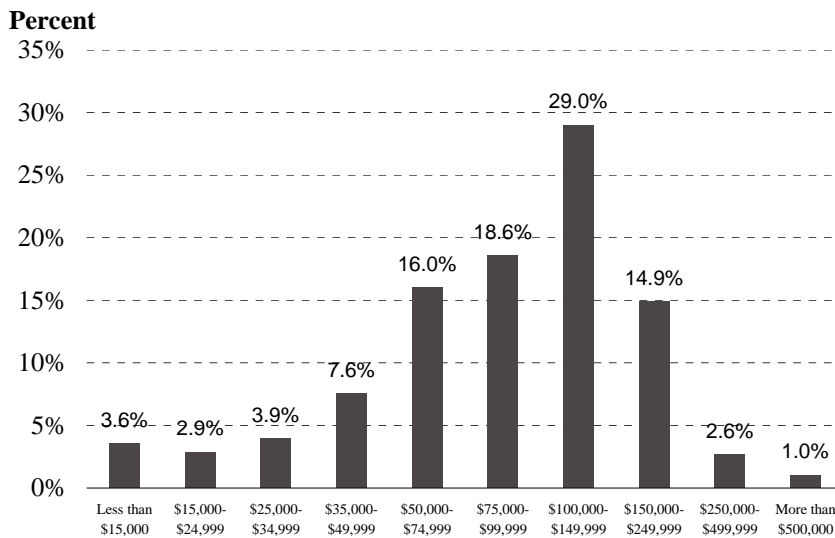


Source: Claritas, Inc., 2007

- Fifty-three percent of all Chino Hills households have 3 people or fewer.
- Only about 11 percent of the households are single-person households.
- Nearly 23 percent of all households in the city have at least 5 people.

Households by Income

**Households by Household Income
2007**



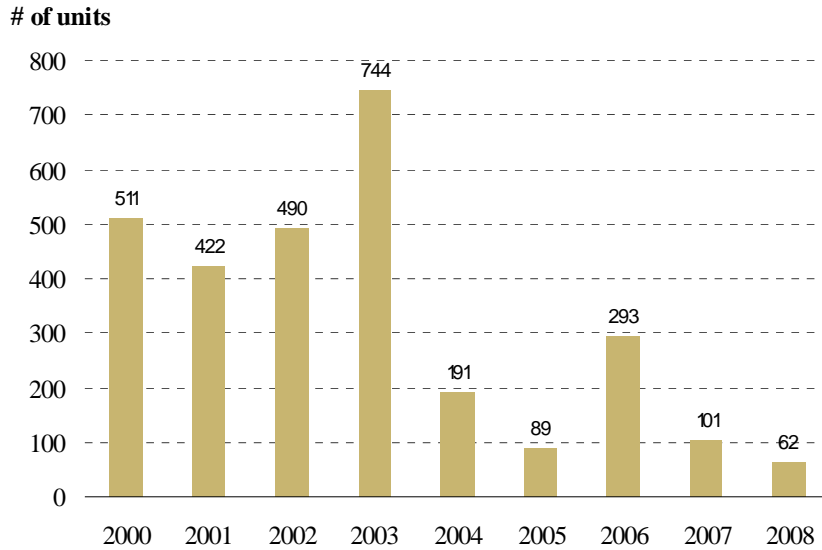
Source: Claritas, Inc., 2007

- In 2007, only 18 percent of households earned less than \$50,000.
- More than 48 percent of households had an annual income of more than \$100,000.

IV. Housing

Housing Production

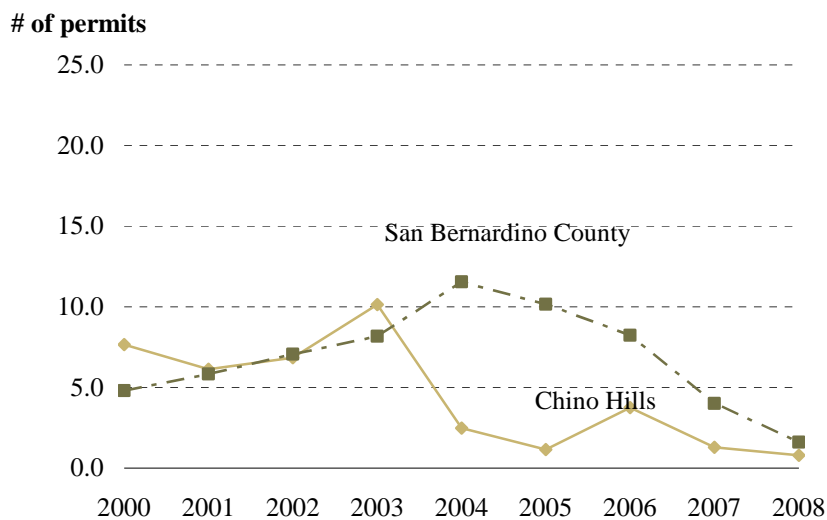
**Residential Permits Issued
2000 - 2008**



Source: Construction Industry Research Board, 2000-2008

- Between 2000 and 2008, 2,903 new residential permits were issued. However, almost three quarters of these permits were permitted in the first four years between 2000 and 2003. From 2004 to 2008, the number of permits issued declined dramatically.

**Permits Issued per 1,000 Residents
2000 - 2008**



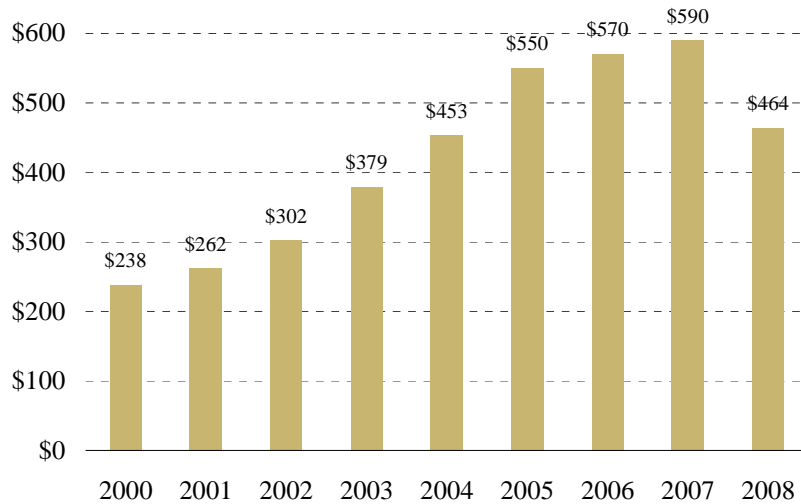
Source: Construction Industry Research Board, 2000-2008 and SCAG

- From 2000 to 2003, the number of permits issued per 1,000 residents was about the same between the city and the county. However, between 2004 and 2007, the city figures were much lower than the corresponding county averages. In 2008, the city and county figures were almost the same again.

Housing Values

**Median Home Price
2000 - 2008**

Thousands

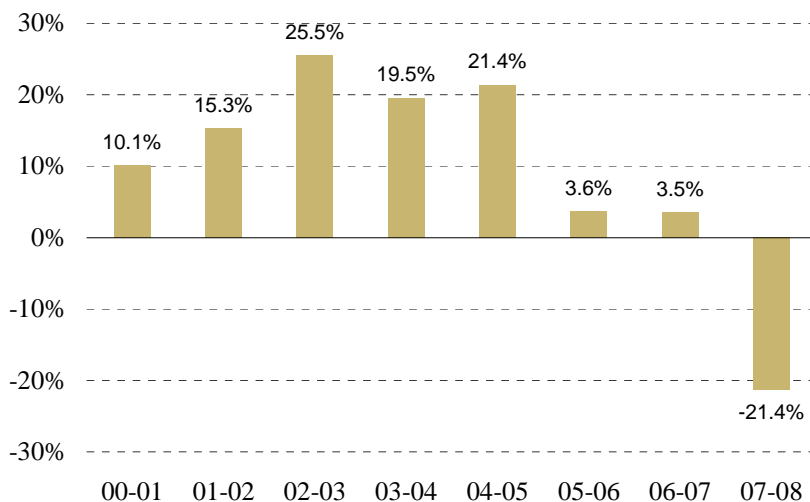


Source: Data Quick Information Systems, 2009

- The median home sale price increased steadily and substantially from \$238,000 in 2000 to \$590,000 in 2007, or nearly 150 percent.
- However, most of the increase occurred from 2000 to 2005. The median home price only increased slightly between 2005 and 2007 and declined sharply in 2008.
- In 2008, the median home price in Chino Hills was \$464,000, \$239,000 higher than that in San Bernardino County.

**Median Home Price Appreciation Rate
2000 - 2008**

Percent

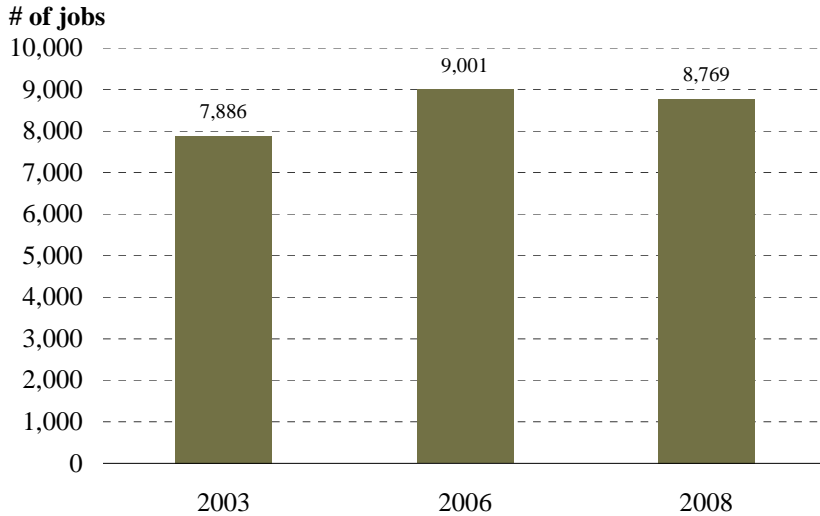


Source: Data Quick Information Systems, 2009

- Between 2001 and 2005, annual home price appreciation rates were all in double digits between 10 and 26 percent.
- Median home price appreciation slowed to around 3.5 percent between 2005 and 2007 and posted a 21.4 percent decrease in between 2007 and 2008.

V. Employment

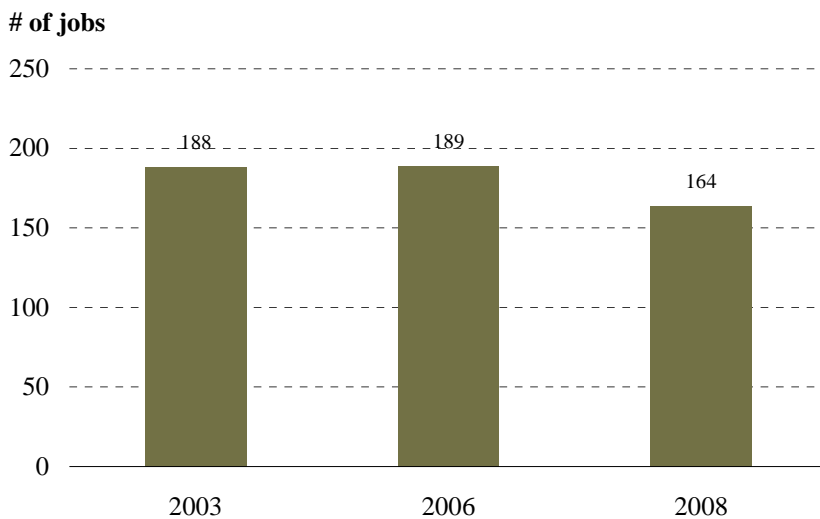
**Total Jobs
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- In 2008, there were a total of 8,769 jobs in Chino Hills, about 11 percent greater than the 2003 level.
- Total jobs in the city included wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.

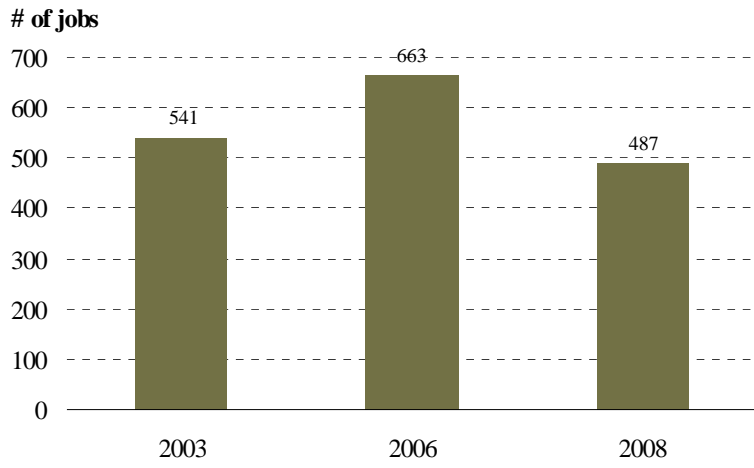
**Jobs in Manufacturing
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Between 2003 and 2008, the number of manufacturing jobs in Chino Hills declined by 24, or 13 percent.

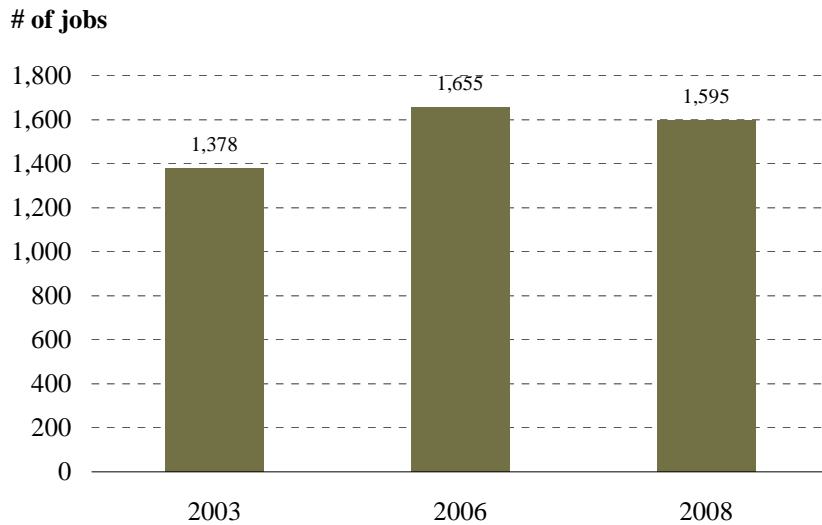
Jobs in Construction 2003, 2006 and 2008



- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2003 and 2008, construction jobs in the city decreased by 54, or about 10 percent.

Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

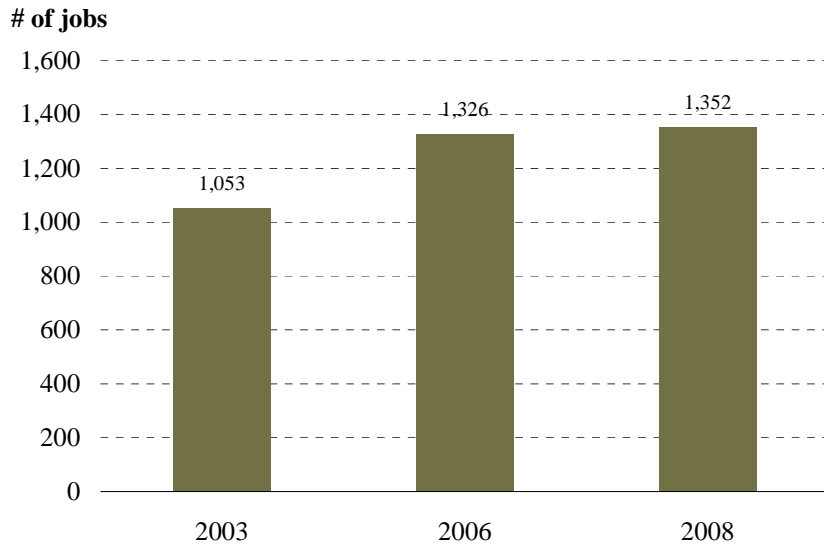
Jobs in Retail Trade 2003, 2006 and 2008



- Between 2003 and 2008, the number of retail trade jobs in the city increased by 217, or almost 16 percent.

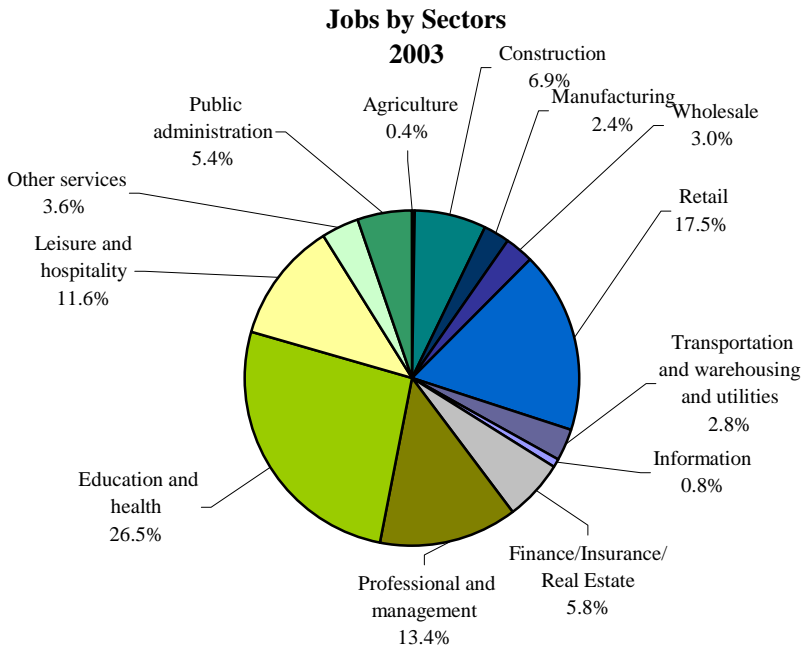
Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

Jobs in Professional and Management 2003, 2006 and 2008



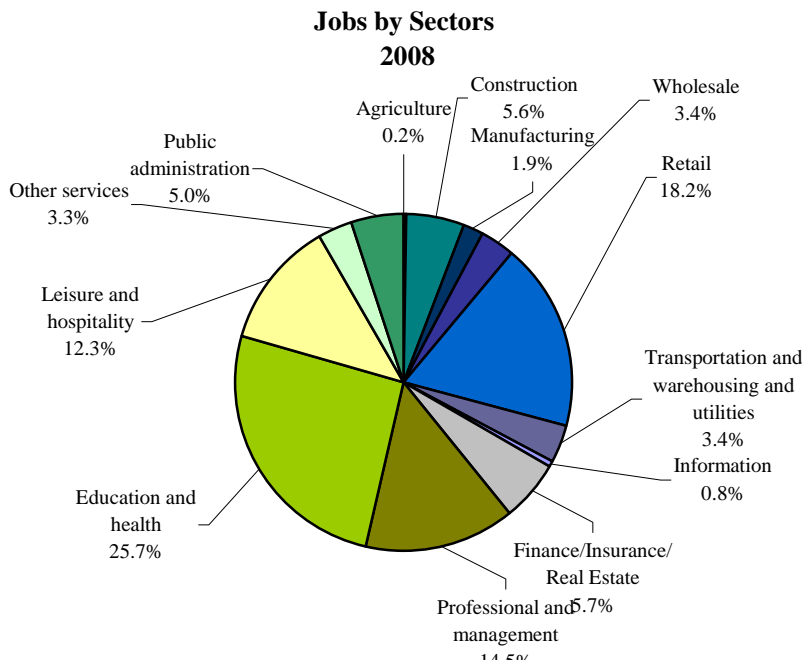
Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Jobs in the professional and management sector include those employed in, for example, professional and technical services, management of companies, and administration and support.
- Between 2003 and 2008, the number of professional and management jobs increased by 299, or over 28 percent.



Source: California Employment Development Department, 2003 and SCAG

- Between 2003 and 2008, there were only slight changes in the share of jobs by sector in the city. Specifically, during this period, the share of education and health jobs declined from 27 percent to 26 percent while the share of retail jobs and professional management jobs increased from 17 to 18 percent and 13 to 15 percent, respectively.

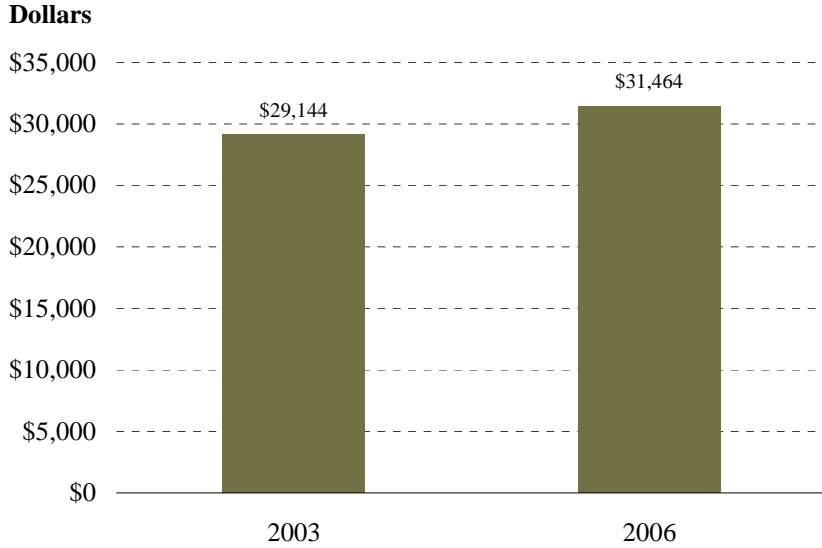


Source: California Employment Development Department, 2008 and SCAG

- In 2008, the education and health sector remained the largest sector, accounting for more than one quarter of total jobs in the city.
- Other large sectors included retail (18 percent), professional management (15 percent) and leisure and hospitality (12 percent).

Average Salaries

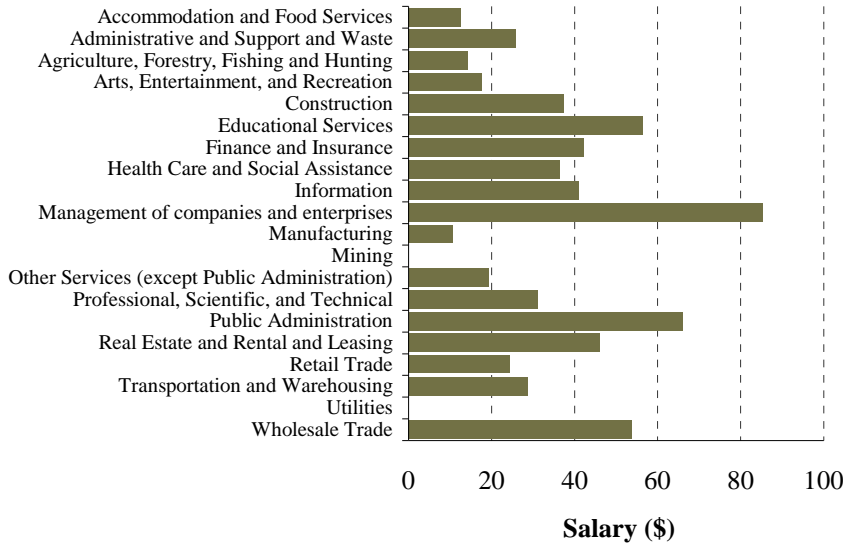
**Average Annual Salary per Job
2003 and 2006**



- Average salaries per job in the city increased from \$29,144 in 2003 to \$31,464 in 2006, an 8 percent increase, which was below the inflation rate of 13 percent during the same period for Southern California.

Source: California Employment Development Department, 2003 & 2006

**Average Annual Salary by Sector
2006 (in thousands)**

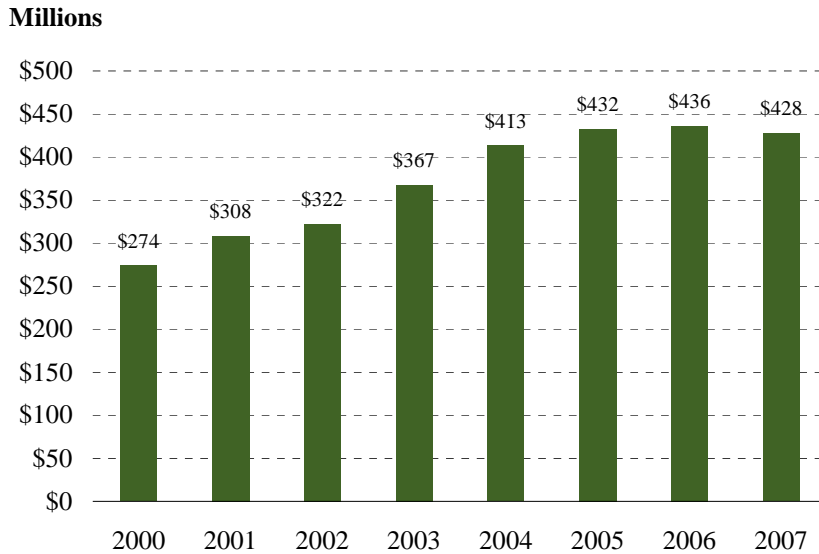


- In 2006, the sector providing the highest salary per job in Chino Hills was Management of Companies and Enterprises (\$85,404).
- The Manufacturing sector provided the lowest annual salary per job (\$10,800).

Source: California Employment Development Department, ES-202, 2006

VI. Retail Sales

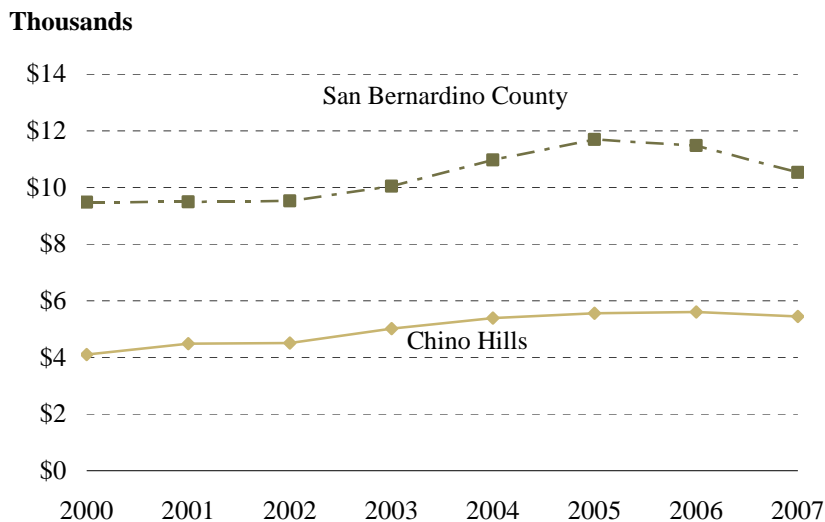
**Real Retail Sales
2000 - 2007 (in 2007 \$)**



Source: California Board of Equalization, 2000-2007

- Real (inflation adjusted) retail sales increased by over 56 percent between 2000 and 2007.
- Most of the increase occurred from 2000 to 2004. Real retail sales went up only slightly from 2004 to 2006 and declined slightly between 2006 and 2007.

**Real Retail Sales per Person
2000 - 2007 (in 2007 \$)**

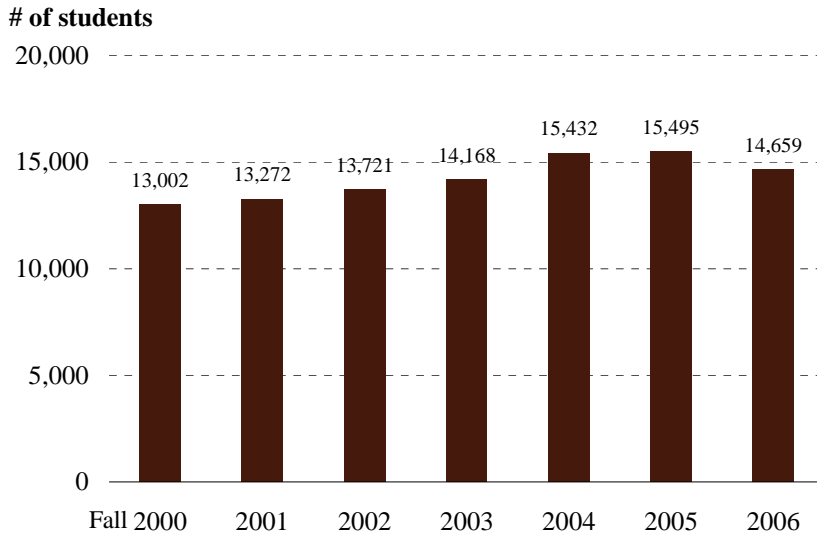


Source: California Board of Equalization, 2000-2007 and SCAG

- Between 2000 and 2007, real retail sales per person for the city were much lower than those for the county as a whole and the gap has generally been widening since 2003.
- In 2007, real retail sales per person for the city was about \$5,500, less than one third of the county per capita of about \$10,500.

VII. Education

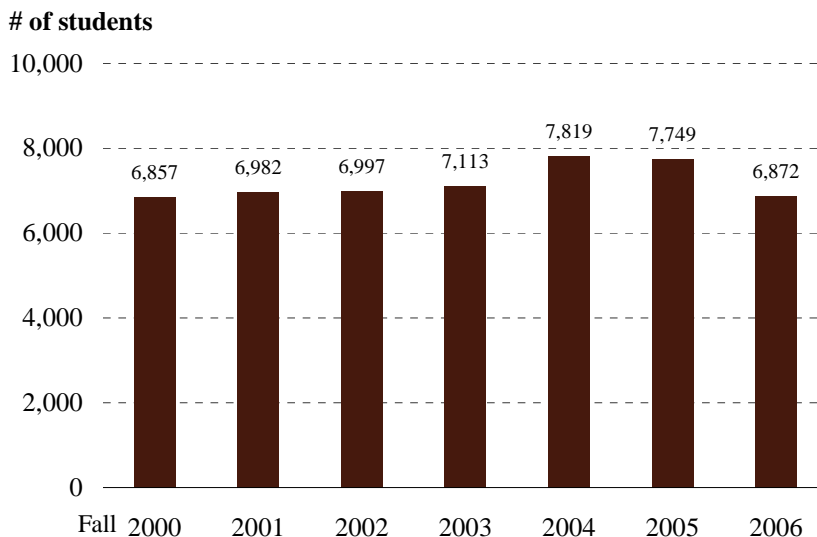
**K-12 Student Enrollment
2000 - 2006**



Source: National Center for Education Statistics, 2000-2006

- From 2000 and 2005, total K-12 public school enrollment for schools within the city increased steadily by nearly 2,500 (19 percent) to 15,495 students. There was a decline in 2006 of 836, or 5 percent.

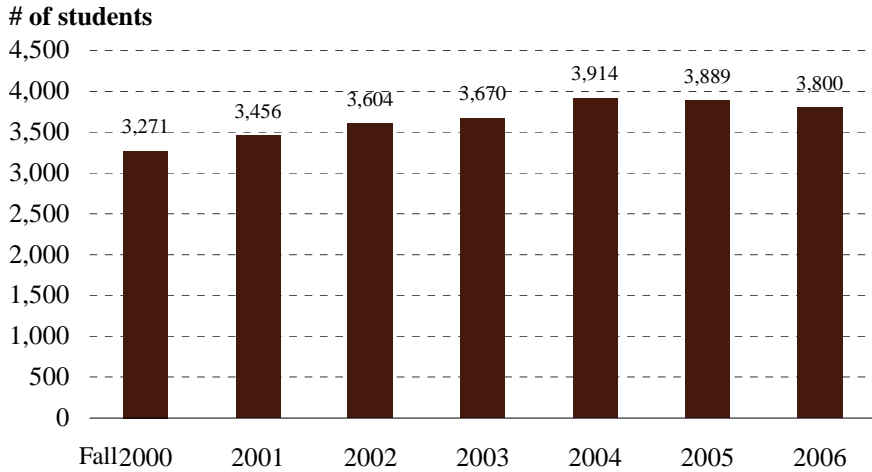
**K-6 Student Enrollment
2000 - 2006**



Source: National Center for Education Statistics, 2000-2006

- Total number of public elementary school enrollment in the city followed similar trend, increasing by 13 percent between 2000 and 2005 with an 11 percent decline in 2006.

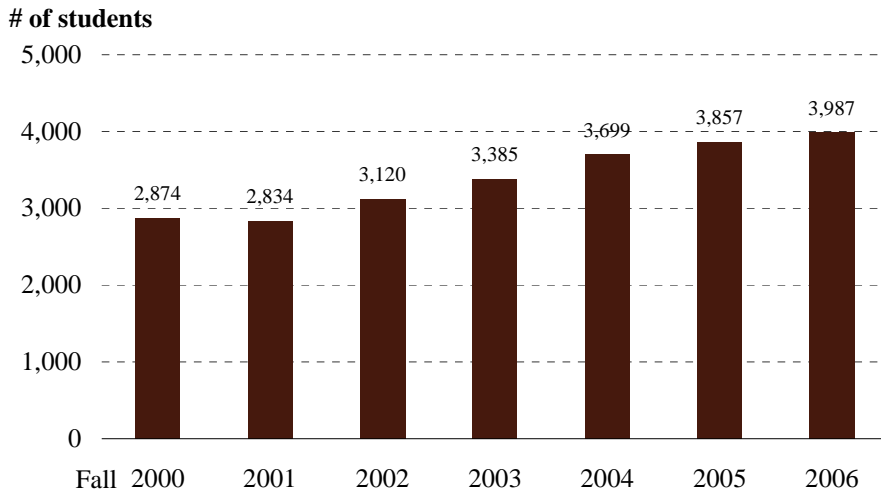
Grades 7-9 Student Enrollment 2000 - 2006



Source: National Center for Education Statistics, 2000-2006

- With the exception of minor drops from 2004 to 2005 and 2005 to 2006, total public school enrollment for grades 7-9 increased steadily from 2000 through 2006, up by 16 percent.

Grades 10-12 Student Enrollment 2000 - 2006



Source: National Center for Education Statistics, 2000-2006

- Of all K-12 public school enrollment, total enrollment for grades 10-12 increased the most, up by over 1,100, or more than 38 percent, between 2000 and 2006.

VIII. References

California Department of Finance, Demographic Research Unit

California Employment Development Department, Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

Claritas, Inc.

Data Quick Information Systems

National Center for Education Statistics

U.S. Census Bureau

IX. Methodology

Explanation of City Relative to County

In the table on page 1 of this report, the reference of City "Relative to County" for absolute numbers indicates the difference between the city number and the county number. For example, the Median Age of City A being 30 and the Median Age of County B being 35 would show a relative difference of 5. For data that is a percentage, the relative difference is based on the city as a percentage of the county total.

Population

The population for each jurisdiction was based on California Department of Finance data. These are the official state population and housing estimates. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's population as of January 1 of each year.

Graphs for population based on age and race were tabulated using Census 2000 data and Claritas, Inc.

Households

The number of households for each jurisdiction was based on California Department of Finance data. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's households as of January 1 of each year.

Households by size were calculated based on Claritas, Inc. data.

Housing

Residential permits issued were obtained using Construction Industry Research Board data, which are collected by Counties from self-reporting of individual cities. The number of permits issued is reflective of all types of residential permit activity, including, but not limited to new units, replacement units due to demolition, and additions.

The median home price was calculated based on total home sales in the city, including single family units and condominiums. The median price does not reflect the entire universe of housing in the jurisdictions, only those that sold within the calendar year.

The data was compiled from Data Quick Information Systems.

Employment

Employment data is based on the California Employment Development Department (EDD) county totals and is adjusted by SCAG. SCAG adjusts the data by adding self-employed to the EDD wage and salary county totals. Due to EDD methodology, employment data is based on the location of a company's payroll and not necessarily the location of physical offices.

Retail Sales

Retail sales data is obtained from the California Board of Equalization, which does not publish individual point-of-sale data. All data is adjusted for inflation.

Education

Student enrollment data is based on public schools that are physically located within city boundaries. Data is obtained from the National Center for Education Statistics.

Choice of Data Sources

The following factors were considered in choosing the data sources used for this report:

- Available for all jurisdictions in the SCAG region
- The most recognized source on the subject
- Data sources are in the public domain
- Data available on an annual basis

The same data sources are used for all jurisdictional profiles (except where noted) to maintain overall reporting consistency. The jurisdiction is not constrained from using other data sources for their planning activities.

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X. Acknowledgements

SCAG Management

Hasan Ikhata, Executive Director
Huasha Liu, Director, Planning Methods, Assessment & Compliance
Ping Chang, Deputy Director, Planning Methods, Assessment & Compliance
Rich Macias, Director, Regional & Comprehensive Planning
Sylvia Patsaouras, Deputy Director, Regional & Comprehensive Planning
Joann Africa, Acting Chief Counsel
Debbie Dillon, Director, Administrative Services & Human Resources
Wayne Moore, Chief Financial Officer
Sharon Neely, Director, Legislation
Brian Williams, Director, Government, Public & Regional Affairs

Project Managers

Ma'Ayn Johnson, Associate Regional Planner, Planning Methods, Assessment & Compliance
Javier Minjares, Senior Regional Planner, Planning Methods, Assessment & Compliance

Maps

Ping Wang, Senior GIS Analyst

Authors

Christine Fernandez, Assistant Regional Planner
Matt Horton, Regional Planner
Mike Jones, Associate Regional Planner
Ryan Kuo, Associate Regional Planner
Bernard Lee, Regional Planner
Rongsheng Luo, Regional Planner Specialist
Javier Minjares, Senior Regional Planner
Jessica Meaney, Associate Regional Planner
Alan Thompson, Senior Regional Planner
Kurt Walker, Regional Planner Specialist
Ming Yin, Associate Regional Planner

Reproduction

Pat Camacho, Office Services Specialist
Catherine Rachal, Office Services Specialist

Assistance from the following SCAG staff members is also recognized:

Joseph Carreras, Program Manager
Simon Choi, Senior Regional Planner Specialist
Hsi-hwa Hu, Transportation Modeler IV
Jacob Lieb, Manager
Frank Wen, Manager
Ying Zhou, Regional Planner Specialist

Notes: