PUBLIC WORKSHOP:

Housing Action Plan + Neighborhood Action Plans





March 26, 2024

Purpose

- ✓ Receive presentation
- ✓ Ask questions about efforts
- ✓ Provide feedback to staff







Development Code Overhaul + Design Standards





Housing Element + Housing Action Plan





Neighborhood Action Plans Get involved in shaping your community!

Website: StocktonCA.gov/ShapeStockton

Shape Stockton Phone: (209) 937-7220

Email: ShapeStockton@stocktonca.gov

Action Plan Outline

Shared Goal:

Encourage Housing Production in Stockton





- Citywide analysis of housing challenges and solutions
- User manual pulling existing information into a streamlined format

NAPs



- Neighborhood-specific analysis + action steps
- Not limited to just housing actions/issues

Housing Policy Framework

Envision Stockton 2040 General Plan

- Provides a vision and framework for physical change and development
- Eight required elements, including <u>land use</u>, <u>housing</u>, circulation/mobility, conservation, open space, noise, and safety
- Applies within the City Limit and Sphere of Influence (SOI)

Land Use Element

- Vision of desired use patterns
- Land use designations/map
- · Allowed use mix and intensity
- Greater Downtown and Core

Housing Element

- Existing and projected needs
- Constraints to housing production
- Inventory of housing sites
- Updated policies and programs

Development Code (Title 16)

- Bridge between General Plan goals and objective standards that apply to projects
- Breaks down land use designations to create zoning and overlay districts
- Use regulations, permit requirements, development standards, review procedures

Design Standards

- Subject to Title 16 review procedures
- Defines projects subject to review
- Establishes project standards

Administrative Procedures

- Environmental, zoning, subdivision, design, building
- Implements above documents



What is the Housing Action Plan (HAP)?



- A guide to housing production in Stockton
 - Overview of housing challenges (takeaways) and Solutions, with specific Actions tied to the Solutions.
 - Handbook to city planning requirements organized by housing category
 - Inventory of housing resources, programs, and incentives
 - Guide to the land supply and priority housing sites inventory
- A complement to other City policy documents
 - Not a policy document in and of itself
 - A quick reference guide to requirements

Audience

Who is the HAP for? Everyone

Audience Type	Policy & Housing Types Guidebook	Housing Needs & Market Conditions	Feasibility & Resource Inventory	Implementation and Strategic Recommendations
Property Owners, Residents, Citizens	****	****	****	***
Non-Profits, Housing Advocates	***	***	****	****
Developers, Homebuilders	****	***	****	****
City Staff, Elected/ Appointed Officials	****	****	****	****

What is in the Draft HAP?



- Executive Summary
- Introduction
- Housing "Market"
- 4 Housing "Supply"
- Development "Process"

1) EXECUTIVE SUMMARY



Main Takeaways

- Market Constraints
- Infrastructure
- Financial challenges
- Homelessness
- Need for enhanced clarity and collaboration

Main Solutions

- Increased Public-Private Partnership
- Policy Coordination with Infrastructure
- Increase wealth-building opportunities
- Enhanced Communication
- Education and online tools to empower.

2) INTRODUCTION



- Summary of main challenges and solutions.
- How to use the HAP.
- Related documents.
- How it will be updated.

3) MARKET



- Main takeaways and solutions, including actions tailored for solutions.
- Outline and summary of the housing market in Stockton.
- Market Study conducted with HAP.
- Demographic data consistent with Housing Element Update.

Market Summary



Main Takeaways

- Similar to Executive Summary
- Financial challenges

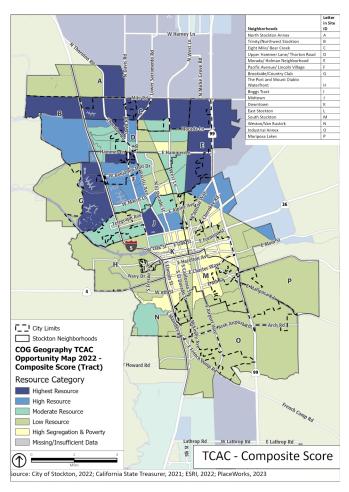
Main Solutions

- Similar to Executive Summary
- Explore regulatory options (incentives or regulations) that help diversify housing stock
- Consider more dedicated/diverse funding sources

Housing Needs



- Draft 2023-2031 Housing Element also documents existing unmet needs in Stockton
 - ~41% have a high cost burden (> 30% of income)
 - Overcrowding and substandard conditions observed
- State and federal laws are also beginning to require assessments of segregation and fair housing
 - Lower-income housing in 'High Resource' areas
 - Naturally occurring affordable housing (NOAH)
 - Anti-displacement and antigentrification programs



Who is considered Low Income?



- HCD 2022 Median Income for a household of four in Stockton: \$85,000
- A household of four earning 80% or less of the median income
 (≤\$66,200) is considered low income
 - Approximately 44 percent of households in Stockton fall into the lower income category

Income Category	Percent of Median	Example of Designations and Zones with Applicable Density
Extremely Low	<30%	Part-Time Employees, Social Security Income Recipients
Very Low Income	31%-50%	Personal Care Aides, Veterinary Assistants
Low Income	51%-80%	Graphic Designers, School Social Workers, Mail Carriers

Income Limits and Affordability

Income Level (HAMFI)		Pers	sons Per Housel		Existing (Est.)	RHNA		
	One	Two	Three	Four	Five			
Very Low (50%)	\$29,000	\$33,150	\$37,300	\$41,400	\$44,750	88,914	2,465	BMR Rent
Low (80%)	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	52,766	1,548	Rent by Necessity
Moderate (120%)	\$71,400	\$81,600	\$91,800	\$102,000	\$110,150	59,508	2,587	Potential Owner
Above Moderate (120%+)	>\$71,400	>\$81,600	>\$91,800	>\$102,000	>\$110,150	121,302	6,072	

- Based on comparison between affordable home prices and market rate rents/sale prices.
- Some overlap between rent by necessity segment and possible condo buyers.
- Shortage of more affordable for-sale options and liquidity necessary for down payments.

Homelessness



	Unsh	eltered	Emer	gency	Transitional		
Adult	1,355	99%	506	63%	130	81%	
Child	1	0.1%	298	37%	30	19%	
Total	1,35 5	100%	804 100%		160	100%	
Hispanic/ Latino	411	30%	260%	32	55	34%	
Non- White	425	31%	379	47%	52	33%	



Sources: San Joaquin County Continuum of Care, 2022 Point in Time Count; BAE, 2022.

4) SUPPLY



- RHNA Sites- Approved projects + Vacant properties (Capacity approximately 22k units)
- Underutilized Sites and Buildings
 - Underutilized/Underdeveloped Properties (Capacity approximately 5-8k units)
 - Chronically Vacant Buildings in the Downtown Core (Capacity approximately 1-2k units)
- Unincorporated Area- Potential Housing Sites in the Sphere of Influence (Capacity approximately 10-15k units)
- Transformational Areas
 - Areas that could potentially transform the areas around them (Capacity approximately 10-15k units)
 - Includes University Park Area, North/South Shore, Downtown,
 South Stockton, State Fairgrounds, and South Airport Way
- Ten Priority Sites

Supply Summary



Main Takeaways

- The City has ample land for housing
- Financial challenges in providing infrastructure in older/urban areas
- Reuse of buildings is costly and could be an untapped resource for housing
- Annexations must balance the orderly growth of developed and undeveloped areas

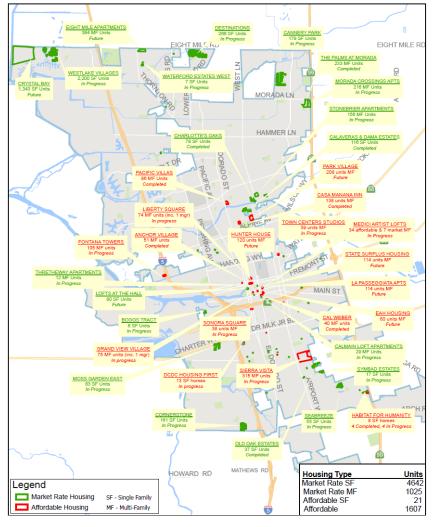
Main Solutions

- Increased Public-Private Partnership
- Policy Coordination with Infrastructure
- Enhanced Communication

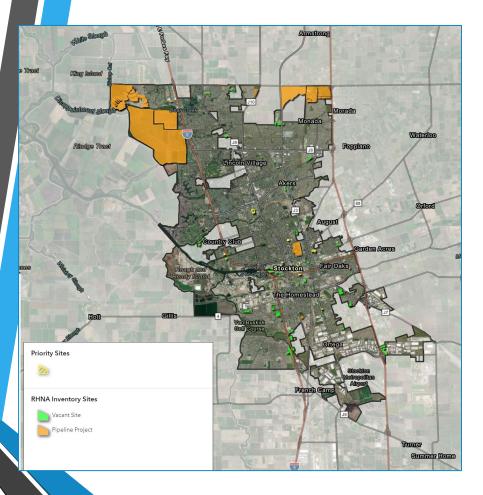
Supply-Approved

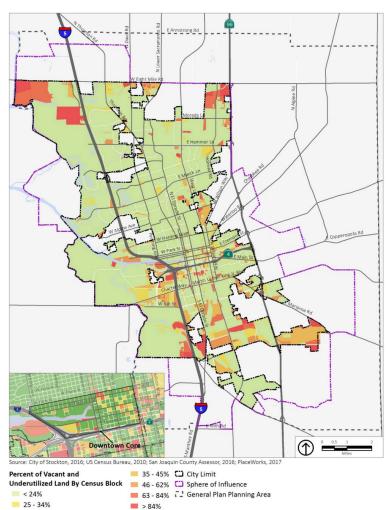






Supply- Vacant and Underutilized





Supply- Reuse Feasibility



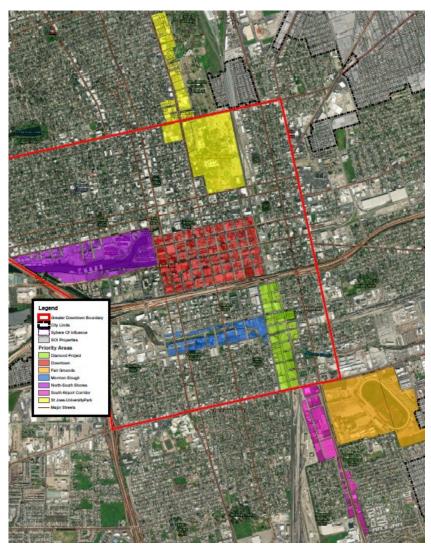
Operating Revenue Assumptions		Development Cost Assumption	ıs, <u>Con't</u> .	Estimated Feasibility	
Number of Units (920 sq. ft.)	35	Soft Const. Costs		Assumed CAP Rate	10%
Gross Rent (\$2,340/unit/month)	\$982,800	Historic Consulting Fees	\$125,000	Capitalized Project Value	\$7,892,220
Additional Program Income	\$204,000	Environmental Analysis	\$12,500	Estimated Project Cost	(\$30,153,938)
Less Vacancy Loss	(\$59,340)	Surveys (Pre- & Post-Const.)	\$31,000	Residual Lane Value	(\$22,261,718)
Gross Annual Rental Income	\$1,127,460	Architecture/Engineering	\$1,500,000		
Less Operating Expense (30%)	(\$338,238)	Planning/Permitting	\$625,000		
Net Operating Income	\$789,222	Property Taxes (1.25%)	\$270,000		
		Contingency Account	\$150,000		
Development Cost Assumptions		Developer Fee	\$2,190,000		
Hard Const. Costs		Total Soft Cost	\$4,903,500		
On-Site Infrastructure	\$650,000				
Deferred Maintenance/ Seismic Stabilization	\$14,000,000	Financing Costs			
Residential Conversion	\$7,000,000	Construction Loan Interest	\$3,001,992		
Contingency	\$250,000	Points on Construction Loan	\$348,446		
Total Hard Cost	\$21,900,000	Total Financing Costs	\$3,350,438		
		Total Project Cost	\$30,153,938		
		Per Unit	\$861,541		

Supply- Transformation Areas



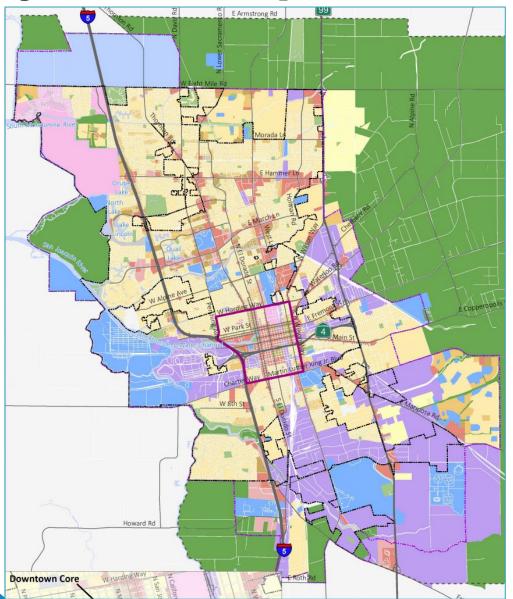
#	Area Name	Approximate Size (acres)	Estimate New Unit Yield	Estimated Infrastructure Deficiency Cost	
1	Channel Area (North and South Shore)	±300 acres (139 parcels)	1,000-1,500 units	\$56,855,855	
2	Downtown Core	±1,500 acres (397 parcels)	1,000-2,000 units	\$101,818,490	
3	South Stockton/Mormon Slough	±39 acres (58 parcels)	300-500 units	\$34,944,687	
4	South Airport Way	±53 acres (57 parcels)	400-600 units	\$15,254,726	
5	St. Joes and University Park (CSU Stanislaus)	±170 acres (107 parcels)	400-600 units	\$56,483,375	

Area #	Area Designation	Estimated Utility Costs	Estimate Off-Site Infrastructure Costs	Area Total
1	Channel Area (North/South Shore)	\$ 26,417,000.00	\$ 30,438,855.60	\$ 56,855,855.60
2	Downtown	\$ 4,116,868.00	\$ 97,101,622.00	\$ 101,218,490.00
3	South Stockton/ Mormon Slough	\$ -	\$ 34,944,687.01	\$ 34,944,687.01
4	South Airport Corridor	\$ -	\$ 15,254,726.77	\$ 15,254,726.77
5	St. Joseph/University Park	\$ 23,797,000.00	\$ 32,686,375.64	\$ 56,483,375.64
			\$	-
	Totals	\$ 54,330,868.00	210,426,267.01	\$ 264,757,135.01



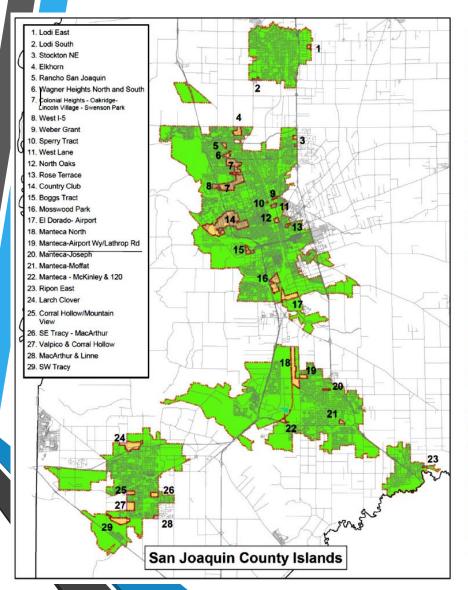
Supply- Unincorporated Areas ()

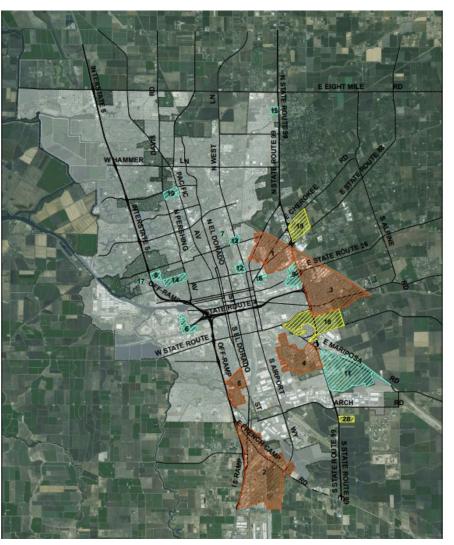




Supply- Unincorporated Areas ()







Priority Sites



- 10 sites have been selected based on criteria (handout provided)
- Sites likely for catalytic housing development
- Owner meeting conducted on 11/30/22
- Sites allow various Housing Types (i.e., apartment, multiunit)
- Staff will conduct:
 - Buildout scenarios
 - Feasibility proformas (gap analysis if needed)
 - Recommendations if additional action is needed (analysis will be in the HAP)

Priority Sites- Examples



March + West



1756 E. March Ln. *APN(s):* 09614055

Vacancy Status:

Vacant

Adjacent Uses:

South - Rio Calaveras Elementary

Southeast - Torcello Apartments (~30 dua)

<u>East</u> - <u>StorQuest</u> Self Storage; 76 Gas Station; Jack in the Box

<u>West</u> – Supermarket-anchored shopping center

North - Weber Ranch Professional Park (office)

Acreage:

of Parcels - 1 Parcel - 3.51 Full Site - 3.51

Density/Yield:

Min. Density - 17.5 Max. Density - 30 Realistic Yield - 105 Max. Yield - 105

Census/HUD Variables:

Median Gross Rent - \$1,314/month Median Home Value - \$311,300 Percent Low/Mod - 57.2% Opportunity Score - Moderate Resource R/ECAP - No

Market Orientation:

<u>Best Fit Use</u> - Multifamily Residential (Garden Apartments) <u>Likely Achievable Density</u> - ~30 dua (max. allowable)

Site Constraints - Possible access issues

<u>Market Considerations</u> – Possibly better positioned as a commercial site (i.e., an extension of shopping center to the west; good proximity to employment and retail; elementary school nearby.

<u>Lafayette</u>



411 South Stanislaus Street **APN(s):** 14926120, 14909518, 14909504, 14909503, 14909502

Vacancy Status:

Vacant

Adjacent Uses:

South - Gleason Park Apartments
(Affordable); Eden Gleason Park
North - Crosstown Freeway
East - Two story garden apartments;
single-family residential
West - Automotive service-related;
Chapel of the Palms; Filipino Community
Building

Acreage:

of Parcels - 5 Parcel - 1.66; 0.28; 0.14; 0.09; 0.11 Full Site - 2.28

Density/Yield:

Min. Density - 20 Max. Density - 90 Realistic Yield - ~70 Max. Yield - 170

Census/HUD Variables:

Median Gross Rent - \$810/month Median Home Value - N/A Percent Low/Mod - 94.04% Opportunity Score - High Segregation & Poverty R/ECAP - Yes

Market Orientation:

<u>Best Fit Use</u> – Medium or garden style multifamily <u>Likely Achievable Density</u> – Approximately 23 units per acre, <u>similar to</u> Gleason Park <u>Site Constraints</u> – Unknown

Market Considerations – Difficult market area for market rate multifamily; close proximity to the freeway; visibility from the freeway as signal of revitalization; could be an affordable site, though the Downtown is already overconcentrated.

Promoting Project Feasibility (

Example pro forma financial models for each housing type

Development Program Assumptions	Cost and Income Assumptions	Development Cost Analysis		Feasibility Analysis		
Site Size (acres / sq. ft.) 1 43,560	Construction		Construction Costs		Townhouse	
• ,		¢οσ		#4 000 000		¢4.075.000
Building Height (stories / ft.) 3 30	Site Prep Cost per site sq. ft.	\$25	Site Prep Costs	\$1,089,000	Gross Sales	\$4,875,000
Gross Building Size (sq. ft.) 15,000	Construction Hard Cost per sq. ft., Townhouse	\$150	Residential Hard Costs	\$2,250,000	Less Marketing Costs	(\$73,125)
	City Impact & Permitting Fees per unit	\$19,715	Soft Costs	\$601,020	Townhouse Sale Proceed	\$4,801,875
Total Units (count / average size) 10 1,500	Soft Costs (% of hard costs)	18.0%	City Impact & Permitting Fees	\$197,148		
Net Residential Space (sq.ft.) 15,000	Developer Profit	10.0%	Subtotal Construction Cost	\$4,137,168	Residual Land Value	\$35,857
			Cost per unit	\$413,717	RLV per acre	\$35,857
Dw elling units/acre 10	Sale Price					
	Tow nhouse Per sf	Per Unit	Developer Profit	\$413,717		
Parking Spaces	Sale Price (per sq. ft. / per unit) \$325	\$487,500				
Tuck-under 20	Marketing Costs (% of sale price)	1.5%	Financing Costs			
Total Parking Spaces 20			Interest on Construction Loan	\$161,350		
	<u>Financing</u>		Points on Construction Loan	\$53,783		
Construction Type 5 - Wood	Loan-to-Cost Ratio	65%	Subtotal Financing Costs	\$215,133		
	Initial Construction Loan Fee (points)	2%				
	Interest Rate	5%	Total Project Costs, excl. La	\$4,766,018		
	Period of Initial Loan (months)	24	Cost per unit	\$476,602		
	Draw dow n Factor	60%	Cost per net SF	\$318		
	Total Hard + Soft Costs \$	\$4,137,168	·			
		\$2,689,159				
	·	, , ,				

5) DEVELOPMENT PROCESS



- Main issues and solutions, including actions tailored for solutions.
- Outline for Permanent, Transitional, and Emergency Housing.
- Includes list of partners and resources in the region.

Process Summary



Main Takeaways

- The Development Process does not seem to constrain new production
- Most prominent types of new housing are 1) apartments or 2) single-family detached
- Code is very flexible but could be improved for clarification
- Most multifamily housing is permitted by right (ministerial) in residential and commercial zones

Main Solutions

- Continue performance analytics to enhance review times
- Policy Coordination with funding options
- Increase customer support

Housing Categories



- Emergency Housing (Homelessness)
 - -Temporary Structures (6-12 months)
 - Permanent Structures (Ongoing)
- Supportive and Transitional
- Permanent Housing (Types to match Zoning)
 - -Single-Family: Rural, Attached/Detached
 - Multi-Unit: Duplex, Triplex, Fourplex
 - Multi-family: Cottage Courts, Apartments
 - Special Housing Types: Live-Work, Co-Living, Multi/Mixed Use, ADU/JADU, Manufactured

PROCESS





								1						
1		Permit T	ype (a)	Minimum	Lot Size	Den	sity		Sett	oacks		0"		
	Zone	Single- Single- Unit, Unit, Area Width Detached Attached		Width	Residential	FAR	Front	Side(s)	Sides, street	Rear	Site Coverage	Height Limit	Parking	
	RE	Р		1 ac	150 sf	Max. 1 Dw elling Unit/Acre	-	30 ft	10 ft	10 ft	30 ft	25%	35 ft	
I	RL	Р	Р	5,000 sf	50 ft	Max. 8.7 Dw elling Units/Net Acre & 6.1 Dw elling Units/Gross Acre	-	20 ft	5 ft	10 ft	10 ft	50%	35 ft	
	RM	Р	Р	5,000 sf	50 ft	8.8-17.4 Dw elling Units/Net Acre & 6.2-13.1 Dw elling Units/Gross Acre	The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 0.3.	15 ft	5 ft	10 ft	10 ft	50%	35 ft	
	RH	Р	Р	7,500 sf	50 ft	The follow ing density standards ap	ply to zones RH, CO, CN, CG, & CD:	15 ft	5 ft	10 ft	10 ft	50%	35 ft	2/unit, located within an enclosed garage plus 1 for every 750 square feet over 2,000 square feet
	СО		Р	7,500 sf	No min	Outside the Greater Downtown area: 17.5-30 Dw elling Units/Net Acre & 13.2-24 Dw elling Units/Gross Acre	Outside the Greater Downtown area: Max. 0.3 FAR	10 ft	5 ft	10 ft	10 ft	60%	45 ft	
	CN		Р	No min	No min	Inside the Greater Downtown area: 20-90 Dw elling Units/Net Acre &	Inside the Greater Downtown area:	None (b)	None (c)	None (b)	None (c)	100%	35 ft	1 guest parking space/5 units
	cG		Р	No min	No min	16-72 Dw elling Units/Gross Acre	Max. 3.0 FAR	10 ft	None (c)	10 ft	None (c)	60%	45 ft	
	CD		Р	No min	No min	20-136 Dw elling Units/Net Acre & 16-108.8 Dw elling Units/Gross Acre	Inside the Downtown Core: Max 5.0 FAR	None	None (c)	None	None (c)	100%	No limit	
	MHD	Р		5,000 sf (Dw ellin		29 Dw elling Units/Net Acre	-	10 ft	5 ft	5 ft	10 ft	75%	45 ft	

Notes:

- (a) Includes Permitted Use (P), Land Development Permit (L), Administrative Use Permit (A), or Commission Use Permit (C).
- (b) If adjacent to residential zoning districts, the setback shall be none if the structure in the CN zoning district is at least 20 feet from the residential zoning district, otherwise the setback shall be 10 feet.
- (c) None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses

Source: City of Stockton, Draft Municipal Code Title 16 - Development Code Update, 2023.

Housing Types "Typologies/Missing Middle"



Low Density

Housing Element Basic Assumption: Density = Affordability

High Density



Si<mark>ngle</mark>-Family Attached/Detached (SFD/A)



Mobile/Manufactured Home



Accessory or Junior Accessory Dwelling Unit (ADU/JADU)



Multi-Unit Townhomes (MU)



Mixed-Use Residential



Live-Work Housing



Low-Rise Multi-Family Dwelling (MFD)



Mid-Rise Multi-Faily Dwelling (MFD)

Housing Types "Typologies/Missing Middle"



		Height and Density ¹	Parking Arrangement		
1	High-Rise Apartments <i>MFR</i> ²	7 stories or higher 16 – 108.8 DU/Ac.	Ground-floor or multi-story podium		
2	Mid-Rise Apartments MFR	4 to 6 stories 16 –108.8 DU/Ac.	Ground-floor podium		
3	Low-Rise Apartments MFR	Surface			
4	Mixed-Use Special	3 stories or higher 13.2 – 108.8 DU/Ac.	Ground-floor podium or surface		
5	Cottage Courts MUR	_			
6	Multiplexes MUR	2 to 4 stories 13.2 – 72 DU/Ac.	Tuck under or surface		
7	Triplexes and Duplexes	2 to 3 stories 3 units max (triplex) 2 units max (duplex)	Tuck under or surface		
8	Townhomes MUR				
9	Live-Work Special	2 to 3 stories 13.2 – 72 DU/Ac.	Tuck under or surface		

High-Rise Apartments						
Description	Criteria Evaluation					
(TBD)	Neighborhood Compatibility and F Design and Site Constraints Proximity to Transit Community Input	Placemaking				
Development Characteristics						
Primary Use(s)	Residential					
Building Types	Multi-story apartments or condominiums with common entries					
Construction Type(s)	Type I construction (concrete or steel)					
Recommended Density (gross)	16 min 108.8 max. DU/Ac.					
Height	7 stories or higher					
Setbacks (min.)		Rear: 15 feet wned public open space is provided in that				
Upper-Story Setbacks (min.)	10 feet above the sixth story					
Orientation	Active frontage to be provided along a	public street or right of way				
Open Space		bove parking podiums, or at rooftops; private illding projects, interconnected ground-level				
Parking	Assume 1 space per unit. Parking to b separate structure	e provided in podium, underground, or in				
Appropriate Neighborhood Action Plan Study Area	Cabral/East Cabral Station Area					
Development Cost	\$465,919 per unit	\$498 per net sq. ft.				
Project Revenue	\$2,437 average rent per unit/month	\$1,766 net operating income per unit/month				
Residual Land Value	-\$23.8m per acre @ 7% CAP					
Financial Feasibility	Challenged in the current market with development costs.	out ~40 percent increase in rents or decrease in				

Housing Types "Typologies/Missing Middle"



Table 1: Summary of Key Findings from the Financial Feasibility Analysis for Priority Housing Types (Page 1 of 2)

						Hous	ing Types				
1		Cottage Courts	Duplex/Triplex	Tow nhomes	Live-Work	Multiplex	Low-Rise Apartments	Low-Rise Mixed Use	Mid-Rise Apartments	Mid-Rise Mixed Use	High-Rise Apartments
	Site Size (acres) Density (dua)	0.52 13.2	0.12 16.0	0.34 17.4	0.34 17.4	0.34 34.8	0.92 32.7	6.00 37.5	2.07 67.8	2.07 63.9	1.03 146.2
	Residential Units Ave. Unit Size (sq. ft.)	7 1,007	2 1,100	6 1,400	6 1,348	12 1,075	30 1,025	225 989	140 935	132 949	151 935
	Non-Residential (sq. ft.)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	5,000.00	n.a.	5,000.00	n.a.
	Development Cost Per Residential Unit Per Net Building Sq. Ft.	\$318,180 \$316	\$333,228 \$303	\$459,781 \$328	\$439,434 \$366	\$342,426 \$319	\$422,408 \$412	\$417,248 \$422	\$374,685 \$401	\$434,106 \$457	\$504,186 \$539
	Project Revenue Net Operating Income (per month/unit) Ave. Rent (per month/unit) Ave. Rent (per month/sq. ft.)	\$1,994 \$2,678 \$2.50	\$2,063 \$2,750 \$2.50	\$2,832 \$3,560 \$2.54	\$2,592 \$3,307 \$2.45	\$2,048 \$2,735 \$2.54	\$1,927 \$2,608 \$2.54	\$1,866 \$2,543 \$2.57	\$1,767 \$2,439 \$2.61	\$1,790 \$2,463 \$2.59	\$1,766 \$2,438 \$2.61
	Net Sales Proceeds (per unit) Ave. Sale Price (per unit) Ave. Sale Price (per sq. ft.)	\$328,821 \$333,829 \$368	\$336,131 \$341,250 \$350	\$482,650 \$490,000 \$350	\$478,989 \$471,910 \$350	n.a. n.a. n.a.	n.a. n.a. n.a.	n.a. n.a. n.a.	n.a. n.a. n.a.	n.a. n.a. n.a.	n.a. n.a. n.a.
	Feasibilty Metrics Residual Value (per acre) Rental Scenario (a) For-Sale Scenario	\$320,409 \$437,964	\$325,502 \$449,277	\$447,878 \$535,335	\$680,374 \$689,202	\$303,283 n.a.	(\$3,007,071) n.a.	(\$3,457,152) n.a.	(\$4,868,152) n.a.	(\$7,568,572) n.a.	(\$29,445,632) n.a.
	Hurlde Price of Land (b)			\$300k - \$400k			\$200k -	\$300k (c)		\$700k - \$1.0m	
	Feasibile/Not Feasible	Feasible	Feasible	Feasible	Feasible	Feasible	Not Feasible	Not Feasible	Not Feasible	Not Feasible	Not Feasible
	Notes on Feasibility	Likely feasible as either a rental or for- sale product. An emphasis on larger units and higher-end finishes that can help maxamize revenue significantly aid in achiving financial feasibility. For-sale is likely more feasible.	Likely feasible as either a rental or for- sale product. An emphasis on larger units and higher-end finishes that can help maxamize revenue significantly aid in achiving financial feasibility.	Likely feasible as either a rental or for- sale product. An emphasis on larger units and higher-end finishes that can help maxamize revenue significantly aid in achiving financial feasibility.	Strongly feasible as either a rental or for- sale product. An emphasis on larger units and higher-end finishes that can help maxamize revenue significantly aid in achiving financial feasibility. May be sufficiently profitable to offset site costs in more central locations.	With smaller unit sizes compared to other housing types, multiplex housing benefits from additional density in order to achieve the required residual land value.	Although projects have recently delivered, increased construction costs and cap rates make this housing type infeasible. Feasibility would require a cap rate of 5.4 percent or a 30 percent decrease in construction costs. A minimum project size of 3.0-6.0 acres	This housing type is not feasible in the current market due to high construction costs, cap rates, and the need to subsidize the commercial component. Feasibility would require a cap rate of 4.0 percent or a 75 percent decrease in construction costs.	This housing type is not feasible in the current market due to high construction costs and cap rates. Feasibility would require a cap rate of 5.5 percent or a 55 percent decrease in construction costs.	This housing type is not feasible in the current market due to high construction costs, cap rates, and the need to subsidize the commercial component. Feasibility would require a cap rate of 4.9 percent decrease in construction costs.	This housing type is not feasible in the current market due to high construction costs and cap rates. Feasibility w ould require a cap rate of 4.2 percent or a 55 percent decrease in construction costs.

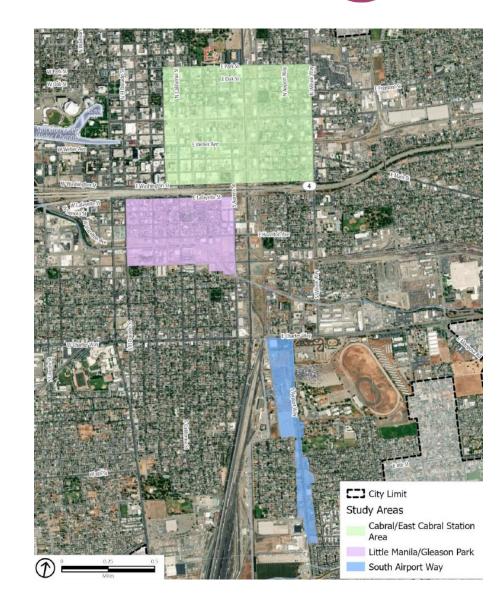
Neighborhood Action Plans

"Housing-oriented solutions for three Neighborhood Study Areas"

Cabral / East Cabral

Little Manila / Gleason Park

S. Airport Corridor

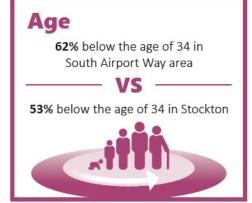


How to Use the Plans



Document Structure

- Executive Summary
- 1) Introduction
- 2) Study Area
- 3) Potential for New Housing
- 4) Objectives and Actions
- Technical Appendices







Race/Ethnicity

- ▶ **79%** Hispanic or Latino (of any race)
- ▶ 15% Black or African American
- ▶ 3% Asian
- ▶ 2% White
- ▶ 1% Two or more races









Who Lives in South Airport Way?

What We Heard from the Community About the Study Area

The South Airport Way Neighborhood Action Plan was prepared in collaboration with the local community. including those who live in or around the Study Area. The primary ways community members provided input were thro located in or near the that were s available in facilitate 2) Study Area five land engagement methods are further described in App. C. Key takeaways from the community feedback received are summarized below. While the survey results received are not considered statistically significant, they help inform existing conditions within and near the Study Area.

Provide More Housing Choices

The first question in the housing paper survey and online activity asked people to identify the type of housing they would like to see built in their neighborhood. A majority of the participants who responded to the survey question said they would like to see apartments, duplexes, triplexes, and fourplexes built in their neighborhood. Other housing needs identified include mixed-use, live-work,

Vacant Sites

adequate infrastructure.

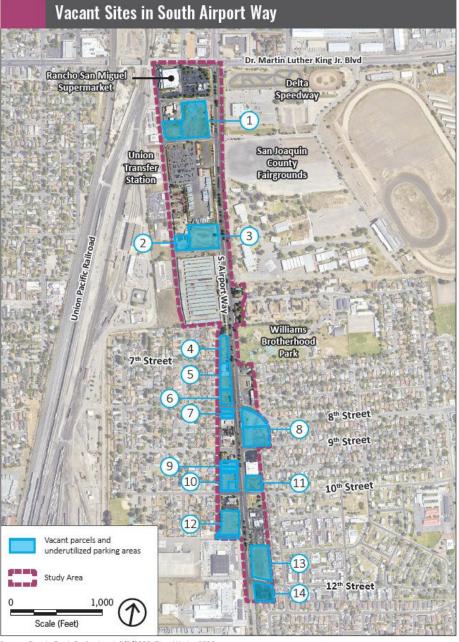
During the Plan development process, the project team identified 14 sites within the Study Area that are vacant or have a surface parking lot that is not well-utilized.

These sites may serve as an opportunity for new housing development. The Vacant Sites in South Airport Way map shows the location of these sites, and the table that follows identifies the most feesible beging to most the sould

lows identifies the most feesible beusing types that could be built on each steristics of the sursible housing type

3) Potential for page 17 to correst that follow. While

development on view. Le, the City itself does not bun Lousing unless the property is owned by the City. Redevelopment of any of the sites that are privately owned would require agreement with the property owner, approval of a development proposal, and



Source: Google Earth Professional, 3/2/2023. PlaceWorks, 2023

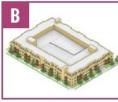
Site Number	Street Address	Most Feasible Housing Types
1	1501 & 1516 South Union Street	C, D, G
2	1121 Folsom Street	C, F, G
3	1795 South Airport Way	B, F
4	2051	G
5	3) Potential for	G
6	New Housing	F, G
7	221.	
8	2244 & 2226 South Airport Way	C, D
9	2333 & 2319 South Airport Way	1
10	2361 & 2347 South Airport Way	E, F, H
11	2348 South Airport Way	C, D
12	2427 & 2427 South Airport Way	C, D, F
13	2482 South Airport Way	C, F
14	1402 Twelfth Street	C, F



High-Rise Residential



Live-Work



Mid-Rise Apartments



Multiplexes



Low-Rise Apartments



Triplexes and Duplexes



Mixed-Use



Cottage Courts



Townhomes



1. Further the Development of Housing

- Action 1.1 South Airport Way and 8th Street. Identify opportunities to support the redevelopment of the vacant site at the southeast corner of South Airport Way and 8th Street.
- Action 1.2 Faith-Based Housing. Work with religious institutions to identify op tion on underutil
- Action 1.3 San Joaquin Co 4) Objectives with the State an & Actions Joaquin County low-income, mod housing in the Sta County Fairgrounds site.
- Action 1.4 Extend Permit and Entitlements "Active" Period. Expand the "active" period for permits and entitlements in the South Airport Way Study Area from 12 months to 24 months.
- Action 1.5 Economic Development Programs. Optimize existing economic developments programs the City already has in place to better align with the Neighborhood Action Plan.

- Action 1.6 Public Facilities Fees. Support the Public Facilities Fees Nexus Study which will determine if the fees collected by the City are the right amount for the City of Stockton. The Nexus Study is currently in the process as of September 2023.
- Action 1.7 Vacant and Underutilized Sites Inventory. Create and regularly update a searchable/digital inventory of vacant and/or underutilized sites in the Study Area. Use the inventory list to conduct targeted property owner outreach, as described in Action 1.8.
- Action 1.8 Property Owner Outreach. Conduct targeted outreach to property owners in the Study Area to learn why they may be leaving a site undeveloped or underutilized. Describe any applicable incentives or programs the City offers that may assist the property owner with developing the site.
- Action 1.9 Land Banking. Pursue opportunities for acquisition and disposition of land that can be used for residential and/or mixed-use projects.
- Action 1.10 City Staff Support. Explore the feasibility of expanding capacity by adding City staff or seeking staff services through consultants to implement the actions included in the Neighborhood Action Plan, if additional staff support is needed.

SUPPORTIVE DOCUMENTS

- Market Analysis
- Displacement Study (Citywide)
- Ten Housing Types "Missing Middle"
- Ten Priority Sites
- NAP Infrastructure Analysis (Appendix A)
- NAP Outreach Summary (Appendix B)

Next Steps

- Feedback on Drafts
- Final Draft Public Draft
- Housing Element Adoption
- Planning Commission and City Council meetings to accept documents

Questions?

To receive future updates, please contact us!



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Call: (209) 937-7220