

Housing Action Plan

“EXECUTIVE SUMMARY”

Main Takeaways:

- **Market constraints restricting sustainable housing production**, leading to separate concentrations of above-market and below-market regions of the City.
- **Inadequate Infrastructure** in older urban and rural areas of the City.
- **Financial challenges for both the private and public sectors** to fund the necessary hard and soft cost in producing more homes.
- **An increase in the homeless population** and housing and supportive needs for that increasing population.
- **Need for clarity, focus, and collaboration** to achieve housing objectives. This includes policy creation, regulatory standards, financing, and regional coordination.

Main Solutions:

- **Increase Public-Private Partnerships** for policy creation and funding. Includes the use of special financing districts, incentivized zoning and funding, reliance of private agreements (i.e., Development Agreements), and enhanced regulations and exactions.
- **Proactive coordination of policy with infrastructure planning** and funding in areas that will result in the largest public benefit for the community. These areas include the downtown business district, marina, as well as south and east Stockton communities.
- **Increase wealth building opportunities** in Disadvantage Areas. This includes job training, education, and supportive services opportunities, in addition to increasing property valuation from civic and private investment.
- **Enhance communication**, both internally for the City and externally with the public in defining and acting on challenges to housing production. This includes policy direction to staff, proactive marketing of City resources and opportunities, enhanced communication with residents and community groups, and enhanced permit review coordination.
- **More education and online tools** to empower residents, community partners, and potential housing developers. This includes online resources, partnerships, and training opportunities to empower more collaboration in addressing the City’s housing and equity needs.

Comments:

Housing Action Plan

“HOUSING MARKET”

Main Takeaways:

- Market constraints and the need for enhanced infrastructure influence Stockton’s housing production. Governmental constraints do not seem to be an issue.
- Current development trends only strengthen existing markets and do not support sustainable housing or income diversity.
- Stockton has a higher percentage of minorities and low-income communities when compared to the region and state averages.
- Key solutions to improve disadvantaged communities should include diversifying income levels for communities and activities that lead to wealth creation for lower-income households.
- City efforts and Private investment cannot achieve major tasks on their own. Neither groups have the funding or resources needed to pay for needed items.

Main Solutions:

- While the City cannot directly change the housing market, the city can engage in activities that would reduce the feasibility gap in projects by providing incentives, adequate infrastructure and partnering with private groups.
- The City should explore activities that provide equal access to supportive services and encourage efforts to create wealth for residents in disadvantaged communities.
- Proactively engage in public-private partnerships tied directly to City projects and projects that can demonstrate direct public benefit.
- Explore Policy and Land Use amendments that would provide more flexibility for future development, particularly in infill and brownfield locations. This includes more requirements and incentives to diversify housing types and income levels by changing the General Plan and zoning requirements. This would require diversification of the housing stock in Stockton, with allowances and waivers for projects that demonstrate alignment with documented community housing needs.
- Consider adoption of one or more dedicated funding source for community housing programs, such as a parcel tax or an increase in the real estate transfer tax, among other options. The City should also aggressively target acquisition of competitive grant funding from relevant state and federal sources.

Comments:

Housing Action Plan

“HOUSING SUPPLY”

Main Takeaways:

- The City has ample land to accommodate existing and future housing needs.
- A significant amount of infrastructure (new and improved) is needed to accommodate development of the land. Typically, this is accomplished through private development when a project is proposed; however, the upfront cost is impacting upfront costs for new housing projects.
- There are additional housing resources in the reuse of buildings; however, development costs typically make these infeasible compared to the anticipated revenues for their locations.
- Financial challenges for both the private and public sectors to fund the necessary hard and soft cost in producing more homes.
- Increased annexations of land within the City’s ultimate growth boundary (i.e., Sphere of Influence) may trigger the need to annex existing home and nonresidential uses that have added infrastructure.

Main Solutions:

- Proactive coordination of policy with infrastructure planning and funding in areas that will result in the largest public benefit for the community. These areas include the downtown business district, marina, as well as south and east Stockton communities.
- Enhance communication, both internally for the City and externally with the public in defining and acting on challenges to housing production. This includes policy direction to staff, proactive marketing of City resources and opportunities, enhanced communication with residents and community groups, and enhanced permit review coordination.
- Increase Public-Private Partnerships for policy creation and funding. Includes the use of special financing districts, incentivized zoning and funding, reliance of private agreements (i.e., Development Agreements), and enhanced regulations and exactions.

Comments:

Housing Action Plan

“DEVELOPMENT PROCESS”

Main Takeaways:

- Governmental constraints do not seem to be a major constraint to housing production. The City allows various residential and mixed-use housing in residential and commercial zoning.
- While the City permits various types of housing at various income levels, the two most prominent new construction types are market rate single family detached housing and low-income apartments.
- The State has enacted various mandates/legislation that supersede local land use authority for Emergency and Transitional.
- While the code allows for various Missing Middle housing types (i.e., duplex, cottage courts, etc.) it does not explicitly indicate that permissance in the code.
- While most residential uses are permitted by-right, the design review for those units remains ministerial without the need for state preemption of design review (i.e., SB35, SB330). This means the approval of new units is not subject to discretionary review or public hearings.

Main Solutions:

- The City continues to work with stakeholders and industry leaders to discuss what is needed to improve the development standards and process. This includes working with consultants to better understand changes to state law, market feasibility, and best practices.
- Continued pursuit of performance management and data analytics.
- Explore Policy and Land Use amendments that would provide more flexibility for future development and help target more funding opportunities.
- Provide more requirements and incentives to diversify housing types and income levels by changing the General Plan and zoning requirements. This would require diversification of housing in Stockton, with allowances and waivers for projects that demonstrate.
- Increased customer support for navigating the development process.

Comments: