



# Stockton Housing Action Plan Workshop

Wednesday April 19th, 5 - 7 PM



# Workshop Agenda

- **Housing Categories Guidebook**
- **Housing Needs and Market Conditions**
- **Feasibility and Resources/Incentives**
- **Housing Supply and Priority Sites**
- **Ongoing Implementation Efforts**
- **Breakout Sessions (6pm)**



# Related Efforts - Get involved in shaping your community!



**Development Code  
Overhaul + Design  
Standards**



**Housing Element +  
Housing Action Plan**



**Neighborhood  
Action Plans**

**Website:** [StocktonCA.gov/ShapeStockton](http://StocktonCA.gov/ShapeStockton)  
**Shape Stockton Phone:** (209) 937-7220  
**Email:** [ShapeStockton@stocktonca.gov](mailto:ShapeStockton@stocktonca.gov)



# What is the Housing Action Plan (HAP)?

- **A guide to housing production in Stockton**
  - » Overview of housing needs and market opportunities/constraints
  - » 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
  - » Provide recommended strategic actions
- **A complement to other City policy documents**
  - » Not a policy document in and of itself
  - » A quick reference guide to requirements



# 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	★★★★☆	★★★★★	★★★★☆	★★★★★



# Housing Policy Framework

**Envision Stockton 2040 General Plan**

- Provides a vision and framework for physical change and development
- Eight required elements, including land use, housing, 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



# 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



# Housing Categories

- **Definitions**
- **Allowable Areas**
- **Process and Steps for Development**
- **Unique Standards**
- **Resources (Funding and Partnerships)**
- **Examples and Highlighted Types**



# Housing Types and Affordability



Single-Family Attached/Detached (SFD/A)



Accessory or Junior Accessory Dwelling Unit (ADU/JADU)



Mixed-Use Residential



Low-Rise Multi-Family Dwelling (MFD)



Mobile/Manufactured Home



Multi-Unit Townhomes (MU)



Live-Work Housing



Mid-Rise Multi-Family Dwelling (MFD)



# Type Example #1 – Single-Family (SFD/SFA)

Zone	Permit Type (a)		Minimum Lot Size		Density		Setbacks				Site Coverage	Height Limit	Parking	
	Single-Unit, Detached	Single-Unit, Attached	Area	Width	Residential	FAR	Front	Side(s)	Sides, street	Rear				
RE	P		1 ac	150 sf	Max. 1 Dwelling Unit/Acre	-	30 ft	10 ft	10 ft	30 ft	25%	35 ft	2/unit, located within an enclosed garage plus 1 for every 750 square feet over 2,000 square feet  1 guest parking space/5 units	
RL	P	P	5,000 sf	50 ft	Max. 8.7 Dwelling Units/Net Acre & 6.1 Dwelling Units/Gross Acre	-	20 ft	5 ft	10 ft	10 ft	50%	35 ft		
RM	P	P	5,000 sf	50 ft	8.8-17.4 Dwelling Units/Net Acre & 6.2-13.1 Dwelling 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	P	P	7,500 sf	50 ft	The following density standards apply to zones RH, CO, CN, CG, & CD:  Outside the Greater Downtown area: 17.5-30 Dwelling Units/Net Acre & 13.2-24 Dwelling Units/Gross Acre  Inside the Greater Downtown area: 20-90 Dwelling Units/Net Acre & 16-72 Dwelling Units/Gross Acre  Inside the Downtown Core: up to 20-136 Dwelling Units/Net Acre & 16-108.8 Dwelling Units/Gross Acre		15 ft	5 ft	10 ft	10 ft	50%	35 ft		
CO		P	7,500 sf	No min			Outside the Greater Downtown area: Max. 0.3 FAR	10 ft	5 ft	10 ft	10 ft	60%		45 ft
CN		P	No min	No min			Inside the Greater Downtown area: Max. 3.0 FAR	None (b)	None (c)	None (b)	None (c)	100%		35 ft
CG		P	No min	No min			Inside the Downtown Core: Max 5.0 FAR	10 ft	None (c)	10 ft	None (c)	60%		45 ft
CD		P	No min	No min				None	None (c)	None	None (c)	100%		No limit
MHD	P		5,000 sf (2,500 sf/ Dwelling Unit)		29 Dwelling 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.



# Type Example #2 – Emergency Housing

Zone	Permit Type (a)	Minimum Lot Size		Density		Setbacks				Site Coverage	Height Limit	Parking
		Area	Width	Residential	FAR	Front	Side(s)	Sides, street	Rear			
RH	C	7,500 sf	50 ft	The following density standards apply to zones RH, CO, CG, & CD:		15 ft	5 ft	10 ft	10 ft	50%	35 ft	1/5 beds and/or 1/bedroom intended for families plus 1 per employee
CO	C	7,500 sf	No min	Outside the Greater Downtown area: 17.5-30 Dwelling Units/Net Acre & 13.2-24 Dwelling Units/Gross Acre	Outside the Greater Downtown area: Max. 0.3 FAR	10 ft	5 ft	10 ft	10 ft	60%	45 ft	
CG	C	No min	No min	Inside the Greater Downtown area: 20-90 Dwelling Units/Net Acre & 16-72 Dwelling Units/Gross Acre	Inside the Greater Downtown area: Max. 3.0 FAR	10 ft	None (b)	10 ft	None (b)	60%	45 ft	
CD	C	No min	No min	Inside the Downtown Core: up to 20-136 Dwelling Units/Net Acre & 16-108.8 Dwelling Units/Gross Acre	Inside the Downtown Core: Max 5.0 FAR	None	None (b)	None	None (b)	100%	No limit	
IL	P	No min	No min	-	-	10 ft	None (b)	10 ft	None (b)	60%	60 ft	
IG	P	No min	No min	-	-	10 ft	None (b)	10 ft	None (b)	60%	No limit	
PF	P	No min	No min	-	Max. 0.2 FAR	10 ft	None (b)	10 ft	None (b)	50%	75 ft	

Notes:

- (a) Includes Permitted Use (P), Land Development Permit (L), Administrative Use Permit (A), or Commission Use Permit (C).
- (b) 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 Need and Market Opportunities

- The 2040 General Plan forecasts
  - » Estimated need for ~20k-30k new units
  - » Approximately 1k-2k units per year
    - City permits ~550 units per year on average
  - » > 30% of new demand is for higher density
    - Based on the projected income profile
    - Mostly rental but could include for-sale



# 2024-2031 Housing Element Regional Housing Needs Allocation (RHNA)

- State law requires planning for the **housing needs** on an 8-year cycle
  - » Regional Housing Needs Allocation identifies expected demand by affordability level
  - » Based on a regional fair share approach
  - » Cities must ensure the availability of sites sufficient to meet the RHNA
  
- **Consistent with the 2040 General Plan housing demand forecast**

Income Category	2022 Income Range (Household of 4)(a)	RHNA	
Very Low Income (b) (<50% of Median Income)	<\$41,400	2,465	19%
Low Income (50-80% of Median Income)	\$41,401 - \$66,200	1,548	12%
Moderate Income (80-120% of Median Income)	\$66,201 - \$102,000	2,587	20%
Above Moderate Income (>120% of Median Income)	>\$102,000	6,072	48%
<b>Total, All Incomes</b>		<b>12,672</b>	<b>100%</b>

Note:

(a) HCD 2022 Median Income for a household of four in San Joaquin County is \$85,000.

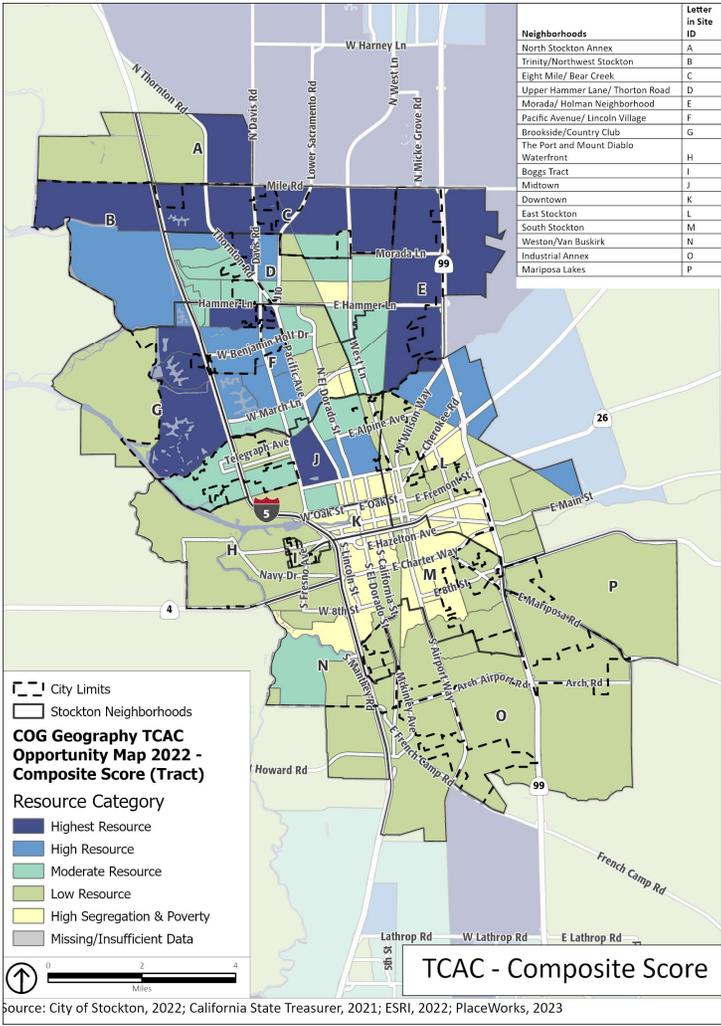
(b) It is assumed that 50 percent of very low -income units will be for extremely low -income households.

Source: California Department of Housing and Community Development, State Income Limits for San Joaquin County, 2022; San Joaquin County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology (anticipated to be adopted 9/22/22).



# Housing Need and Market Opportunities

- 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 anti-gentrification programs



# 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	<b>Construction</b>		<b>Construction Costs</b>		<b>Townhouse</b>	
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)
Total Units (count / average size)	10 1,500	City Impact & Permitting Fees per unit	\$19,715	Soft Costs	\$601,020	<b>Townhouse Sale Proceeds</b>	<b>\$4,801,875</b>
Net Residential Space (sq.ft.)	15,000	Soft Costs (% of hard costs)	18.0%	City Impact & Permitting Fees	\$197,148	<b>Residual Land Value</b>	\$35,857
Dwelling units/acre	10	Developer Profit	10.0%	<b>Subtotal Construction Cost</b>	<b>\$4,137,168</b>	<i>RLV per acre</i>	\$35,857
		<b>Sale Price</b>		<i>Cost per unit</i>	\$413,717		
		Townhouse	<u>Per sf</u> <u>Per Unit</u>	<b>Developer Profit</b>	<b>\$413,717</b>		
<b>Parking Spaces</b>		Sale Price (per sq. ft. / per unit)	\$325 \$487,500	<b>Financing Costs</b>			
Tuck-under	20	Marketing Costs (% of sale price)	1.5%	Interest on Construction Loan	\$161,350		
<b>Total Parking Spaces</b>	<b>20</b>			Points on Construction Loan	\$53,783		
Construction Type	Type 5 - Wood	<b>Financing</b>		<b>Subtotal Financing Costs</b>	<b>\$215,133</b>		
		Loan-to-Cost Ratio	65%	<b>Total Project Costs, excl. La</b>	<b>\$4,766,018</b>		
		Initial Construction Loan Fee (points)	2%	<i>Cost per unit</i>	\$476,602		
		Interest Rate	5%	<i>Cost per net SF</i>	\$318		
		Period of Initial Loan (months)	24				
		Draw down Factor	60%				
		Total Hard + Soft Costs	\$4,137,168				
		Total Loan Amount	\$2,689,159				



# What resources or incentives are available?

Funding Program	Fund Issuer	Description
Downtown Infill Infrastructure Program	City	The Downtown Infill Infrastructure Program provides a financial incentive to eligible parties interested in developing new market-rate residential, commercial, or mixed-use projects in Downtown Stockton. In Stockton's downtown area, aging infrastructure, such as sewer and water lines, as well as the rehabilitation of older structures can significantly increase project costs and serve as barriers to infill development.
Greater Downtown Stockton Residential Development Public Facilities Exception	City	The Greater Downtown Stockton Residential Development Public Facilities Fees Exemption Program provides fee exemptions for qualifying residential developments within Stockton city limits. The PFF Exemption Program will remain in place until the City conducts a nexus study for the Public Facility Fees (Development Impact Fee) program and adopts new fees.
Community Development Block Grant (CDBG)	Federal/ City	CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. Community Development Programs, Economic Development Programs, Drought-Related Lateral Program. Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
Housing Choice Vouchers	Federal/ County	The housing choice voucher (HCV) program is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
Infill Infrastructure Grant (IIG) Program	State	Sponsored by HCD, the Infill Infrastructure Grant (IIG) Program provides funds to local government agencies, developers, and business improvement districts to make infrastructure improvements that are necessary to develop housing in urbanized infill areas. Infrastructure improvements for infill development include: park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and sidewalk and streetscape improvements.
Multifamily Housing Program (MHP)	State	The Multifamily Housing Program (MHP) is intended to assist in the construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. MHP funds can be used by local governments, non-profit and for-profit organizations and corporations, and private individuals.
Affordable Housing and Sustainable Communities Program (AHSC)	State	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
Low-Income Housing Tax Credit (LIHTC) Program- Neighborhood Stabilization Program	Federal/State	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.



# Housing Capacity

## ■ 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 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

## ■ Priority Sites



# 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, multi-unit)**
- **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 School  
**Southeast** - Torcello Apartments (~30 dua)  
**East** - StorQuest Self Storage; 76 Gas Station; Jack in the Box  
**West** - 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:**  
**Best Fit Use** - Multifamily Residential (Garden Apartments)  
**Likely Achievable Density** - ~30 dua (max. allowable)  
**Site Constraints** - Possible access issues  
**Market Considerations** - 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).

## Lafayette



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:**  
**Best Fit Use** - Medium or garden style multifamily  
**Likely Achievable Density** - Approximately 23 units per acre, similar to Gleason Park  
**Site Constraints** - 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.



# Next Steps

- **Conduct additional community outreach**
- **Summarize existing programs and actions**
- **Develop further strategic recommendations**
- **Release public review draft (potentially in July)**
- **Adopt the Housing Action Plan (end of 2023)**



# Q&A – Discussion

*(5-10 Minutes)*

# Breakout Sessions

*(1 Hour)*

**For more information:**

**Call:** (209) 937-7220

**Email:** [ShapeStockton@stocktonca.gov](mailto:ShapeStockton@stocktonca.gov)

**Website:** [www.stocktonca.gov/ShapeStockton](http://www.stocktonca.gov/ShapeStockton)

Thank you!



PLACEWORKS

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