



# Stockton Housing Element Workshop

Monday April 10th, 5 - 7 PM



# Workshop Agenda

- **Introductions**
- **“Shape Stockton” Efforts**
- **Housing Element Update**
- **Questions and Answers, Discussion**



# 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)





# Housing Element Outreach So Far

- **September 14, 2022: First Sites Workshop for Housing Element and Housing Action Plan**
- **October 19, 2022: First Housing Element/Housing Action Plan Workshop**
- **February 28, 2023: Second Sites Workshop for Housing Element and Housing Action Plan**



# Housing Element Overview

# Overview: Housing Element Update

- **One of the eight mandated elements of the General Plan**
- **Must be updated every eight years**
- **Adoption Deadline: December 31, 2023**
  - » 6<sup>th</sup> Cycle Planning Period: December 31, 2023 – December 31, 2031
  - » 5<sup>th</sup> Cycle Planning Period: December 31, 2015 – December 31, 2023
- **Plan for accommodating the jurisdiction’s “fair share” of the regional housing need (“RHNA”)**
- **Many new laws impact this cycle, requiring new content**
  - » Particularly AB 686: Fair Housing



# About the Housing Element

- **Plans for housing needs of all economic segments of the community**
  - » Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)
  - » Must include goals and policies to ensure each jurisdiction provides adequate housing support for the entire community, including special needs households
- **Does not:**
  - » Require the city or county to build the units
  - » Provide funding to build units
  - » Approve specific residential developments or projects



# Housing Types and Affordability



Large-Lot Single Family Home



Accessory Dwelling Unit (ADU)



Townhome



Multifamily Housing, Rental Apartments, Condominiums, Mixed-Use Developments



Small-Lot Single Family Home



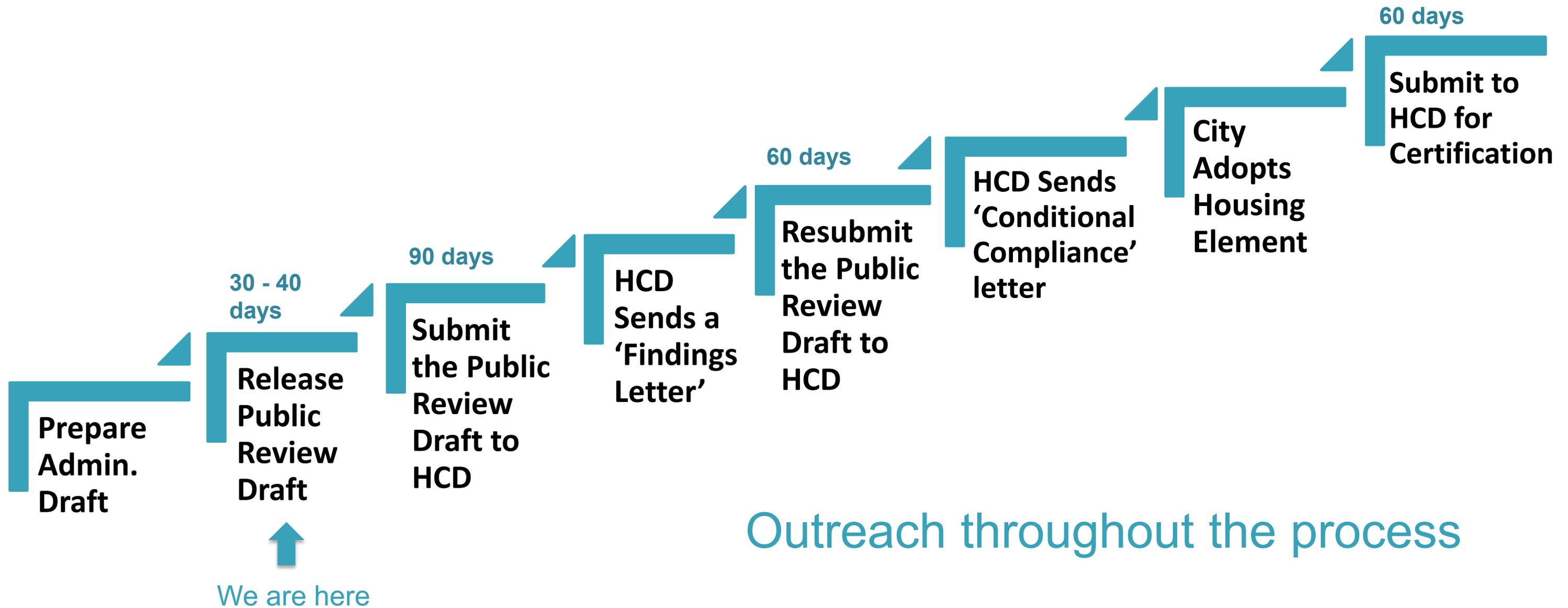
Duplex



Mobile/ Manufactured Home



# Housing Element Update Process



# Regional Housing Needs Allocation (RHNA)

# How is the RHNA Determined?

## State Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide

**Total RHNA = 2,502,971**



## Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by State

**San Joaquin COG RHNA = 52,719**  
Adopted September 2022

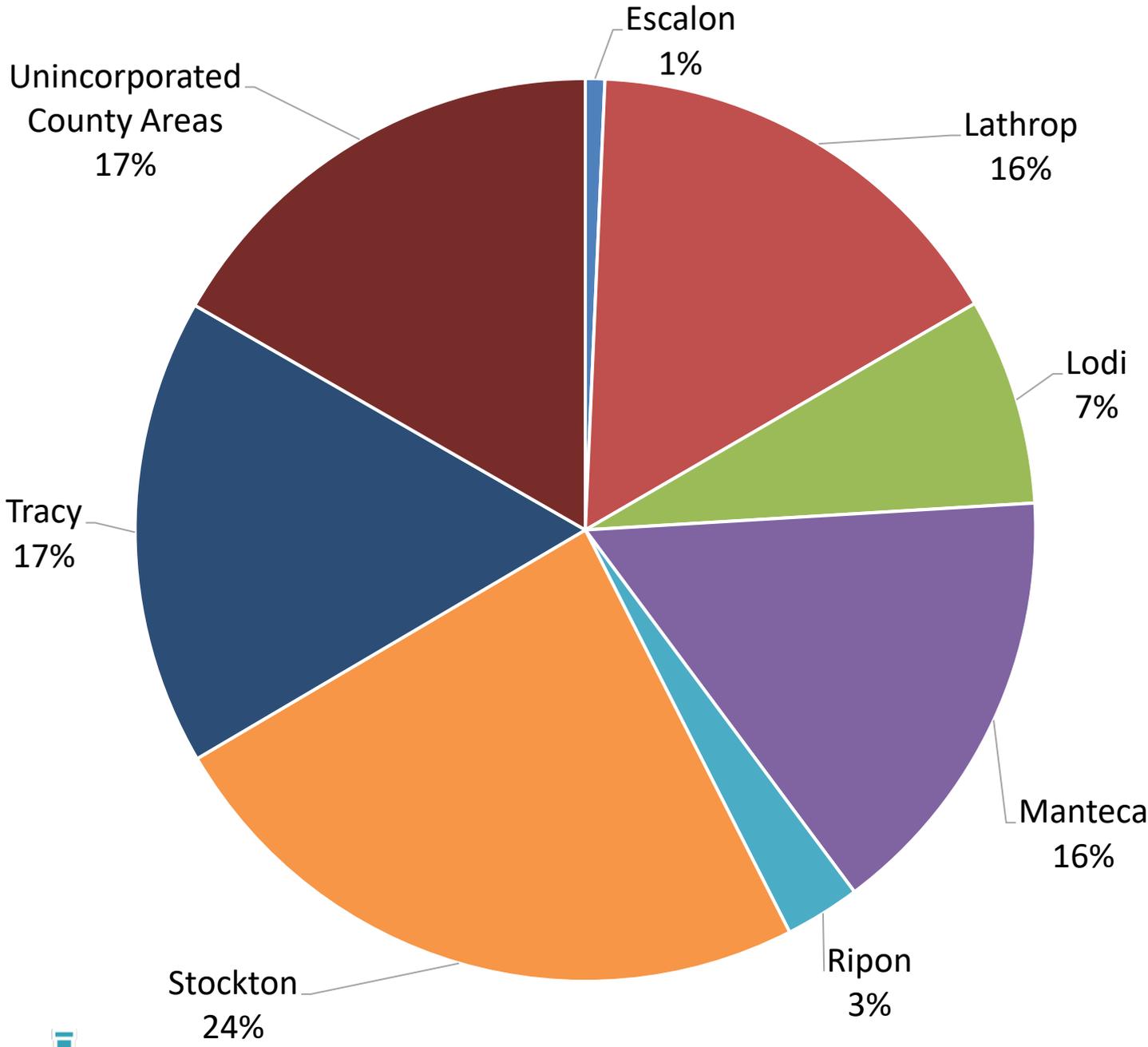


## Local Role

Cities and counties are allocated units. They must then find ways to accommodate – e.g. enough land at appropriate densities



# San Joaquin COG RHNA



Jurisdiction	RHNA Allocation	RHNA Allocation Percentage
Escalon	367	1%
Lathrop	8,402	16%
Lodi	3,909	7%
Manteca	8,306	16%
Ripon	1,432	3%
<b>Stockton</b>	<b>12,673</b>	<b>24%</b>
Tracy	8,830	17%
Unincorporated County	8,808	17%
<b>Total</b>	<b>52,719*</b>	<b>100%</b>

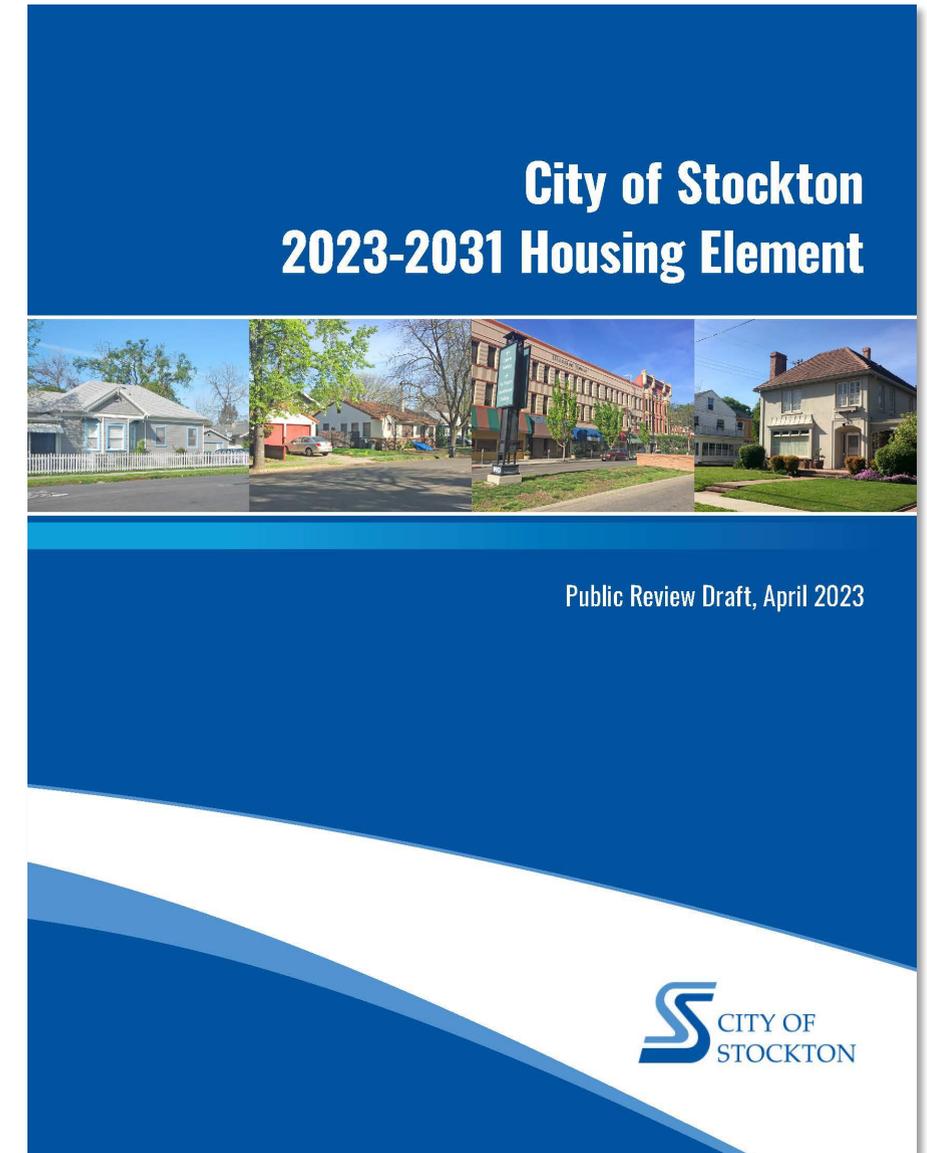
Source: San Joaquin Council of Governments, September 2022  
 \*Due to rounding sum does not equal total shown. HCD and SJCOG are working to resolve this.



# Draft Housing Element

# Draft Housing Element Sections

- **Policy Document: Goals, Policies and Programs**
- **Introduction to Remaining Sections**
- **Housing Needs Assessment**
- **Assessment of Fair Housing**
- **Housing Sites Inventory**
- **Housing Programs and Financial Resources**
- **Potential Housing Constraints**
- **Evaluation of Previous Housing Element Programs**
- **Appendix A: Sites List and Maps**
- **Appendix B: Public Outreach Summary**



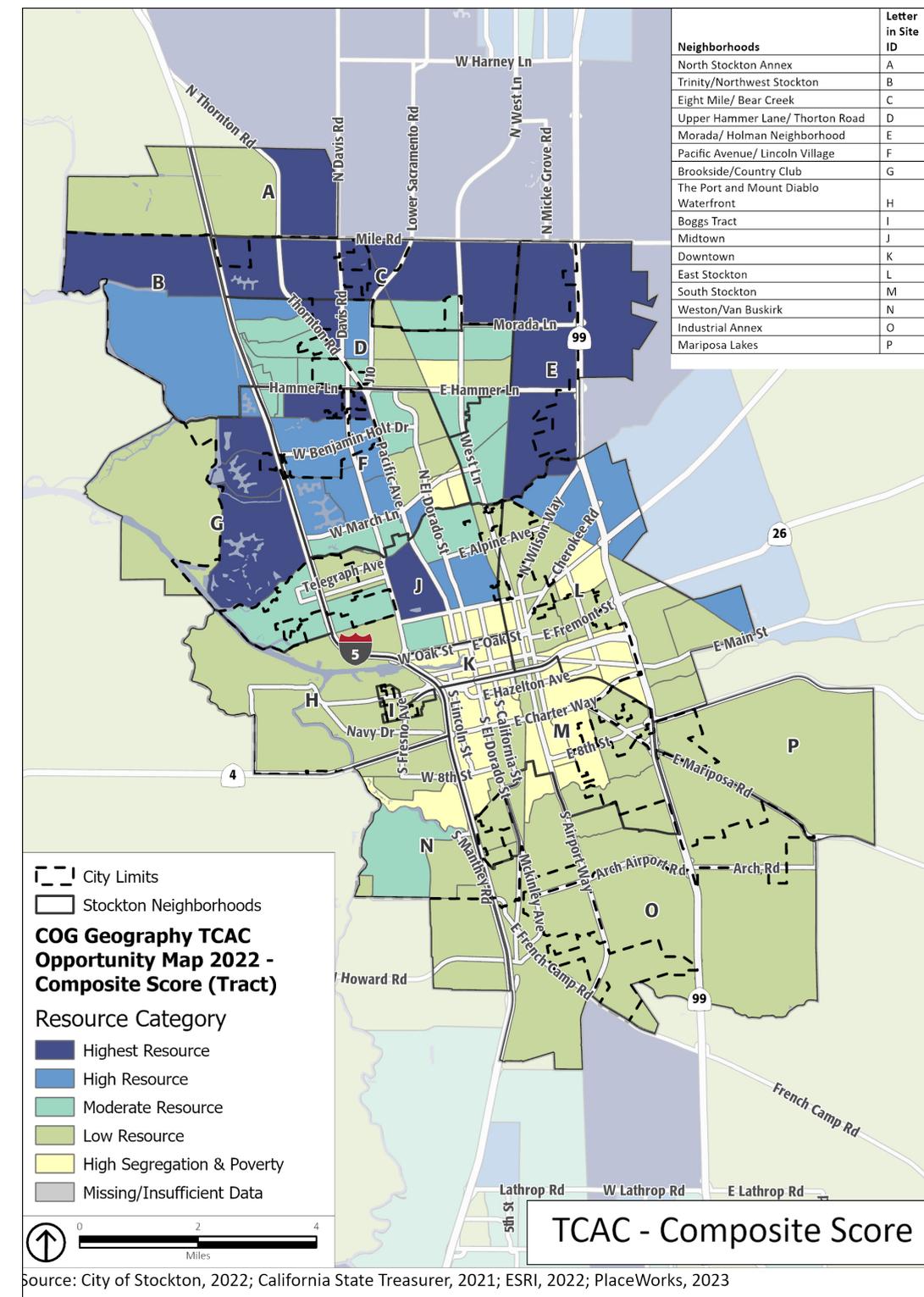
# Draft Housing Element Sites Inventory

Income Group	RHNA	Entitled Projects	Sites	Anticipated ADUs	Total Capacity	Surplus
<b>Lower Income</b> ( $<80\%$ AMI)	4,013	394	4,631	108	5,133	1,120
<b>Moderate Income</b> (81-120% of Median Income)	2,572	353	3,669	54	4,076	1,504
<b>Above Moderate Income</b> ( $>120\%$ of Median Income)	6,088	13,641	124	18	13,783	7,695
<b>TOTAL</b>	<b>12,673</b>	<b>14,388</b>	<b>8,424</b>	<b>180</b>	<b>22,992</b>	<b>10,319</b>



# Affirmatively Furthering Fair Housing

- **Fair Housing Assessment – NEW SECTION**
  - » Analysis and findings about fair housing indicators
  - » Correlation of fair housing indicators with RHNA sites
- **Specific actions in policy document to address Fair Housing**





# Findings: Fair Housing Assessment

- **Presence of concentrated R/ECAPs in Greater Downtown, South Stockton, East Stockton, and between West Lane and Pacific Avenue in North Stockton**
- **Barriers to homeownership, particularly for communities of color**
- **Displacement risk due to economic pressures, particularly for lower-income households**
- **Disproportionately limited access to resources for lower-income and communities of color households**
- **Housing challenges for homeless individuals and families**



# General Findings – Other parts of Housing Element

- **Housing Needs Assessment – based on updated demographic data and community input**
- **Housing Sites Inventory – based on available sites to address RHNA and updates to state law**
- **Existing Housing Programs and Financial Resources – updated to be current**
- **Potential Housing Constraints – based on updates to City regulations, current housing market conditions and updates to state law**
- **Evaluation of Previous Housing Element Programs – updated to report on 2015-2023 Housing Element program implementation progress**





# Draft Housing Element Programs

- 30 programs implementing 5 GOALS and associated *policies*
- GOAL HE-1: Increase Housing Production and Ensure Adequate Land for All Housing Types and Income Levels (Programs 1-8)
  - » *Maintaining sufficient housing sites*
  - » *Facilitating infill housing and lot consolidation*
  - » *Streamlining affordable housing approvals*
  - » *Ensuring sufficient infrastructure for housing development*
  - » *Housing and Neighborhood Action Plans*
  - » *Facilitating development of accessory dwelling units*



# Draft Housing Element Programs (continued)

- **GOAL HE-2: Provide High Quality Housing for All Income Groups (Programs 9-14)**
  - » *Maintain partnerships, programs and funding for housing needs and development*
  - » *If needed, prioritize sewer and water availability for affordable housing development*
  - » *Encourage energy efficiency in new and existing residential units*



# Draft Housing Element Programs (continued)

- **GOAL HE-3: Remove Governmental Constraints (Programs 15-18)**
  - » *Update zoning regulations in the Development Code via the Comprehensive Development Code Overhaul for consistency with State housing law and to streamline and facilitate residential development*
  - » *Develop processes and provide information about affordable housing streamlining options under State law (SB 35 and SB 330)*
  - » *Continue to offer fee exemptions and reductions and monitor fees on an ongoing basis*



# Draft Housing Element Programs (continued)

- **GOAL HE-4: Preserve Existing Housing (Programs 19-22)**
  - » *Continue to comply with State noticing and other requirements regarding government subsidized affordable housing developments potentially converting to market-rate units*
  - » *Continue housing rehabilitation programs offered by the City*
  - » *Continue City code enforcement*
  - » *Consistent with State law, require replacement of any affordable housing units lost when redevelopment of existing housing units occurs*



# Draft Housing Element Programs (continued)

- **GOAL HE-5: Provide Equitable Housing and Supportive Services**  
**(Programs 23-30)**
  - » *Continue to support organizations assisting homeless persons*
  - » *Assist those with disabilities and seniors with approval of accessible housing units*
  - » *Continue to assist those with disabilities with funding for mobility repairs and conduct outreach to this community*
  - » *Continue to coordinate with the County and other partners on farmworker needs*



# Draft Housing Element Programs (continued)

## ■ GOAL HE-5: Provide Equitable Housing and Supportive Services (Programs 23-30)

» *Implement existing and new practices to affirmatively further fair housing including:*

- Fair housing counseling and education
- Receive and refer fair housing complaints
- Staff training on handling fair housing complaints
- Additional proactive fair housing outreach
- Conduct fair housing audits
- Fair housing training for landlords



# Draft Housing Element Programs (continued)

## ■ GOAL HE-5: Provide Equitable Housing and Supportive Services (Programs 23-30)

» *Implement existing and new practices to affirmatively further fair housing including (continued):*

- Multilingual translation of City materials and meetings
- Continue to regularly update and complete Analysis of Impediments to Fair Housing and Housing Element Annual Progress Reports
- Encourage and fund development of housing for large households



# Draft Housing Element Programs (continued)

## ■ GOAL HE-5: Provide Equitable Housing and Supportive Services (Programs 23-30)

» *Implement existing and new practices to affirmatively further fair housing including:*

- Take actions to address environmental health and equitable access to resources including through parks and recreation facilities, tree planting, reduction of air quality impacts, increase public transportation and mobility options, work with schools on issues of housing security
- Conduct outreach to property owners to encourage removal of restrictive covenants from their property deeds
- If applicable, remove restrictive covenants from the deeds of all City properties



# Next Steps

# Housing Element Schedule

Task	Timeline
Stakeholder Consultations	September - November 2022
First Sites Workshop	September 14, 2022
First Housing Element Community Meeting	October 19, 2022
Administrative Draft Housing Element	November 2022 – February 2023
Second Sites Workshop	February 28, 2023
Release Public Review Draft Housing Element	April 2023
<b>Second Housing Element Community Meeting</b>	<b>April 10, 2023</b>
Planning Commission Meeting to Review Draft Housing Element	April 27, 2023
Draft Housing Element with HCD for Initial Review (90 days)	May – August 2023
Draft General Plan EIR Addendum	August 2023
Revised Draft Housing Element with HCD for Second Review (60 days)	September – November 2023
General Plan EIR Addendum Final Draft	November – December 2023
Planning Commission Review of Adoption Draft Housing Element	December 2023
City Council Review of Adoption Draft Housing Element	January 2024
Adopted Housing Element with HCD for Certification Review (60 days)	January 2024 – March 2024



# Q&A - Discussion

**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!

