CITY OF STOCKTON
2015-2023 Housing Element

Background Report

ADOPTED BY THE CITY COUNCIL: APRIL 12, 2016

Certified by the California Department of Housing and Community Development: April 25, 2016

CITY OF STOCKTON

2015-2023
CITY OF STOCKTON
HOUSING ELEMENT
BACKGROUND REPORT

Adopted by the City Council
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Background Report
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SECTION 1: INTRODUCTION

State housing element law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This section provides a snapshot of current (2015) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development. It also evaluates progress made since the last Housing Element was adopted in 2010.

Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Stockton's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market rate housing during the next 10 years.

The Housing Element Background Report identifies the nature and extent of the City's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Background Report sections draw on a broad range of information sources. Information on population, housing stock, and the economy comes primarily from the HCD pre-approved data package[1] as well as the American Community Survey (ACS), the California Department of Finance (DOF), and City of Stockton records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the City of Stockton comes from City staff, other public agencies, and a number of private sources.

[1] HCD compiled a significant amount of data needed to update the Background Report. Most of the data in the HCD pre-approved data package is from the 2008-2012 American Community Survey. The source information for the tables identifies when the data is from the data package.

General Plan and Housing Element Consistency

The Housing Element is a component of the 2035 General Plan, which provides guiding policy for all growth and development within the city. The General Plan consists of 11 elements that address both State-mandated planning issues plus optional subjects that are of particular concern within Stockton. These elements are:

- Land Use
- Economic Development
- Community Design
- Economic Development
- Districts and Villages
- Transportation and Circulation
- Public Facilities and Services
- Recreation and Waterways
- Health and Safety
- Youth and Education
- Natural and Cultural Resources

This Housing Element, adopted April 12, 2016, updates the City of Stockton 2035 General Plan Housing Element that was adopted in 2010. During the process of this Update, the City has conducted an internal consistency review to ensure consistency between the Housing Element and all other elements of the General Plan. The City will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency will all elements of the General Plan, including the Housing Element. When the City adopts a comprehensive update to the General Plan, the City will review and update the Housing Element as necessary to maintain consistency.

General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (five-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

Public Participation

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "…shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

September 28, 2015 Community and Stakeholder Workshops

Prior to preparing the Housing Element, City staff and the Housing Element Consultants held two workshops on September 28, 2015 – an afternoon meeting with stakeholders and an evening meeting with the community at-large. The purpose of the workshops was to solicit input from individuals and organizations in the community including local residents, non-profit and for-profit housing developers, and social service providers. The City advertised the workshops on the City's homepage and Housing Element Update webpage, sent a public notice and press release to local newspapers, posted announcements on social news media outlets including Facebook and Twitter, posted flyers in City buildings and announcement boards, and sent e-mail announcement to a list of over 75 stakeholders. As a result of the City's press release, The Record, news media for Stockton, published an article on the Housing Element and the workshops, which helped spread the word to the community.

At the workshops, the Consultants and City staff held discussions in which they asked the workshop participants to identify the City's attributes and opportunities, housing issues, and possible solutions to address the issues. The input provided by the community members and housing stakeholders was taken into account when reviewing existing policies and programs and considering new policies and programs in the updated Housing Element. Many of the issues and solutions discussed are already addressed by the City's existing policies and programs; however, the updated Housing Element includes several new or modified policies and programs in response to public input, including policies and programs to promote infill development and mixed income housing, consider fee deferrals, and review development standards. The following is a summary of the public input received at the workshops:

Attributes/Opportunities

Workshop participants identified the following as the city's major attributes and opportunities for residential development:

- The City is not reluctant to build affordable housing; the issue is limited resources.
- Stockton has a relatively low cost for land and utilities, and a low rate of natural disaster occurrences.
- Stockton has a lot of vacant, buildable infill lots throughout the city with infrastructure. SJCOG recently did an infill study that demonstrated Stockton has a lot of infill potential.
- Young people (especially millennials) are interested in living in Downtown Stockton. There is a lot of new energy in downtown brought by the younger generation (e.g., the STOCKMARKET, Huddle, and Ten Space).
- Downtown is changing; it is less scary, and there are more people with jobs. As an example, the University Lofts and University Plaza Waterfront Hotel have a waiting list.

- Downtown Stockton has beautiful character with the waterfront, historic arch, and a lot of opportunities.
- Stockton has a lot of passionate people dedicated to improving the City.
- Stockton's population continues to grow despite challenges.
- More businesses are moving to Stockton, which provides more jobs.
- Stockton has a central location at the center of freeways, the Delta, an airport, and the Port.
- Stockton has the natural feature of the Delta breeze.
- Stockton has a large working class community with the ability to buy housing.
- When it comes to housing, the younger generation wants low maintenance and high activity. The shift in housing trends demonstrates the changes from the older generations who remember what downtown used to be to what the younger generation prefers.
- There is an opportunity to include a transit-oriented development (TOD) component because downtown Stockton is connected to the Bay Area by the ACE Train.
- Midtown and South Stockton groups are coming together and taking an interest in their communities.

Issues

Workshop participants identified the following as the city's major issues related to housing:

- Social services are being cut.
- Younger generations do not support older generations as they age.
- Individuals with lower incomes are forced to share housing (i.e., double up), which results in overcrowding.
- Stockton needs more translation services to alleviate language barriers.
- There is a need for more supportive housing that is accessible.
- There is still a high rate of unemployment.
- There are challenges to building downtown. The City needs to attract people with the vision of what Stockton will become. Stockton can capitalize on the historic infrastructure, while renovating it to support seismic standards.
- The perception of downtown is shaped by homeless issues, such as panhandling and boarded up buildings.
- Multifamily zoning went away from the new subdivision areas during the housing bubble.

- There is a lot of pressure from the Bay Area for affordable housing, which reduces resources for Stockton. As an example, Visionary Home Builders built 30 units of new affordable housing in Stockton and received 700 applications, 60 percent of which were from Oakland.
- There is a lot of crime in the city (e.g., copper thieves), absentee landlords, and boarded up buildings.
- There are a lot of safety issues from landlords neglecting building maintenance.
- The City lacks infrastructure, services, and transportation in older residential neighborhoods.
- Absentee landlords from the Bay Area paid cash for foreclosed homes and outcompeted local lower-income residents.
- A lot of the housing stock has been converted to rentals after the foreclosure crisis and will be put back on the market when prices recover. The shift will result in a higher need for rental housing.
- Stockton has SB 5 flood issues that will make a lot of western areas unbuildable after 2016 and affect established neighborhoods too.
- Affordable housing cannot be built without subsidies, and to attain the subsidies developers must compete for funding with entities across the state. To create a competitive application, Stockton needs all the players to participate.
- There is a shortage of labor to build housing.
- Stockton needs matching funds to compete for grants.
- Ordinances, such as fire sprinklers in all residences, make housing unaffordable.
- City and school district fees are an issue.
- Stockton needs more vocation training.
- There is no housing for extremely low-income households to move people out of homelessness. There is no place for homeless people to go and there are not enough subsidies. The Housing Authority serves 11,000 people, but there is a long waitlist. Housing First is an approach that focuses on offering permanent, affordable housing first so people can deal with addiction. Federal funds (e.g., CDBG and HOME) have been cut significantly.
- Stockton needs to accommodate luxury housing.
- Stockton lacks planning staff.

Solutions

Workshop participants identified the following as potential solutions to address housing issues:

- Infill development is a solution that requires the City and developers to address costs of infrastructure.
- There are opportunities to mix incomes in developments and create communities with people of all incomes.
- Stockton needs a mechanism to get affordable housing in new growth areas.
- Stockton needs ready-to-build lots.
- There needs to be more creativity and flexibility in the development process, which requires staff resources.
- Meetings with staff cost money and affordable housing development cannot afford to bear this cost.
- The fee structure could reflect reduced costs for multifamily and affordable housing. The subsidized fee structure could be on a sliding scale based on unit size.
- Stockton can reduce lot size requirements for small homes (e.g., reduce setbacks, parking, and yard requirements).
- Form-based code and overlay zones would allow flexibility.
- Stockton can use brownfield sites to build affordable housing.
- The City should encourage adaptive reuse of existing buildings in the downtown.
- Riverside improved downtown buildings by asking artists and community groups to put displays in the vacant buildings. The City could consider a similar program.
- Bring back redevelopment agencies.
- Stockton can pursue cap and trade funds aggressively.
- Stockton needs to grow businesses because they contribute a lot to the local economy.

SECTION 2: EXISTING NEEDS ASSESSMENT

Major Findings

- In the early 2000s, Stockton was one of the fastest growing communities in California. However, when the housing market crashed in 2007 and 2008, the population actually decreased by over 19,000 residents, and has been growing more slowly during the recovery.

- Stockton's population was slightly younger than the county and state average in 2013. The city had a higher percentage of residents under the age of 35 than San Joaquin County, and the median age in Stockton (31.0) was lower than that of the county (32.9) and the state (35.4).

- Stockton's population was more ethnically and racially diverse than the county and state in 2013. The most notable changes in the racial and ethnic composition of the city's population between 2000 and 2013 were the higher percentage increases in the Asian and Hispanic populations.

- The personal income gap between residents in the city of Stockton and California is growing. In 1970, Stockton, California, and the U.S. had about the same average personal income; however, by the early 1980s, Stockton's average per-capita personal income had decreased compared to California and national averages. By 2013, the personal income gap between Stockton and California was four times greater ($13,862) than what it was in 1985 ($3,504).

- Stockton's household income distribution is more heavily concentrated in the lower end of the income spectrum than the county and state. In 2013, Stockton's median household income ($46,831) was slightly lower than the countywide median ($53,380), and significantly lower than the state ($61,094).

- The overall unemployment trend in Stockton over the last eight years has followed the ups and downs of the county and state, except at a higher rate. The unemployment rate has increased since 2006, consistent with an overall decrease in the housing market. In 2014, 11.5 percent of Stockton residents were unemployed, slightly higher than the county (10.6 percent) and considerably higher than the statewide unemployment rate (7.5 percent).

- According to San Joaquin Council of Government (SJCOG) projections, Stockton's population is expected to increase 17.9 percent from 319,827 in 2010 to 377,058 in 2025 and another 14.1 percent to 430,393 in 2035. Employment growth in Stockton is projected to occur at a similar rate to population growth, leading to a stable jobs-housing ratio.

- During the housing boom of the early 2000s, homeownership was on the rise in Stockton, increasing from 51.6 percent in 2000 to 55.0 percent in 2007. However, after the recession and foreclosure crisis, the homeownership rate decreased to 45.1 percent in 2014. Stockton had a much lower rate of homeownership in 2014 compared to homeownership countywide (53.5 percent) and statewide (53.7 percent).

- Stockton has a greater need for large housing units than the county and state. Stockton had a larger average household size, smaller housing units, and higher overcrowding rates than the county and state.
- From 2000 to 2014, nearly 16,000 single-family detached units were built in Stockton, making up nearly 88 percent of all new residential units constructed. The majority of new home construction occurred prior to the recession from 2000 to 2007. From January 2008 to September 2015, only 981 building permits were issued for new residential units.
- The rate of housing cost burden for lower-income households is slightly higher in Stockton (77.5 percent) than in San Joaquin County (73.0 percent) and California (70.0 percent), pointing to a need for more affordable housing units in Stockton.
- From July 2006 to July 2011, the median home sale price in Stockton decreased by 67 percent, from a high of $383,000 in July 2006 to a low of $128,000 in July 2011. However, the market has started to rebound and the median home sale price was $220,000 in July 2015. The trend of rising home prices occurred throughout California and in the surrounding cities of San Joaquin County.
- Renting an average two-bedroom and one-bathroom apartment had an average cost of $993 per month (this includes $100 monthly utility allowance) in 2015, which is affordable to a low-income household of two or three persons (80 percent AMI) earning $47,740.
- The 2015 countywide point-in-time homeless count identified 218 unsheltered adults and 12 unsheltered children in Stockton.

Introduction

This section begins with a description of housing and demographic characteristics of Stockton. The section then discusses the existing housing needs of the city based on housing and demographic characteristics, and the housing needs of "special" population groups as defined in State law. Data for Stockton is presented, wherever possible, alongside data for San Joaquin County and California for comparison. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

Demographic and Employment Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for Stockton. The main sources of the information in this section are the HCD pre-approved data package, 2009-2013 American Community Survey, and the California Department of Finance (DOF). Other sources of information include the San Joaquin Council of Governments (SJCOG), the California Employment Development Department (EDD), and the U.S. Department of Housing and Urban Development (HUD).

Demographics

Population

Stockton has been one of the fastest growing communities in California. Table 4-1 shows the long-term historic population trends for the city of Stockton. Since incorporating in 1850, Stockton has been a rapidly growing city. The city experienced its highest average annual growth rate (AAGR) during a 10-year period between 1980 and 1990 when the population grew at an average rate 3.6 percent each year. The population growth slowed significantly between 1990 and 2000, and then increased in the early 2000s during a housing boom. However, when the housing market crashed in 2007 and 2008, the population actually decreased by over 19,000 residents, and has been growing more slowly during the recovery. Stockton's population exceeded 300,000 in 2014.

TABLE 4-1
HISTORICAL POPULATION CHANGE
Stockton
1920 to 2014

Year	Population	Change	AAGR
1920	40,296	--	--
1930	47,963	7,667	1.8%
1940	54,714	6,751	1.3%
1950	70,853	16,139	2.6%
1960	86,321	15,468	2.0%
1970	109,963	23,642	2.5%
1980	148,283	38,320	3.0%
1990	210,943	62,660	3.6%
2000	243,771	32,828	1.5%
2005	278,515	34,744	2.7%
2006	284,418	5,903	2.1%
2007	295,070	10,652	3.7%
2008	275,885	-19,185	-6.5%
2009	287,584	11,699	4.2%
2010	292,747	5,163	1.8%
2011	296,367	3,620	1.2%
2012	297,975	1,608	0.5%
2013	298,115	140	0.0%
2014	302,405	4,290	1.4%

Note: The City's boundaries change over time and population growth reflects changes in the city overall area.
Source: HCD Pre-Approved Data Package; DOF, Report E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark; DOF, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns.

Table 4-2 shows the population growth rate in Stockton relative to San Joaquin County and the state of California. From 1990 to 2014, both the city of Stockton and the county as a whole grew at a faster rate than the state average. The greatest difference occurred between 2000 and 2010,

when the city's population grew at an average annual rate of 1.8 percent compared to 1.0 percent statewide. Growth slowed significantly in Stockton between 2010 and 2014. During this time period the AAGR in Stockton was 0.8 percent, which was only slightly higher than the statewide average of 0.7 percent.

TABLE 4-2
POPULATION CHANGE
Stockton, San Joaquin County, and California
1990 to 2014

	Stockton				San Joaquin County				California			
	1990	2000	2010	2014	1990	2000	2010	2014	1990	2000	2010	2014
Population	210,943	243,771	291,707	300,899	480,628	556,229	685,306	710,731	29,758,213	33,873,086	37,253,956	38,357,121
Growth from Previous Period	-	32,828	47,936	9,192	-	75,601	129,077	25,425	-	4,114,873	3,380,870	1,103,165
AAGR from Previous Period	-	1.5%	1.8%	0.8%	-	1.5%	2.1%	0.9%	-	1.3%	1.0%	0.7%

Sources: HCD Pre-Approved Data Package; DOF, Report E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark; California Department of Finance 2008, 1990 and 2000 U.S. Census.

Age

Table 4-3 shows the distribution of Stockton's population by age from 1990 to 2013. The median age in Stockton is 31.0 years, which is lower than the county (32.9 years) and the state (35.4 years). As shown in the table, the share of persons between 15 to 24 years of age and ages 45 years and older increased from 1990 to 2013, while all other age groups decreased in their share of the overall population. Since 1990, persons ages 55 to 64 have been the fastest growing age group in the city with an AAGR of 3.1 percent. This group increased from 6.0 percent of the total population in 1990 to 10.2 percent in 2013. If most residents who are now in their 50s and 60s remain in the city over the next 20 years, the senior population will continue to increase and eventually become a larger proportion of the total population in Stockton.

TABLE 4-3
AGE CHARACTERISTICS

Stockton and San Joaquin County
1990, 2000, and 2013

Age Group	Stockton							San Joaquin County						
	1990		2000		2013		1990-2013	1990		2000		2013		1990-2013
	Number	Percent	Number	Percent	Number	Percent	AAGR	Number	Percent	Number	Percent	Number	Percent	AAGR
0 to 4	20,183	9.5%	20,977	8.6%	24,291	8.3%	0.8%	42,150	8.8%	44,960	8.0%	53,864	7.8%	1.0%
5 to 14	37,470	18.3%	45,150	18.5%	48,495	16.5%	1.1%	79,454	16.5%	100,407	17.8%	111,171	16.0%	1.4%
15 to 19	16,051	7.3%	21,697	8.9%	25,026	8.5%	1.9%	34,958	7.3%	47,915	8.5%	56,784	8.2%	2.0%
20 to 24	17,029	6.8%	18,111	7.4%	23,840	8.1%	1.4%	35,801	7.4%	37,668	6.7%	50,669	7.3%	1.5%
25 to 34	34,757	18.8%	33,190	13.6%	41,297	14.0%	0.7%	83,174	17.3%	75,540	13.4%	92,151	13.3%	0.4%
35 to 44	30,624	16.2%	33,544	13.8%	36,995	12.6%	0.8%	71,521	14.9%	86,601	15.4%	90,687	13.1%	1.0%
45 to 54	18,409	8.8%	28,830	11.8%	34,137	11.6%	2.6%	44,635	9.3%	68,748	12.2%	91,790	13.2%	3.1%
55 to 64	14,313	6.0%	17,297	7.1%	29,980	10.2%	3.1%	35,425	7.4%	41,960	7.4%	71,398	10.3%	3.0%
65 to 74	12,667	5.0%	12,678	5.2%	16,815	5.7%	1.2%	31,273	6.5%	30,673	5.4%	41,278	6.0%	1.2%
75 and over	9,440	3.2%	12,297	5.0%	13,530	4.6%	1.5%	22,237	4.6%	29,126	5.2%	33,385	4.8%	1.7%
TOTAL	**201,503**	**100.0%**	**243,771**	**100.0%**	**294,406**	**100.0%**	**1.6%**	**480,628**	**100.0%**	**563,598**	**100.0%**	**693,177**	**100.0%**	**1.5%**

Source: 2000 U.S. Census; 2009-2013 American Community Survey.

Race and Ethnicity

Table 4-4 summarizes data related to the race and ethnicity of residents of Stockton, San Joaquin County, and California in 2013. Compared to the county and state, Stockton is more racially and ethnically diverse. In 2013, approximately 41.1 percent of the city's population was Hispanic or Latino, compared to 39.3 percent in the county and 37.9 percent in the state. The city also has a higher proportion of persons identifying as Asian at 21.1 percent, compared to the county at 14.0 percent and state at 13.1 percent. Additionally, 10.8 percent of Stockton's population was black or African American, which is a greater proportion than countywide at 6.8 percent and statewide at 5.7 percent. Stockton has a smaller percentage of white persons at 22.3 percent compared to 35.4 percent in the county and 39.7 percent in the state.

TABLE 4-4
POPULATION BREAKDOWN BY RACE/ETHNICITY
Stockton, San Joaquin County, and California
2013

	Stockton		San Joaquin County		California	
Race/Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Hispanic or Latino	120,958	41.1%	272,529	39.3%	14,270,345	37.9%
Not Hispanic or Latino						
White	65,559	22.3%	245,469	35.4%	14,937,880	39.7%
Black or African American	31,909	10.8%	46,840	6.8%	2,153,341	5.7%
American Indian and Alaska Native	1,197	0.4%	2,840	0.4%	146,496	0.4%
Asian	62,244	21.1%	97,353	14.0%	4,938,488	13.1%
Native Hawaiian and Other Pacific Islander	1,581	0.5%	3,504	0.5%	136,053	0.4%
Some Other Race	198	0.1%	968	0.1%	81,604	0.2%
Two or more Races	10,760	3.7%	23,674	3.6%	994,974	2.9%
TOTAL POPULATION	**294,406**	**100.0%**	**693,177**	**100.0%**	**37,659,181**	**100.0%**

Source: 2009-2013 American Community Survey.

Income and Employment

Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. To effectively address the housing and jobs relationship, an understanding of local salary and job profiles is needed. This section analyzes personal income, household income, and employment characteristics for San Joaquin County and the city of Stockton, when available.

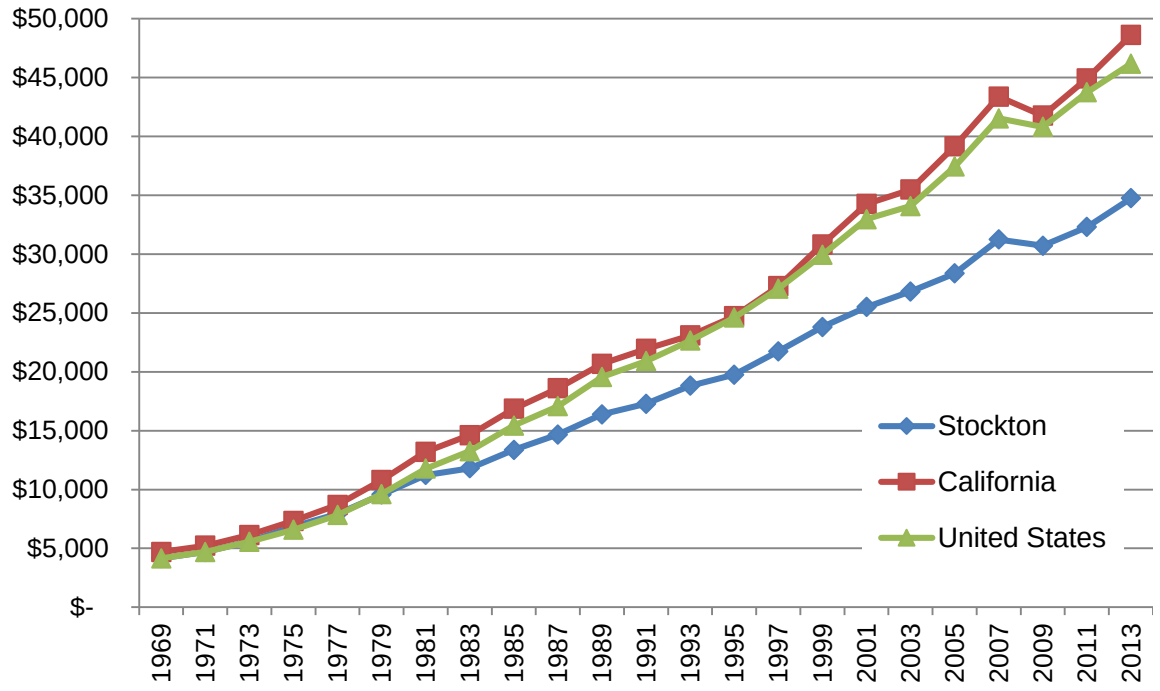
Personal Income

Figure 4-1 shows the change in average per capita income for the Stockton MSA, California, and the U.S. from 1969 through 2013. In 1969, Stockton, California and the U.S. had similar average personal incomes. However, by the early 1980s, Stockton's average per-capita personal income had decreased compared to California and national averages. From 1985 to 2013, Stockton's per-capita personal income rose 160 percent to only $34,755 compared to California, which rose approximately 188 percent to $48,617, and the U.S. per-capita income, which increased 199

percent to $46,177. By 2013, the personal income gap between Stockton and California was four times greater ($13,862) than what it was in 1985 ($3,504).

FIGURE 4-1
PERSONAL INCOME[1]

Stockton, California, and United States
1969 to 2013



[1] All dollar estimates are in current (2013) dollars and have not been adjusted for inflation.
Source: Department of Commerce, Bureau of Economic Analysis, 2013.

Household Income

Household incomes in Stockton are generally lower than incomes countywide and in the state. The most significant income disparities when comparing Stockton with the county or in the state occur at either end of the income spectrum. For example, approximately 28 percent of Stockton households earned less than $25,000 in 2013, compared to 22 percent countywide or 21 percent in the state. Households earning $75,000 or more made up 32 percent of Stockton households, but accounted for approximately 35 percent of households countywide and 41 percent of all California households.

TABLE 4-5
HOUSEHOLD INCOME DISTRIBUTION
Stockton, San Joaquin County, and California
2000 and 2013

	Stockton 2000		Stockton 2013		San Joaquin County 2013		California 2013	
Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Under $15,000	16,787	21.4%	13,827	15.3%	25,221	11.7%	1,367,128	10.9%
$15,000-$24,999	11,926	15.2%	11,206	12.4%	23,065	10.7%	1,204,076	9.6%
$25,000-$34,999	10,130	12.9%	9,308	10.3%	21,556	10.0%	1,141,364	9.1%
$35,000-$49,999	12,559	16.0%	13,375	14.8%	30,826	14.3%	1,542,723	12.3%
$50,000-$74,999	13,767	17.5%	16,267	18.0%	39,017	18.1%	2,119,676	16.9%
$75,000-$99,999	6,980	8.9%	11,025	12.2%	26,945	12.5%	1,555,265	12.4%
$100,000-$149,000	4,360	5.5%	11,929	13.2%	29,963	13.9%	1,868,827	14.9%
$150,000 or more	2,085	2.7%	6,145	6.8%	18,754	8.7%	1,755,944	14.0%
Total Households	**78,594**	**100.0%**	**90,372**	**100.0%**	**215,563**	**100.0%**	**12,542,460**	**100.0%**

Source: 2000 U.S. Census; 2009-2013 American Community Survey.

Table 4-6 shows the median household and median family incomes in 2000, 2007, and 2013 for Stockton, San Joaquin County, and California. In 2013, Stockton's median household income ($46,831) was slightly lower than the countywide median ($53,380), and significantly lower than that of California ($61,094). Median family incomes followed the same pattern, but were slightly higher for the city, county, and the state.

TABLE 4-6
MEDIAN INCOME
Stockton, San Joaquin County, and California
2000, 2007, and 2013

	Stockton	San Joaquin County	Percent Difference (City and County)	California	Percent Difference (City and State)
Median Household Income					
2000	$35,453	$41,282	16.4%	$47,493	34.0%
2007	$48,132	$52,470	9.0%	$59,948	24.5%
2013	$46,831	$53,380	14.0%	$61,094	30.5%
Median Family Income					
2000	$40,434	$46,919	16.0%	$53,025	31.1%
2007	$51,632	$58,837	14.0%	$67,484	30.7%
2013	$51,426	$59,900	16.5%	$69,661	35.5%

Source: 2000 U.S. Census; 2007 American Community Survey; 2009-2013 American Community Survey.

Employment

Table 4-7 shows industry employment by major classification for Stockton, San Joaquin County, and California in 2012. The most significant employment contributors in Stockton include

educational and health services (24.6 percent), retail services (12.5 percent), and manufacturing (8.7 percent) jobs. These are also the leading sectors by proportions of people employed for San Joaquin County and California.

TABLE 4-7
EMPLOYMENT BY INDUSTRY
Stockton, San Joaquin County, and California
2012

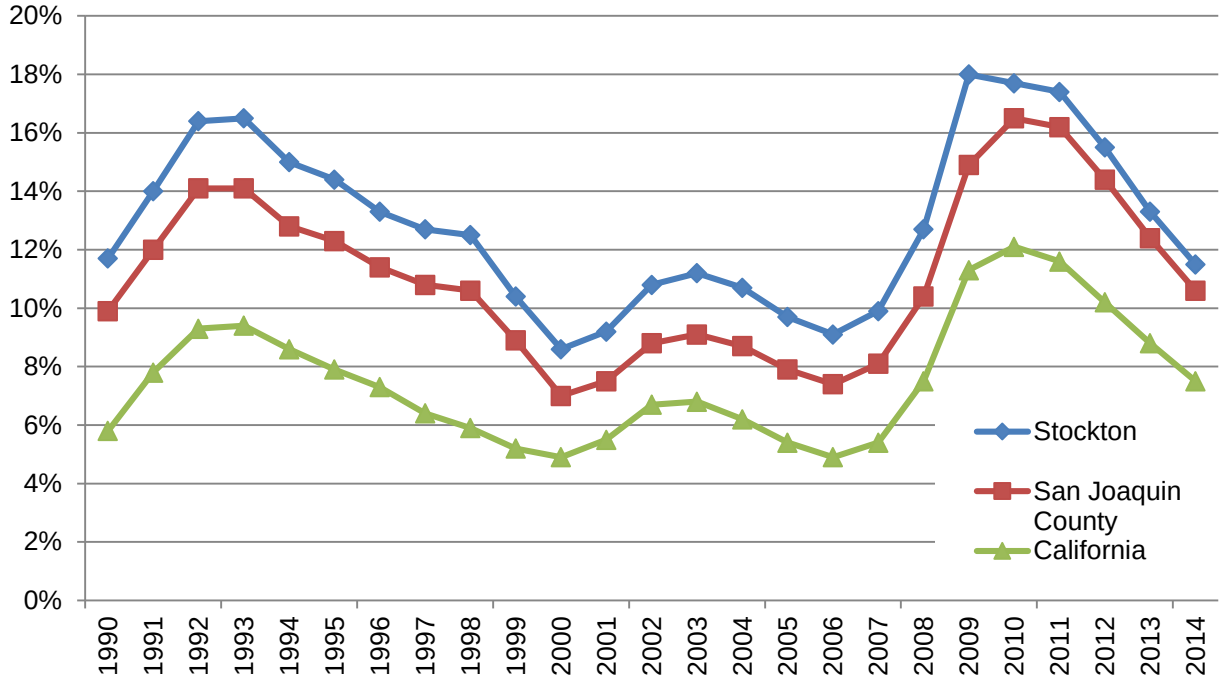
	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Jobs by Place of Employment						
Natural Resources and Mining	4,329	3.9%	13,365	5.0%	381,116	2.3%
Construction	5,861	5.3%	19,049	7.1%	1,027,677	6.2%
Manufacturing	9,597	8.7%	27,471	10.2%	1,679,459	10.1%
Wholesale Trade	4,578	4.2%	11,379	4.2%	531,766	3.2%
Retail Trade	13,707	12.5%	32,385	12.0%	1,845,115	11.1%
Transportation, Warehousing, and Utilities	6,910	6.3%	16,861	6.2%	775,530	4.7%
Information	1,718	1.6%	5,072	1.9%	476,470	2.9%
Financial Activities	6,030	5.5%	14,277	5.3%	1,081,487	6.5%
Professional and Business Services	8,945	8.1%	24,841	9.2%	2,072,394	12.5%
Educational and Health Services	27,002	24.6%	56,982	21.1%	3,473,640	20.9%
Leisure and Hospitality	9,133	8.3%	20,892	7.7%	1,598,029	9.6%
Other Services	5,387	4.9%	12,739	4.7%	889,995	5.4%
Public Administration	6,569	6.0%	14,623	5.4%	781,684	4.7%

Source: HCD Pre-Approved Data Package using 2008-2012 American Community Survey.

Figure 4-2 illustrates average annual unemployment rates in Stockton, San Joaquin County, and California from 1990 to 2014. Throughout the timeline, the city's unemployment rate has been consistently higher than the county and state averages. The unemployment rate rapidly increased from 2006 to 2011, consistent with an overall decrease in the housing market and the national recession. Following the peak in 2011, Stockton's unemployment rate has been decreasing similar to the trends countywide and statewide. In 2014, 11.5 percent of Stockton residents were unemployed, slightly higher than the countywide rate (10.6 percent) and considerably higher than the statewide unemployment rate (7.5 percent).

FIGURE 4-2
UNEMPLOYMENT RATE

Stockton, San Joaquin County, and California
1990 to 2014



Note: Rates shown are a percentage of the labor force.
Source: U.S. Bureau of Labor Statistics, 2014.

Population and Employment Projections

The San Joaquin Council of Governments (SJCOG) produces projections of population and employment for the cities in San Joaquin County, including the city of Stockton. SJCOG's most recent projections, released in 2009, cover the period from 2006 to 2035. SJCOG is working on an updated population and employment projections that is expected to be released by the end of 2015. Table 4-8 shows SJCOG's 2009 population and employment estimates using 2006 as the base year with population and employment projections on through 2035.

As shown in the table, Stockton's population is projected to increase at an average annual rate of 1.8 percent from 319,827 in 2015 to 348,977 in 2020. By 2035, the city's population is projected to be 430,393, which is a 48.0 percent increase from 2006. Despite the loss of jobs from 2006 to 2010, employment growth in Stockton is projected to occur at a similar rate to population growth. The number of jobs is projected to increase at a rate of 1.6 percent each year from 115,283 jobs in 2015 to 124,547 in 2020. The ratio of jobs per capita is projected to remain relatively stable at 0.36 jobs per person estimated in 2006 to 0.35 jobs per person estimated in 2035.

TABLE 4-8
POPULATION AND EMPLOYMENT PROJECTIONS
Stockton
2006 to 2035

Year	Population		Employment		Jobs/ Population Ratio
	Persons	AAGR	Jobs	AAGR	
2006	290,777	--	103,977	--	0.36
2010	296,643	0.5%	100,835	-0.8%	0.34
2015	319,827	1.5%	115,283	2.7%	0.36
2020	348,977	1.8%	124,547	1.6%	0.36
2025	377,058	1.6%	133,352	1.4%	0.35
2030	404,840	1.4%	142,813	1.4%	0.35
2035	430,393	1.2%	152,323	1.3%	0.35

Source: San Joaquin Council of Governments 2006 to 2035 Population, Household, Employment Update, 2009.

Household Characteristics and Housing Supply

This section provides an analysis of household characteristics and housing supply. The first section analyzes household characteristics, such as household population, composition, size, tenure, and overcrowding. The second section analyzes the city's housing inventory and supply, including a discussion of vacant units.

Household Characteristics

Household Population

Household population is an important measure for establishing the number of persons residing in private households. Persons in institutional or group quarters are not included in the count of household population. According to the 2009-2013 American Community Survey, as of 2013 Stockton had a total population of 294,406 comprising 100,011 households. The city had an average of 3.19 persons per household.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition: family and non-family. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 4-9, families have made up a larger share of the population in Stockton and San Joaquin County than the state average. In 1990, 70.7 percent of Stockton households were family households compared to 73.9 percent countywide and 68.8 percent in the state. From 1990 to 2000, family households as a percentage of total households increased slightly in Stockton to 71.5 percent. By 2013, the percentage of family households in the city increased more significantly than the county and state, and almost equaled that of the percentage of family households in the county (73.3 percent compared to 74.4 percent).

TABLE 4-9
FAMILY AND NON-FAMILY HOUSEHOLDS

Stockton, San Joaquin County, and California
1990, 2000, and 2013

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
1990						
Family Households	48,618	70.7%	116,878	73.9%	7,139,394	68.8%
Non-Family Households	20,176	29.3%	41,278	26.1%	3,241,812	31.2%
Total Households	**68,794**	**100.0%**	**158,156**	**100.0%**	**10,381,206**	**100.0%**
2000						
Family Households	56,186	71.5%	134,708	74.2%	7,920,049	68.9%
Non-Family Households	22,370	28.5%	46,921	25.8%	3,582,821	31.1%
Total Households	**78,556**	**100.00%**	**181,629**	**100.0%**	**11,502,870**	**100.0%**
2013						
Family Households	66,226	73.3%	160,476	74.4%	8,603,822	68.6%
Non-Family Households	24,146	26.7%	55,087	25.6%	3,938,638	31.4%
Total Households	**90,372**	**100.0%**	**215,563**	**100.0%**	**12,542,460**	**100.0%**

Source: 1990 and 2000 U.S. Census; 2009-2013 American Community Survey.

Tenure

Tenure is a measure of the rates of homeownership in a jurisdiction. Tenure for a type of unit and the number of bedrooms can help estimate demand for a diversity of housing types. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing typically having a much lower turnover rate than rental housing.

Home equity is the largest single source of household wealth for most Americans. On average, median net wealth for renters is about 3 percent of that of homeowners. The national homeownership rate has risen from around 40 percent before World War II, to 66 percent in 1980, 64 percent in 1995, and 65 percent in 2013.

Table 4-10 shows rates of homeownership and renter occupancy in Stockton in 2000, 2007, and 2014, and San Joaquin County and California in 2014. Homeownership rates in Stockton changed dramatically over this time period. The rate of homeownership increased from 51.6 percent in 2000 to 55.0 percent in 2007, and dropped to 45.1 percent in 2014 following the housing market crash and foreclosure crisis. Stockton had a much lower rate of homeownership in 2014 compared to homeownership countywide (53.5 percent) and statewide (53.7 percent). This trend is shown in Figure 4-3 below.

TABLE 4-10
TENURE

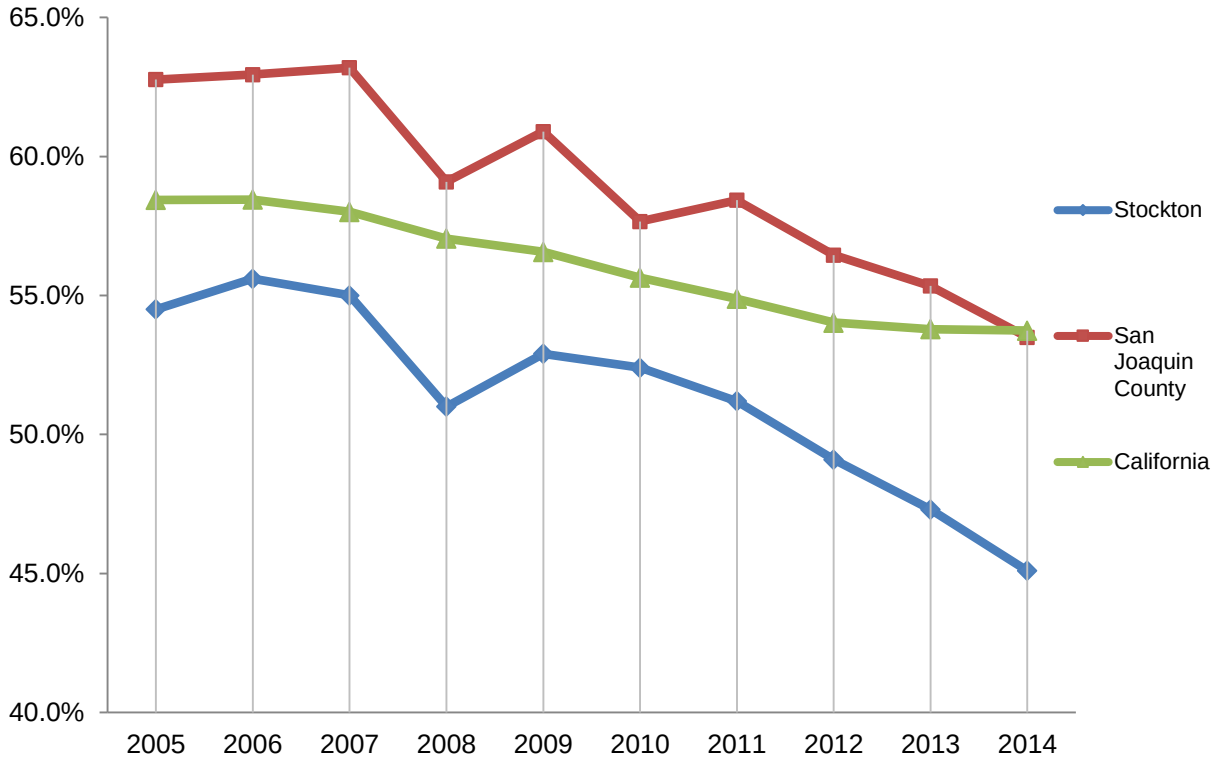
Stockton, San Joaquin County, and California
2000, 2007, and 2014

	Stockton						San Joaquin County		California	
	2000		2007		2014		2014		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	40,534	51.6%	49,327	55.0%	42,962	45.1%	118,695	53.5%	6,855,688	53.7%
Renter Occupied	38,022	48.4%	40,282	45.0%	52,204	54.9%	103,179	46.5%	5,902,960	46.3%
Total Units	78,556	100.0%	89,609	100.0%	95,166	100.0%	221,874	100.0%	12,758,648	100.0%

Source: 2000 U.S. Census; 2007 American Community Survey; 2014 American Community Survey.

FIGURE 4-3
PERCENT OF OWNER-OCCUPIED HOUSING UNITS

STOCKTON, SAN JOAQUIN COUNTY, AND CALIFORNIA
2005-2014



Source: 2005-2014 American Community Survey (1-year estimates).

Overcrowding

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens, porches, balconies, foyers, halls, half-rooms, or bathrooms. For example, if there were more than five people living in a home with five rooms (three bedrooms, living room, and dining room), it would be considered overcrowded. Units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 4-11 compares housing overcrowding data for Stockton with data for San Joaquin County and California. In 2012, 90.8 percent of Stockton's households had 1.0 or fewer persons per room with only 8.2 percent considered overcrowded. Of all units in Stockton, 7.0 percent had between 1.01 and 1.5 persons per room, and only 1.2 percent were severely overcrowded with more than 1.5 persons per room. Overcrowding was slightly more of a problem in Stockton in 2012 than countywide where only 7.9 percent of all households had more than 1.0 persons per room, and in California where 8.2 percent of households were considered overcrowded.

Overcrowding is typically more of a problem in rental units than owner-occupied units. Only 5.9 percent of Stockton's owner households were overcrowded, while 10.4 percent of renter households were overcrowded in 2012. Countywide, 4.5 percent of owner households and 12.8 percent of renter households were overcrowded. Statewide overcrowding was also greater among renter households (13.3 percent) compared to owner households (4.1 percent).

TABLE 4-11
OVERCROWDING
Stockton, San Joaquin County, and California
2012

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied (persons per room)						
1.0 or less	44,200	94.1%	120,616	95.5%	6,693,561	95.9%
Overcrowded 1.01 to 1.5	2,325	4.9%	4,550	3.6%	215,499	3.1%
Severely Overcrowded 1.51 or more	470	1.0%	1,102	0.9%	69,337	1.0%
Total	**46,995**	**100.0%**	**126,268**	**100.0%**	6,978,397	**100.0%**
Renter-Occupied (persons per room)						
1.0 or less	37,934	87.3%	76,156	87.2%	4,755,335	86.7%
Overcrowded 1.01 to 1.5	3,972	9.1%	7,973	9.1%	439,920	8.0%
Severely Overcrowded 1.51 or more	578	1.3%	3,235	3.7%	292,679	5.3%
Total	**43,474**	**100.0%**	**87,364**	**100.0%**	**5,487,934**	**100.0%**
Total Occupied Housing Units (persons per room)						
1.0 or less	82,134	90.8%	196,772	92.1%	11,448,896	91.8%
1.01 to 1.5	6,297	7.0%	12,523	5.9%	655,419	5.3%
1.51 or more	1,048	1.2%	4,337	2.0%	362,016	2.9%
Total	**90,469**	**100.0%**	**213,632**	**100.0%**	**12,466,331**	**100.0%**

Source: 2008-2012 American Community Survey.

Household Size

Table 4-12 shows average household size by tenure for Stockton, San Joaquin County, and California in 2012. Stockton had a greater percentage (21.1 percent) of large households (five or more members) than countywide (19.9 percent) and in California (14.3 percent). Relative to the state, Stockton and San Joaquin County had a much greater percentage of large, renter-occupied households (24.4 percent and 24.7 percent compared to 14.6, respectively).

TABLE 4-12
HOUSEHOLD SIZE BY TENURE
Stockton, San Joaquin County, and California
2012

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
1 Person	8,956	19.1%	22,534	17.8%	1,392,960	20.0%
2-4 Persons	29,342	62.4%	82,060	65.0%	4,603,203	66.0%
5 Persons or more	8,697	18.5%	21,674	17.2%	982,234	14.1%
Total	**46,995**	**100.0%**	**126,268**	**100.0%**	**6,978,397**	**100.0%**
Renter Occupied						
1 Persons	10,880	29.7%	20,952	28.8%	1,637,478	29.8%
2-4 Persons	16,860	46.0%	33,781	46.5%	3,048,130	55.5%
5 Persons or more	8,942	24.4%	17,971	24.7%	802,326	14.6%
Total	**36,682**	**100.0%**	**72,704**	**100.0%**	**5,487,934**	**100.0%**
All Households						
1 Person	19,836	23.7%	43,486	21.9%	3,030,438	24.3%
2-4 Persons	46,202	55.2%	115,841	58.2%	7,651,333	61.4%
5 Persons or more	17,639	21.1%	39,645	19.9%	1,784,560	14.3%
Total	**83,677**	**100.0%**	**198,972**	**100.0%**	**12,466,331**	**100.0%**

Source: HCD Pre-Approved Data Package using 2008-2012 American Community Survey.

Table 4-13 shows the number of bedrooms per housing unit by tenure in Stockton, San Joaquin County, and California in 2012. As shown in the table, 55.4 percent of all housing units in Stockton contained three or more bedrooms in 2012. This is lower than the percentage of units with three or more bedrooms countywide (66.7 percent) and California (62.8 percent).

Renter-occupied units typically have a smaller number of bedrooms than owner-occupied units. This was the case in Stockton in 2012, where 85.2 percent of owner-occupied units had three or more bedrooms, compared to only 38.6 percent of renter-occupied units. The percentage of renter occupied units in Stockton with three of more bedrooms was lower than the percentage countywide (41.4 percent) but higher than California (26.9 percent).

TABLE 4-13
NUMBER OF BEDROOMS BY TENURE
Stockton, San Joaquin County, and California
2012

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
No bedroom	179	0.4%	612	0.5%	34,487	0.5%
1 bedroom	556	1.2%	1,702	1.3%	187,542	2.7%
2 bedrooms	6,238	13.3%	17,609	13.9%	1,321,055	18.9%
3 bedrooms	23,625	50.3%	61,769	48.9%	3,149,911	45.1%
4 bedrooms	12,994	27.6%	34,278	27.1%	1,803,079	25.8%
5 or more bedrooms	3,403	7.2%	10,298	5.7%	482,323	6.9%
Total	**46,995**	**100.0%**	**126,268**	**100.0%**	**6,978,397**	**100.0%**
Renter Occupied						
No bedroom	2,007	4.6%	3,199	3.7%	372,358	6.8%
1 bedroom	9,408	21.6%	15,974	18.3%	1,532,111	27.9%
2 bedrooms	15,295	35.2%	32,031	36.7%	2,108,039	38.4%
3 bedrooms	11,767	27.1%	26,179	30.0%	1,088,722	19.8%
4 bedrooms	4,074	9.4%	8,125	9.3%	317,422	5.8%
5 or more bedrooms	923	2.1%	1,856	2.1%	69,262	1.3%
Total	**43,474**	**100.0%**	**87,364**	**100.0%**	**5,487,934**	**100.0%**
All Occupied Housing Units						
No bedroom	2,186	2.4%	3,811	1.8%	406,845	3.3%
1 bedroom	9,964	11.0%	17,676	8.3%	1,719,653	13.8%
2 bedrooms	21,533	23.8%	49,640	23.2%	3,429,094	27.5%
3 bedrooms	35,392	39.1%	87,948	41.2%	4,238,633	34.0%
4 bedrooms	17,068	18.9%	42,403	19.8%	2,120,521	17.0%
5 or more bedrooms	4,326	4.8%	12,154	5.7%	551,585	4.4%
Total	**90,469**	**100.0%**	**213,632**	**100.0%**	**12,466,331**	**100.0%**

Source: 2008-2012 American Community Survey.

Average household size is a function of household population (group quarters population is not counted) divided by the number of occupied housing units. Table 4-14 shows the average household size for Stockton, San Joaquin County, and California. The average number of persons per household in Stockton increased slightly from 3.00 in 1990 to 3.02 in 2000 to 3.17 in 2012. The average household sizes in Stockton were similar to those countywide (3.14) during this time period, and slightly larger than the statewide average (2.94). Both Stockton and San Joaquin County had greater average household sizes in 2012 for renter-occupied households (3.20 and 3.23) compared to owner-occupied households (3.14 and 3.07).

TABLE 4-14
AVERAGE HOUSEHOLD SIZE BY TENURE
Stockton, San Joaquin County, and California
1990, 2000, and 2012

	Stockton			San Joaquin County			California		
Tenure	**1990**	**2000**	**2012**	**1990**	**2000**	**2012**	**1990**	**2000**	**2012**
All Households	3.00	3.02	3.17	2.94	3.00	3.14	2.79	2.87	2.94
Owner Occupied	2.87	3.01	3.14	2.85	2.98	3.07	2.84	2.95	2.98
Renter Occupied	3.12	3.03	3.20	3.05	3.03	3.23	2.74	2.78	2.88

Source: 2008-2012 American Community Survey; 1990 and 2000 U.S. Census.

Based on the information regarding housing unit and household sizes, Stockton has a greater need for large housing units than the county and state. Stockton had a larger average household size, smaller housing units, and higher overcrowding rates than the county and state in 2012.

Housing Inventory and Supply

Housing Units

Table 4-15 compares housing stock data by structure type for Stockton, San Joaquin County, and California in 2000 and 2014. The table shows the total housing stock in each area according to the type of structures in which units are located. Single-family detached housing units accounted for the majority of housing in Stockton in 2014. At 64.8 percent of the total housing stock, single-family detached units in Stockton made up a much larger share of the total than in the state overall, where only 58.1 percent of all units are single-family detached. From 2000 to 2014, 15,753 single-family detached units were built in Stockton, making up nearly 88 percent of all new residential units constructed. The majority of new home construction occurred prior to the recession from 2000 to 2007. From January 1, 2008 to September 23, 2015 only 981 residential building permits were issued.

Multi-family housing complexes, with five or more units, make up the next largest segment of Stockton's housing stock, comprising 18.0 percent (17,982 units) of the total in 2014. Between 2000 and 2014, over 1,300 units were built in multi-family complexes with five or more units. Between 2000 and 2014, the number of mobile homes in the city decreased, and the overall share of mobile homes as a percentage of the entire housing stock decreased from 1.6 percent in 2000 to 1.1 percent in 2014.

TABLE 4-15
HOUSING UNITS BY TYPE

Stockton, San Joaquin County, and California
2000 & 2014

Year		Total Units	Single-Family		Multi-Family		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
Stockton							
2000	#	82,042	49,088	6,592	8,413	16,661	1,288
	%	100.0%	59.8%	8.0%	10.3%	20.3%	1.6%
2014	#	100,025	64,841	7,058	9,036	17,982	1,108
	%	100.0%	64.8%	7.1%	9.0%	18.0%	1.1%
San Joaquin County							
2000	#	189,160	129,306	11,218	13,345	26,100	9,191
	%	100.0%	68.4%	5.9%	7.1%	13.8%	4.9%
2014	#	236,943	179,059	12,279	14,862	29,158	8,585
	%	100.0%	72.6%	5.2%	6.3%	12.3%	3.6%
California							
2000	#	12,214,550	6,883,107	931,928	1,024,896	2,804,931	569,688
	%	100.0%	56.4%	7.6%	8.4%	23.0%	4.7%
2014	#	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000
	%	100.0%	58.1%	7.0%	8.1%	22.8%	4.0%

Source: HCD Pre-Approved Data Package; California Department of Finance (DOF), Official State Population and Housing Estimates, January 1, 2014(Table E-5); 2010 Stockton Housing Element.

Occupancy/Vacancy Rates

Table 4-16 shows the occupancy and vacancy rates for Stockton, San Joaquin County, and California in 1990, 2000, and 2010. Stockton and San Joaquin County have both had lower vacancy rates than the State average in 1990 and 2000, until 2010 when all three jurisdictions increased to the 8 to 9 percent range.

TABLE 4-16
OCCUPANCY/VACANCY
Stockton, San Joaquin County, and California
1990, 2000, and 2010

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Stockton						
Occupied Units	68,794	94.9%	78,522	95.6%	90,605	90.9%
Vacant Units	3,731	5.1%	3,603	4.4%	9,032	9.1%
Total Housing Units	**72,525**	**100.0%**	**82,125**	**100.0%**	**99,637**	**100.0%**
San Joaquin County						
Occupied Units	158,156	95.1%	181,629	96.0%	215,007	92.0%
Vacant Units	8,118	4.9%	7,531	4.0%	18,748	8.0%
Total Housing Units	**166,274**	**100.0%**	**189,160**	**100.0%**	**233,755**	**100.0%**
California						
Occupied Units	10,381,206	92.8%	11,502,870	94.2%	12,577,498	91.9%
Vacant Units	801,676	7.2%	711,679	5.8%	1,102,583	8.1%
Total Housing Units	**11,182,882**	**100.0%**	**12,214,549**	**100.0%**	**13,680,081**	**100.0%**

Source: HCD Pre-Approved Data Package; California Department of Finance 2010, Table E-5; and U.S. Census 1990 and 2000.

According to HCD, the desired vacancy rates necessary to provide a stable housing environment are approximately 2 percent for the for-sale housing market and 5 percent for the rental housing market. Table 4-17 provides more detail on the vacancy rates of different housing types for Stockton, San Joaquin County, and California in 2010. The vacancy rate of for-sale housing available for occupancy in Stockton in 2010 was 1.6 percent and the vacancy rate for rental housing available for occupancy was 4.6 percent. In 2010, the city had a lower than desired vacancy rate for for-sale housing and rental housing, indicating that Stockton has a need for more units.

TABLE 4-17
VACANT UNITS BY TYPE
Stockton, San Joaquin County, and California
2010

Vacancy Status	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
For rent	4,556	4.6%	7,765	3.3%	374,610	2.7%
For sale only	1,557	1.6%	3,632	1.6%	154,775	1.1%
Rented or sold; not occupied	409	0.4%	1,056	0.5%	54,635	0.4%
For seasonal, recreational, or occasional use	228	0.2%	852	0.4%	302,815	2.2%
Other vacant	2,282	2.3%	5,443	2.3%	215,748	1.6%
Total Vacant	**9,032**	**9.1%**	**18,745**	**8.0%**	**1,102,583**	**8.1%**
Total Units	**99,637**	**100.0%**	**233,755**	**100.0%**	**13,680,081**	**100.0%**

Source: HCD Pre-Approved Data Package; California Department of Finance 2010, Table E-5.

Housing Conditions

The U.S. Census provides limited data that can be used to infer the condition of Stockton's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. A very small percentage of all housing units in Stockton lack complete plumbing or kitchen facilities (see Table 4-18 below), although a greater percentage of renter-occupied housing units lack these facilities compared to owner-occupied housing units.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table 4-18, as of 2012, the median year built for all housing units in Stockton was 1978, compared to 1979 in San Joaquin County and 1973 in California. Over 18 percent of Stockton's housing stock was built after 2000 and another 13.8 percent of the housing stock was built between 1990 and 1999. These statistics reflect the tremendous growth in the area during the 1990s and 2000s. Since 32.0 percent of the housing units in Stockton had been built since 1990 (as of 2012), Stockton's housing stock should still be in relatively good condition compared to communities with larger shares of older homes.

While the City has not had the resources to conduct a housing conditions survey in recent years, past survey efforts have focused on three specific areas of the city that were formerly Redevelopment Agency Project Areas: Midtown, South Stockton, and North Stockton. These are the areas of the city with the greatest concentrations of blighted structures and residences in need of significant rehabilitation. Based on these past surveys and a consideration of current conditions, it is estimated that there are around 4,000 housing units needing major repairs or replacement.

TABLE 4-18
AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS BY TENURE
Stockton, San Joaquin County, and California
2012

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied Housing Units						
Built 2010 or later	40	0.1%	261	0.2%	13,637	0.2%
Built 2000 to 2009	10,839	23.1%	30,200	23.9%	889,109	12.7%
Built 1990 to 1999	7,794	16.6%	20,436	16.2%	811,193	11.6%
Built 1980 to 1989	6,244	13.3%	19,128	15.1%	1,082,294	15.5%
Built 1970 to 1979	7,295	15.5%	17,441	13.8%	1,182,839	17.0%
Built 1960 to 1969	3,855	8.2%	11,224	8.9%	909,364	13.0%
Built 1950 to 1959	4,596	9.8%	13,068	10.3%	1,077,690	15.4%
Built 1940 to 1949	2,715	5.8%	7,156	5.7%	447,866	6.4%
Built 1939 or earlier	3,617	7.7%	7,354	5.8%	564,405	8.1%
Total	**46,995**	**100.0%**	**126,268**	**100.0%**	**6,978,397**	**100.0%**
Units Lacking Complete Plumbing Facilities	90	0.2%	373	0.3%	23,862	0.3%
Units Lacking Complete Kitchen Facilities	141	0.3%	433	0.3%	28,938	0.4%
Median Year Built	**1982**	-	**1984**	**-**	**1974**	**-**
Renter Occupied Housing Units						
Built 2010 or later	103	0.2%	119	0.1%	12,634	0.2%
Built 2000 to 2009	5,435	12.5%	12,357	14.1%	529,234	9.6%
Built 1990 to 1999	4,649	10.7%	9,919	11.3%	515,048	9.4%
Built 1980 to 1989	6,762	15.6%	13,617	15.6%	823,294	15.0%
Built 1970 to 1979	9,684	22.3%	17,645	20.2%	1,105,160	20.1%
Built 1960 to 1969	6,178	14.2%	11,724	13.4%	816,957	14.9%
Built 1950 to 1959	4,471	10.3%	9,835	11.3%	705,672	12.9%
Built 1940 to 1949	2,338	5.4%	5,186	5.9%	369,610	6.7%
Built 1939 or earlier	3,854	8.9%	6,992	8.0%	610,325	11.1%
Total	**43,474**	**100.0%**	**87,394**	**100.0%**	**5,487,934**	**100.0%**
Units Lacking Complete Plumbing Facilities	366	0.8%	570	0.7%	47,928	0.9%
Units Lacking Complete Kitchen Facilities	1,141	2.6%	2,088	2.4%	125,585	2.3%
Median Year Built	**1975**	**-**	**1976**	**-**	**1972**	**-**
Total Occupied Housing Units						
Built 2010 or later	143	0.2%	380	0.2%	26,271	0.2%
Built 2000 to 2009	16,274	18.0%	42,557	19.9%	1,418,343	11.4%
Built 1990 to 1999	12,443	13.8%	30,355	14.2%	1,326,241	10.6%
Built 1980 to 1989	13,006	14.4%	32,745	15.3%	1,905,588	15.3%
Built 1970 to 1979	16,979	18.8%	35,086	16.4%	2,287,999	18.4%
Built 1960 to 1969	10,033	11.1%	22,948	10.7%	1,726,321	13.8%
Built 1950 to 1959	9,067	10.0%	22,903	10.7%	1,783,362	14.3%
Built 1940 to 1949	5,053	5.6%	12,342	5.8%	817,476	6.6%
Built 1939 or earlier	7,471	8.3%	14,346	6.7%	1,174,730	9.4%
Total	**90,469**	**100.0%**	**213,662**	**100.0%**	**12,466,331**	**100.0%**
Units Lacking Complete Plumbing Facilities	456	0.5%	943	0.4%	71,790	0.6%
Units Lacking Complete Kitchen Facilities	1,282	1.4%	2,521	1.2%	154,523	1.2%
Median Year Built	**1978**	**-**	**1979**	**-**	**1973**	**-**

Source: 2008-2012 American Community Survey.

The Neighborhood Services Division of the Police Department enforces codes, laws, and regulations for the abatement of substandard housing conditions and blight issues. Code enforcement statistics from the Neighborhood Services Division provide a sense of the number of units that may need renovation, rehabilitation, or replacement in the city. As shown in Table 4-19, the Neighborhood Services Division processed 135,456 housing code enforcement cases over the past 10 years at an average of about 13,546 cases each year. The most common housing violations are structural problems, raw sewage, exposed wiring, and other exterior housing problems. The majority of housing cases usually take a minimum of 45 days to resolve depending on the amount and severity of the violations.

TABLE 4-19
CODE ENFORCEMENT CASES

Stockton
FY2005/06-2014/15

Fiscal Year	Number of Cases*
2005/06	13,866
2006/07	17,291
2007/08	19,522
2008/09	13,841
2009/10	12,703
2010/11	10,502
2011/12	10,102
2012/13	11,664
2013/14	14,190
2014/15	11,775
Total	**135,456**

Note: *Includes addresses with graffiti consent forms on file
Source: Police Department, Neighborhood Services Division, September 2015.

During the stakeholder workshop on September 28, 2015, participants suggested out of town landlords were a cause for deteriorating housing conditions in the city's neighborhoods. When housing prices were at their lowest in the city, many out of town investors offering cash payments outcompeted local residents for low cost housing. Workshop participants claimed that many of these homes that already had lower values and were in need of repairs have become further deteriorated.

According to a recent (April 2015) article in The Stockton Record, a code enforcement case of a multifamily complex demonstrates the hazardous situation created by absentee landlords. The property had numerous issues including a cockroach infestation, broken pipes spewing sewage and water, black mold, mildew, nonfunctional refrigerator, broken heaters, and so forth. After numerous notices for repairs to bring the property up to State Health and Safety Code, Code Enforcement was forced to relocate the tenants to ensure their well-being. The current owners purchased the eight-unit complex after the property went into foreclosure. At the time of eviction the tenants had never met the owners and were paying monthly rent, often in the form of cash or money order, to a man affiliated with the owners (Goldeen, 2015).

Housing Affordability

Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). State law (65583(a)(2)) requires "an analysis and documentation of household characteristics, including level of payment compared to ability to pay." Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

The data in this section uses HUD's Comprehensive Housing Affordability Strategy (CHAS) database. Income groups are shown in the CHAS tabulation based on the HUD-adjusted area median family income.

Housing Cost Burdens

This section provides an analysis of the proportion of households "overpaying for housing." An "excessive cost burden" is defined by HUD as gross housing costs exceeding 30 percent of gross monthly income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross monthly income.

Income groups are based on the HUD-adjusted area median family income (AMI). The area median family income is based on the Stockton Metropolitan Statistical Area (MSA), encompassing all of San Joaquin County. In 1974, Congress defined "low-income" and "very low-income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[2]

Table 4-20 shows the CHAS special tabulation data from the 2008-2012 American Community Survey regarding the percentage of households with an excessive housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Stockton, San Joaquin County, and California.

As shown in Table 4-20, 47.8 percent of all households in Stockton had an excessive housing cost burden in 2012. This rate is slightly higher than countywide (44.5 percent) and in California (44.8 percent). In Stockton 24.7 percent of households had a severe housing cost burden in 2012 compared to 21.4 percent and 21.7 percent for San Joaquin County and California, respectively. As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households in Stockton (incomes less than or equal to 80 percent of the AMI), 77.5 percent of households had an excessive housing cost burden in 2012 compared to 25.3 percent of non-lower-income households. This rate of housing cost burden for lower-income households is slightly higher in Stockton than in San Joaquin County (73.0 percent) and

[2] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent Decennial Census results and updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size.

California (70.0 percent). This data points to the need for more affordable housing units in Stockton to meet the needs of lower-income households.

Rates of housing cost burden were greater among low-income renter households than among low-income owner households for Stockton, San Joaquin County, and California. However, for non-lower-income renter households, rates of housing cost burden were lower than those of owner-occupied households. This trend was common across the city, county, and state. In Stockton 81.9 percent of low-income renter households paid 30 percent or more of their monthly incomes for housing costs in 2012, compared to 67.8 percent of low-income owner households. Among moderate- and above moderate-income households, the percentage of owner households with excessive housing cost burdens was far higher than renter households (29.8 percent compared to 16.0 percent).

TABLE 4-20
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
Stockton, San Joaquin County, and California
2012

	Stockton			San Joaquin County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% MFI (Low-Income Households)									
Total Households	12,110	26,825	38,930	29,785	49,500	79,285	2,097,620	3,415,080	5,512,700
Number w/ cost burden > 30%	8,210	21,960	30,170	18,755	39,075	57,840	1,326,705	2,531,870	3,858,585
Percent w/ cost burden > 30%	67.8%	81.9%	77.5%	63.0%	78.9%	73.0%	63.2%	74.1%	70.0%
Number w/ cost burden > 50%	5,635	13,865	19,500	12,965	24,220	37,195	880,210	1,469,245	2,349,455
Percent w/ cost burden > 50%	46.5%	51.7%	50.1%	43.5%	48.9%	46.9%	42.0%	43.0%	42.6%
Household Income > 80% MFI (Moderate and Above Moderate Households)									
Total Households	34,885	16,650	51,540	96,475	37,865	134,345	4,880,780	2,072,855	6,953,630
Number w/ cost burden > 30%	10,400	2,665	13,055	29,690	7,430	37,125	1,421,390	304,430	1,725,820
Percent w/ cost burden > 30%	29.8%	16.0%	25.3%	30.8%	19.6%	27.6%	29.1%	14.7%	24.8%
Number w/ cost burden > 50%	2465	360	2,825	7,775	840	8,620	329,920	23,550	353,470
Percent w/ cost burden > 50%	7.1%	2.2%	5.5%	8.1%	2.2%	6.4%	6.8%	1.1%	5.1%
Total Households									
Total Households	46,995	43,475	90,470	126,270	87,365	213,630	6,978,395	5,487,935	12,466,330
Number w/ cost burden > 30%	18,610	24,625	43,225	48,445	46,505	94,965	2,748,095	2,836,300	5,584,405
Percent w/ cost burden > 30%	39.6%	56.6%	47.8%	38.4%	53.2%	44.5%	39.4%	51.7%	44.8%
Number w/ cost burden > 50%	8,100	14,225	22,325	20,740	25,060	45,815	1,210,130	1,492,795	2,702,925
Percent w/ cost burden > 50%	17.2%	32.7%	24.7%	16.4%	28.7%	21.4%	17.3%	27.2%	21.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) database using 2008-2012 American Community Survey; Mintier Harnish, 2015.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Stockton with the presumed maximum affordable housing costs for households at different income levels. This information can provide a picture of who can afford what size and type of housing. It can also indicate the type of households that would likely experience overcrowding or overpayment.

Housing affordability is based on area median income (AMI). According to HCD, the AMI for a four-person household in the Stockton MSA was $66,300 in 2015. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HCD (see Table 4-21).

The following section compares the cost limits for affordable owner and rental housing by income limit as defined by the California Health and Safety Code.[3] The State income limits are used in affordable housing programs and projects. Because above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits.

- **Extremely Low-Income Household** is one whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the AMI. A household of four is considered to be extremely low-income in Stockton if its combined income is $24,250 or less for the year 2015.
- **Very Low-Income Household** is one whose combined income is at or between 31 and 50 percent of the AMI. A household of four is considered to be very low-income in Stockton if its combined income is between $24,251 and $33,150 for the year 2015.
- **Low-Income Household** is one whose combined income is at or between 50 and 80 percent of the AMI. A household of four is considered to be low-income in Stockton if its combined income is between $33,151 and $53,050 for the year 2015.
- **Moderate-Income Household** is one whose combined income is at or between 81 and 120 percent of the AMI. A household of four is considered to be moderate-income in Stockton if its combined income is between $66,331 and $79,550 for the year 2015.
- **Above Moderate-Income Household** is one that whose combined income is above 120 percent of the AMI. A household of four is considered to be above moderate-income in Stockton if its combined income exceeds $79,551 for the year 2015.

[3] Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 – establishes affordable rents.

TABLE 4-21
HCD HOUSEHOLD INCOME LIMITS
Stockton MSA[1]
2015

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income (30%)	$13,950	$15,950	$20,090	$24,250	$28,410
Very Low-Income (50%)	$23,250	$26,550	$29,850	$33,150	$35,850
Low-Income (80%)	$37,150	$43,450	$47,750	$53,050	$57,300
Median-Income (100%)	$46,400	$53,050	$59,650	$66,300	$71,600
Moderate-Income (120%)	$55,700	$63,650	$71,600	$79,550	$85,900

Source: HCD Memorandum: April 15, 2015, http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf, 2015.

Table 4-22 shows the 2015 HCD-defined household income limits for extremely low-, very low-, low-, and moderate-income households in the Stockton MSA by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $47,750 in 2015. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,194 or could afford to purchase a house priced at or below $206,804.

TABLE 4-22
ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS[1]
Stockton MSA
2015

Number of Persons	1	2	3	4	5
Extremely Low-Income Households at 30% of 2015 Area Median Income					
Income Level	$13,900	$15,950	$20,090	$24,250	$28,410
Max. Monthly Gross Rent [2]	$348	$399	$502	$606	$710
Max. Purchase Price [3]	$60,201	$69,079	$87,009	$105,026	$123,043
Very Low-Income Households at 50% of 2015 Area Median Income					
Income Level	$23,200	$26,500	$29,850	$33,150	$35,800
Max. Monthly Gross Rent [2]	$580	$663	$746	$829	$895
Max. Purchase Price [3]	$100,479	$114,771	$129,280	$143,572	$155,049
Low-Income Households at 80% of 2015 Area Median Income					
Income Level	$37,150	$42,450	$47,750	$53,050	$57,300
Max. Monthly Gross Rent [2]	$929	$1,061	$1,194	$1,326	$1,433
Max. Purchase Price [3]	$160,896	$183,850	$206,804	$229,759	$2478,165
Median-Income Households at 100% of 2015 Area Median Income					
Income Level	$46,400	$53,050	$59,650	$66,300	$71,600
Max. Monthly Gross Rent [2]	$1,160	$1,326	$1,491	$1,658	$1,790
Max. Purchase Price [3]	$200,958	$229,759	$258,343	$287,144	$310,098
Moderate-Income Households at 120% of 2015 Area Median Income					
Income Level	$55,700	$63,650	$71,600	$79,550	$85,900
Max. Monthly Gross Rent [2]	$1,625	$1,856	$2,088	$2,320	$2,505
Max. Purchase Price [3]	$281,442	$321,611	$361,781	$401,951	$434,036

[1] Incomes based on HCD's 2015 San Joaquin County Median Family Income for four persons: $66,300.
[2] Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.
[3] Assumes 90 percent loan at 4.5 percent annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21 percent of total monthly payments.
Source: HCD Memorandum: April 15, 2015, http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf); Mintier Harnish, 2015.

Table 4-23 shows HUD-defined fair market rent levels (FMR) for the Stockton MSA for 2015. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

Comparing the current FMR levels to Table 4-23, a three-person household classified as low-income (between 51 and 80 percent of median) with an annual income of up to $47,750 could

afford to pay $1,194 monthly gross rent (including utilities). The 2015 FMR for a two-bedroom unit is $946, which is affordable to the household, assuming such a unit was available in Stockton. However, a three-person very low-income household ($29,850) could afford to pay only $746, which is below the 2015 FMR amount.

Since the FMR levels apply to the entire Stockton MSA (i.e., San Joaquin County) residents of communities with higher rental rates are likely to find that there is a limited supply of rental units at the regional FMR levels. The lack of affordability would be even worse for the very low-income household mentioned above if the household has to spend more than the FMR amount to rent a unit in Stockton.

TABLE 4-23
HUD FAIR MARKET RENT
Stockton MSA
2015

Bedrooms in Unit	2015 FMR
Studio	$605
1 Bedroom	$721
2 Bedrooms	$946
3 Bedrooms	$1,394
4 Bedrooms	$1,675

Source: U.S. Department of Housing and Urban Development (HUD) User Data Sets: 2015 FY FMR Geography Summary for San Joaquin County, California, 2015. http://www.huduser.org/portal/datasets/fmr/fmr_il_history.html

Affordable Housing by Income/Occupation

Table 4-24 is an abbreviated list of occupations and average annual incomes for Stockton residents, such as fire fighters and police officers, employees of the Stockton Unified School District, and minimum wage earners. A fire fighter earning an income of $47,823 could be considered moderate-income depending on the household size, and could afford to purchase a home for $177,255. A registered nurse earning $94,120 could afford to pay an estimated $348,854 for a home.

Figure 4-4 shows median home sale prices in Stockton. With a median sale price of $220,000 in Stockton in 2015, many, but not all of the households shown on the table are priced out of the market, even given the recent price declines in the housing market. New homes, with a median sale price of $350,000, would be out of the affordable price range of all single-earner households listed in the table. A household with two wage earners collectively earning about $75,000, such as a preschool teacher and fire fighter, would be able to afford the median-priced new home in Stockton. A preschool teacher and security guard collectively earning $46,841 annually could not afford a median-priced home.

Households with limited or fixed incomes are of particular interest when examining overall affordability of a city. The FMR for a studio unit ($605) is more than twice the amount that a single person on Supplemental Security Income (SSI) could afford to pay ($220). However, two workers earning minimum wage could afford $936 for rent, which makes the FMR rent for a one-bedroom apartment affordable, depending on utility costs.

TABLE 4-24
AFFORDABLE RENTS AND HOUSING PRICES BY INCOME AND OCCUPATION
Stockton-Lodi MSA
2015

Category	Median Income	Affordable Rent[1]	Affordable House Price[2]
General Occupations (2015)[3]			
Fire Fighters	$47,823	$1,196	$177,255
Police and Sheriff's Patrol Officer	$82,144	$2,054	$304,465
Registered Nurse (RN)	$94,120	$2,353	$348,854
Licensed Vocational Nurse (LVN)	$52,215	$1,305	$193,534
Preschool Teacher	$26,345	$659	$97,647
Farmworkers and Laborers	$18,458	$461	$68,414
Security Guards	$20,496	$512	$75,968
Waiters and Waitresses	$18,813	$470	$69,730
Cashiers	$20,207	$505	$74,897
Stockton Unified School District			
Teacher, Step 1 (entry level)	$45,819	$1,145	$169,827
Teacher, with MA, Step 8	$55,833	$1,396	$206,944
Administrative Assistant	$32,724	$818	$121,291
Custodian	$29,664	$742	$109,949
Two Wage Earners			
Police Officer and Registered Nurse (RN)	$176,264	$4,407	$653,319
Preschool Teacher and Fire Fighter	$74,168	$1,854	$274,902
Waitress and Custodian	$48,477	$1,212	$179,679
Minimum Wage Earners ($9.00 per hour)			
Single Wage Earner	$18,720	$468	$69,385
Two Wage Earners	$37,440	$936	$138,711
SSI (Aged or Disabled) (2015)			
One person household with SSI only	$8,796	$220	$32,602
Couple with SSI only	$13,200	$330	$48,926
2015 HUD-Defined Income Groups (based on a household of 3 persons)			
Extremely Low-Income (below 30%)	$20,090	$502	$74,463
Very Low-Income (31-50%)	$29,850	$746	$110,638
Low-Income (51-80%)	$47,750	$1,194	$176,984
Moderate Income (81-120%)	$71,600	$1,790	$265,384

Notes: [1]Assumes 30 percent of income devoted to monthly rent, including utilities
[2]Assumes 30 percent of income devoted to mortgage payment and taxes, 90 percent loan at 6 percent interest rate, 30-year term
[3]General Occupation incomes based on the Stockton MSA
Sources: Mintier Harnish, 2015; Stockton Unified School District; California Employment Development Department, 2015; U.S. Department of Housing and Urban Development (HUD), 2015.

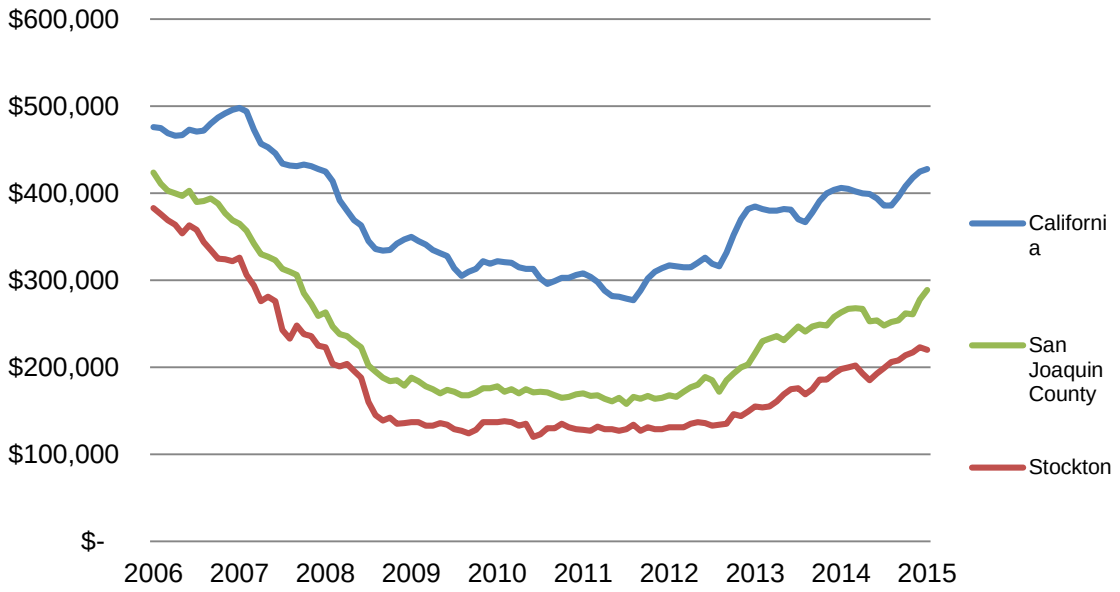
Housing Values

During the early 2000s there was a significant boom and bust in local housing markets that is commonly referred to as the "housing bubble," in which local markets exploded with construction and sales activity fueled largely by subprime loans for homeowners. Figure 4-4 shows the median home sale prices in Stockton, San Joaquin County, and California from July

2006 to July 2015. As a result of the housing bubble, the median home sale price in Stockton decreased by 66.6 percent from a high of $383,000 in July 2006 to a low of $128,000 in July 2011. While there were significant declines in median home sale prices from 2006 to 2011, from July 2011 to July 2015 median home sale prices increased by 71.9 percent in the city, 70.0 percent in the county, and 39.0 percent in the state. These figures demonstrate the recovery in Stockton and San Joaquin County has been slower than many other parts of the California. As of July 2015, the median home sale price was $220,000 in Stockton.

FIGURE 4-4
MEDIAN HOME SALE PRICE

Stockton, San Joaquin County, California
2006 to 2015



Source: Zillow, 2015.

Average Monthly Rents

Table 4-25 contains data on apartment rents between the second quarter of 2007 through the second quarter of 2015 provided by RealFacts, a private vendor of apartment market data. The average rent for a two-bedroom, one-bath unit, the most common unit size in Stockton, requires an annual household income of $39,720 to cover the $893 monthly rent and an estimated $100 utility allowance. Based on the HCD income limits, the average apartment is affordable to a low-income household of two or three persons (80 percent of the AMI).

The RealFacts data also shows that rental rates for studios and one-bedroom units have remained stable from 2007 to 2015, and rental rates have increased over time for larger units. From 2007 to 2015 the greatest rental rate increase was for 3-bedroom and 2-bathroom units, which had an eight-year increase of 5.7 percent.

Additionally, RealFacts provides data on average occupancy rates. The apartment rental market in Stockton has an average vacancy rate of 2.9 percent, which is below the five percent healthy

vacancy rate in the apartment industry. The data demonstrates the need for more rental housing, particularly housing affordable to extremely low-income and very low-income households.

TABLE 4-25
AVERAGE RENTAL RATES
Stockton
2007 Q2 – 2015 Q2

Unit Size	2007	2008	2009	2010	2011	2012	2013	2014	2015	8 Year Change
Studio	$627	$630	$606	$581	$580	$556	$577	$600	$629	0.3%
1-Bedroom, 1-Bath	$730	$730	$728	$702	$682	$692	$688	$701	$734	0.5%
2-Bedroom, 1-Bath	$861	$862	$832	$807	$815	$803	$810	$842	$893	3.7%
2-Bedroom, 2-Bath	$1,024	$1,011	$965	$953	$970	$960	$968	$1,006	$1,070	4.5%
3-Bedroom, 2-Bath	$1,024	$1,044	$1,047	$1,031	$1,046	$1,052	$1,048	$1,063	$1,087	6.2%
Average	**$831**	**$828**	**$800**	**$779**	**$791**	**$785**	**$794**	**$826**	**$878**	**5.7%**

Source: RealFacts, 2015.

Special Housing Needs

Within the general population of Stockton, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law: the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. In addition to these six groups, the section also discusses the housing needs of extremely low-income households and persons living with AIDS and related diseases. Where possible, estimates of the population or number of households in Stockton belonging to each group are shown.

Senior Households

Seniors are defined as persons 65 years and older, while senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repair costs. This is a situation commonly described as “house-rich and cash-poor.”

Table 4-26 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in Stockton, San Joaquin County, and California in 2012. Seniors represented 9.8 percent of the population in Stockton in 2012 compared to 10.4 percent of the population countywide and 11.4 percent of the population in California. Because of smaller household sizes senior households as a percentage of all households is higher. Senior households represented 17.9 percent of all households in Stockton, 17.8 percent countywide, and 19.8 percent in California. Senior households have a high homeownership rate; 67.5 percent of senior households in Stockton were owner-occupied in 2012, compared to 74.8 percent of senior households countywide. Senior households represented 23.2 percent of all owner-occupied households in Stockton and 12.1 percent of all renter households.

TABLE 4-26
SENIOR POPULATIONS AND HOUSEHOLDS
Stockton, San Joaquin County, and California
2012

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Population						
TOTAL POPULATION	**292,262**	**-**	**685,306**	**-**	**37,253,956**	**-**
Total Persons 65 years and older	28,642	9.8%	71,181	10.4%	4,246,514	11.4%
Households						
TOTAL HOUSEHOLDS	**90,469**	**100.0%**	**215,009**	**100.0%**	**12,577,498**	**100.0%**
Owner	46,995	51.9%	127,270	59.2%	7,035,371	55.9%
Renter	43,474	48.1%	87,737	40.8%	5,542,127	44.1%
Senior Headed-Households	**16,160**	**100.0%**	**41,155**	**100.0%**	**2,494,254**	**100.0%**
Owner	10,914	67.5%	30,798	74.8%	1,845,763	74.0%
Renter	5,246	32.5%	10,357	25.2%	648,491	25.0%
Seniors as % of all Households	**-**	**17.9%**	**-**	**17.8%**	**-**	**19.8%**
% of Owner households headed by a senior	-	23.2%	-	21.9%	-	26.2%
% of Renter households headed by a senior	-	12.1%	-	12.3%	-	11.7%

Source: 2008-2012 American Community Survey.

While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments, or mobile homes. In general, most senior households consist of a single elderly person living alone, or a couple. Housing developments for senior households should contain greater proportions of smaller housing units than projects intended for the general population.

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation. This includes not only bus routes, rail lines, and ride sharing programs, but also safe, walkable neighborhoods. In order to accommodate transit access in senior housing, it must be located near transit centers, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

Table 4-27 shows the housing cost burdens by age and tenure in Stockton, San Joaquin County, and California based on the 2009-2013 American Community Survey. As shown in the table, 32.3 percent of all senior-owner households and 59.6 percent of all senior-renter households in Stockton had a housing cost burden greater than 30 percent in 2013. The percentage of senior households in Stockton with a cost burden was slightly less than non-senior owner households and slightly greater than non-senior renter households. More than 41 percent of all senior households in Stockton had a moderate housing cost burden compared to 37.7 percent in the county and 40.5 percent in the state.

TABLE 4-27
HOUSING COST BURDEN BY AGE AND TENURE
Stockton, San Joaquin County, and California
2013

	Stockton			San Joaquin County			California		
		Cost Burden Greater Than 30%			Cost Burden Greater Than 30%			Cost Burden Greater Than 30%	
	Total	#	%	Total	#	%	Total	#	%
Owner Households									
All Householders	46,235	17,552	38.0%	125,680	47,492	37.8%	6,939,104	2,726,906	39.9%
Householder 15-64 years	34,681	13,821	39.9%	93,881	37,916	40.4%	5,043,594	2,102,385	41.7%
Householder > 65 years	11,554	3,731	32.3%	31,799	9,576	30.1%	1,895,510	624,521	32.9%
Renter Households									
All Householders	44,137	25,526	57.8%	89,883	49,333	54.9%	5,603,356	3,028,648	54.1%
Householder 15-64 years	38,628	22,245	57.6%	79,094	42,838	54.2%	4,929,427	2,612,003	53.0%
Householder > 65 years	5,509	3,281	59.6%	10,789	6,495	60.2%	673,929	416,646	61.8%
Total Households									
All Householders	90,372	43,078	47.7%	215,563	96,825	44.9%	12,542,460	5,755,554	45.9%
Householder 15-64 years	73,309	36,066	49.2%	172,975	80,754	46.7%	9,973,021	4,714,387	47.3%
Householder > 65 years	17,063	7,012	41.1%	42,588	16,071	37.7%	2,569,439	1,041,167	40.5%

Source: 2009-2013 American Community Survey.

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, are blind, or have a disability. Seniors who have never worked, or have insufficient work credits to qualify for Social Security disability, often receive SSI benefits. In fact, SSI is the only source of income for many low-income seniors. With the monthly maximum Federal amount of $733 in 2015, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they could afford to pay only $220 (or 30 percent of their income) for rent, as shown earlier in Table 4-24. Because of the affordability gap, elderly SSI recipients will need to find publicly assisted units with deep subsidies or participate in the Housing Choice Voucher (Section 8) Program.

Table 4-28 shows Supplemental Security Income (SSI) recipients by category in San Joaquin County and California in December 2013. In 2013 there were 29,545 individuals in San Joaquin County received Supplemental Security Income (SSI), which represents 4.2 percent of the total San Joaquin County population. In San Joaquin County, there were 9,389 SSI recipients age 65 years and older in the Stockton MSA. California as a whole had a lower percentage of the total population that received SSI benefits at 3.4 percent.

TABLE 4-28
SSI RECIPIENTS BY CATEGORY
San Joaquin County and California
2013

	San Joaquin County		California	
	Number	Percent	Number	Percent
Total				
Total Population	701,620	100.0%	38,030,609	100.0%
Total SSI Recipients	29,545	4.2%	1,304,222	3.4%
Category				
Aged	4,870	16.5%	358,906	27.5%
Blind and Disabled	24,675	83.5%	945,316	72.5%
Age				
Under 18	3,605	12.2%	119,647	9.2%
18-64	16,551	56%	626,357	48%
65 or older	9,389	31.8%	558,218	42.8%
SSI Recipients also receiving Social Security [1]	10,339	35%	494,539	38%

[1] OASDI (Old Age, Survivors, or Disability Insurance)
Source: Social Security Administration, SSI Recipients by State and County, 2013; DOF, Table E-5 City / County Population and Housing Estimates, 2013.

Persons with Disabilities

Table 4-29 shows information from the 2013 American Community Survey on the disability status and types of disabilities by age group for persons five years and older in Stockton, San Joaquin County, and California. As shown in the table, 13.5 percent of the total population in Stockton five years and older had one or more disabilities in 2013, compared 12.7 percent countywide and 10.8 percent in California. In terms of the three age groups shown in the table, 5.3 percent of the city's population 5 to 17 years of age, 11.7 percent of the population 18 to 64 years of age, and 42.4 percent of seniors (65 years and older) had one or more disabilities in 2013. The percentage of individuals with a disability is higher for all three age groups in Stockton compared to San Joaquin County and California.

Table 4-29 also provides information on the nature of these disabilities. The total number of disabilities shown for all age groups in Stockton (73,043) exceeds the number of persons with disabilities (36,304) because a person can have more than one disability. Among school age children, the most frequent disability was cognitive (59.6 percent). For persons ages 18 to 64 years, the most frequent disabilities were ambulatory (27.6 percent), cognitive (22.7 percent), and independent living (21.6 percent). Finally, for seniors, ambulatory and independent living disabilities were the most frequent (29.4 percent and 21.1 percent, respectively).

TABLE 4-29
DISABILITY STATUS & TYPES OF DISABILITIES BY AGE GROUP, PERSONS FIVE YEARS & OLDER
Stockton, San Joaquin County, and California
2013

	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Population 5 to 17 years						
Persons age 5 to 17 years	63,336	-	145,495	-	6,698,422	-
Persons age 5 to 17 years with a disability	3,331	5.26%	6,346	4.4%	266,457	4.0%
Total disabilities tallied	**4,468**	**100.0%**	**8,126**	**100.0%**	**371,463**	**100.0%**
Hearing	308	6.9%	536	6.6%	37,446	10.1%
Vision	403	9.0%	750	9.2%	48,229	13.0%
Cognitive	2,664	59.6%	4,835	59.5%	186,082	50.1%
Ambulatory	475	10.6%	865	10.6%	40,272	10.8%
Self-Care	618	13.8%	1,140	14.0%	59,434	16.0%
Population 18 to 64 years						
Persons age 18 to 64 years	175,710	-	412,035	-	23,554,540	-
Persons age 18 to 64 years with a disability	20,544	11.7%	44,029	10.7%	1,878,329	8.0%
Total disabilities tallied	**40,118**	**100.0%**	**83,158**	**100.0%**	**3,472,504**	**100.0%**
Hearing	3,452	8.6%	7,978	9.6%	362,944	10.5%
Vision	3,731	9.3%	7,369	8.9%	344,566	9.9%
Cognitive	9,087	22.7%	18,677	22.5%	792,615	22.8%
Ambulatory	11,091	27.6%	23,236	27.9%	912,615	26.3%
Self-Care	4,076	10.2%	8,666	10.4%	368,589	10.6%
Independent Living	8,681	21.6%	17,232	20.7%	691,175	19.9%
Population 65 years and over						
Persons 65 years and over	29,290	-	72,747	-	4,350,370	-
Persons 65 years and over with a disability	12,429	42.4%	29,408	40.4%	1,599,515	36.8%
Total disabilities tallied	**28,457**	**100.0%**	**66,713**	**100.0%**	**3,686,957**	**100.0%**
Hearing	4,654	16.4%	12,007	18.0%	639,678	17.3%
Vision	2,493	8.8%	5,657	8.5%	301,369	8.2%
Cognitive	3,886	13.7%	8,269	12.4%	458,133	12.4%
Ambulatory	8,354	29.4%	19,494	29.2%	1,043,115	28.3%
Self-Care	3,067	10.8%	7,357	11.0%	453,601	12.3%
Independent Living	6,003	21.1%	13,929	20.9%	791,061	21.5%
Total Population 5 years and over						
Persons 5 years and over	268,336	-	630,277	-	34,603,332	-
Persons 5 years and over with a disability	36,304	13.5%	79,783	12.7%	3,744,301	10.8%
Total disabilities tallied	73,043	**100.0%**	157,997	**100.0%**	7,530,924	**100.0%**
Hearing	8,414	11.5%	20,521	13.0%	1,040,068	13.8%
Vision	6,627	9.1%	13,776	8.7%	694,164	9.2%
Cognitive	15,637	21.4%	31,781	20.1%	1,436,830	19.1%
Ambulatory	19,920	27.3%	43,595	27.6%	1,996,002	26.5%
Self-Care	7,761	10.6%	17,163	10.9%	881,624	11.7%
Independent Living	14,684	20.1%	31,161	19.7%	1,482,236	19.7%

Source: 2009-2013 American Community Survey.

Persons with disabilities in Stockton have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their homes such as wheelchair ramps, elevators, wide doorways, and modified fixtures and appliances. If a disability prevents a person from driving, then access to public transportation is particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those individuals with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market rate housing.

The City of Stockton has adopted the 2013 California Existing Building Code including Title 24 regulations dealing with accessibility for persons with disabilities. Newer housing will at least meet minimum standards for access for persons with disabilities. One of the key needs for persons with disabilities is assistance in retrofitting older homes.

Persons with Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the California Department of Developmental Services, as of November 2013 the Valley Mountain Regional Center served 6,315 residents with developmental disabilities in the region and 4,091 residents in Stockton. Of the total in the region, 41.2 percent of disabled persons are under the age of 14, 12.9 percent are ages 15-22, 36.3 percent are ages 23-54, 6.2 percent are ages 55-64, and 3.4 percent are 65 or older (Table 4-30). A significant number of developmentally-disabled Stockton residents receiving services from the Valley Mountain Regional Center lived in group home facilities (28.2 percent of adults). Most developmentally-disabled individuals lived at home (50.0 percent). Many developmentally-disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

TABLE 4-30 DEVELOPMENTAL DISABILITY BY AGE GROUP Stockton[1] 2013		
Age Group	**Number**	**Percent**
0-14 years	1,684	41.2%
15-22 years	528	12.9%
23-54 years	1,483	36.3%
55-64 years	255	6.2%
65+ years	141	3.4%
Total	**4,091**	**100.0%**

Note: [1] Includes the following zip codes: 95202, 95203, 95204, 95205, 95206, 95207, 95208, 95209, 95210, 95212, 95215, 95219, and 95267.
Source: California Department of Developmental Services, October 6, 2015.

Large Families/Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as consisting of five or more members. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard two- or three-bedroom dwelling. Multi-family rental housing units typically provide one or two bedrooms and not the three or more bedrooms that are required by large families. As a result, the large families that are unable to rent single-family homes may be overcrowded in smaller units. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and childcare facilities.

Table 4-31 shows the number and share of large households in Stockton, San Joaquin County, and California in 2012. As shown in the table, 21.1 percent of all households in Stockton had five or more persons. Large households made up 18.5 percent of all owner-occupied households and 24.4 percent of all renter households in Stockton in 2012. The percentage of large households among all households in Stockton was larger than the percentages countywide (19.9 percent) and in California (14.3 percent).

TABLE 4-31 LARGE HOUSEHOLDS Stockton, San Joaquin County, and California 2012						
	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied						
Less than 5 Persons	38,298	81.5%	104,594	82.8%	5,922,840	86.4%
5+ Persons	8,697	18.5%	21,674	17.2%	932.848	13.6%
TOTAL	**46,995**	**100.0%**	**126,268**	**100.0%**	**6,855,688**	**100.0%**
Renter-Occupied						
Less than 5 Persons	27,740	75.6%	54,733	75.3%	5,007,122	84.8%
5+ Persons	8,942	24.4%	17,971	24.7%	895,838	15.2%
TOTAL	**36,682**	**100.0%**	**72,704**	**100.0%**	**5,902,960**	**100.0%**
All Households						
Less than 5 Persons	66,038	78.9%	159,327	80.1%	10,929,962	85.7%
5+ Persons	17,639	21.1%	39,645	19.9%	1,828,686	14.3%
TOTAL	83,677	100.0%	198,972	100.0%	12,758,648	100.0%

Source: 2008-2012 American Community Survey.

Female-Headed Households

Table 4-32 compares the number of female-headed households with children and poverty rates in Stockton, San Joaquin County, and California in 2012. Stockton has a greater proportion of single female-headed households with children under the age of 18 (12.1 percent of all households) compared to countywide (9.0 percent) and statewide (7.2 percent). Among all households below the poverty level, female-headed households account for a greater proportion in Stockton (50.7 percent) in comparison to San Joaquin County as a whole (46.7 percent) and California (45.2 percent).

TABLE 4-32 FEMALE-HEADED HOUSEHOLDS Stockton, San Joaquin County, and California 2012						
	Stockton		San Joaquin County		California	
	Number	Percent	Number	Percent	Number	Percent
Householder Type						
Total Households	90,469	100.0%	213,632	100.0%	12,577,498	100.0%
Female Headed Households	17,990	19.9%	33,193	15.5%	1,668,397	13.3%
Female Headed Households with Children <18 Years	10,939	12.1%	19,283	9.0%	900,609	7.2%
Poverty Status						
Total Households Below Poverty Level	12,573	100.0%	21,669	100.0%	980,731	100.0%
Female Headed Households Below Poverty Level	6,370	50.7%	10,124	46.7%	443,134	45.2%

Source: HCD Pre-approved Data Package; 2008-2012 American Community Survey.

Female-headed households generally have lower incomes because there is only one potential wage earner. Individuals in this special needs group often have more difficulties finding adequate, affordable housing than families with two adults. Female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, and medical facilities.

Farmworkers

Farmworkers are an essential component of Stockton's economy. Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such seasonal workers who migrate from place to place. A source of information on the number of families with school-age children is the San Joaquin County Office of Education (SJOE). According to the SJOE Department of Migrant Education there are currently (2015) 371 migrant families in Stockton. However not all farmworkers in Stockton have school-age children, and not all school-age children from migrant farmworker families are enrolled in the migrant education program.

Another source is the U.S. Census of Agriculture, which is conducted every five years and gives the most recent estimate on the number and type of farmworkers in San Joaquin County. The most recent U.S. Census of Agriculture is from 2012. The Census has shown changes in the farmworker population over time. In 2002, 22,634 farmworkers worked in San Joaquin County; however, by 2007 only 15,508 farmworkers were employed in the county. By 2012, 24,872 farmworkers were employed in the county, which is a significant increase from the 2007 figure, and a return to the levels found in 2002.

Housing conditions for migrant farmworkers are substantially different from the housing conditions of permanent residents employed full-time or part-time in agriculture. Since migrant farmworkers frequently move locations, they are typically renters. Additionally, migrant farmworkers earn a low income. This forces the farmworking community to compete for the lowest cost housing, which is typically substandard. Most rental units available to migrant farmworkers are small, however, most farmworking families are above average in size. Along those lines in order to afford the high rents that result from low vacancy rates, particularly at the height of the migrant worker season in the county, migrant workers often share rooms and housing units. As a result, housing affordability and overcrowding are critical issues among this special needs group.

The San Joaquin County Housing Element contains numerous policies and programs to address the needs of farmworkers. A major policy approach in San Joaquin County is to encourage farmworker housing in the unincorporated county's agricultural zones. This reduces farmworkers' commute times, decreases transportation expenses, and provides more affordable housing options. While the City supports the efforts to provide farmworker housing, it is primarily the County's role to provide this housing. Conversely, it is largely the responsibility of Stockton to provide the higher-density affordable housing for the county's lower-income households.

The decline in grower-provided worker shelter resulted in the State government directing resources to farmworker housing through State-owned and local government-operated migrant labor camps. The Housing Authority of San Joaquin County operates three of these State-owned migrant camps totaling 287 units. This housing is available annually from mid-March through the

end of October. Day care centers are provided for farmworkers, as well as services from the Employment Development Department, the Social Security Administration, and education and health care services. During the off-season, one of the migrant camps in French Camp is also used as a cold weather overflow homeless shelter for families (from mid-December through mid-March).

Persons in Need of Emergency Shelter

Homelessness is a continuing concern in California. Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially lives in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home).

The housing needs of homeless persons are more difficult to measure and assess than those of other population subgroups. Since these individuals have no permanent address, they are not likely to be counted in the Census.

The most recent information available on homeless individuals is a "point-in-time" (PIT) count that was conducted by the San Joaquin County Community Development Department and the Central Valley Low Income Housing Corporation in late January 2015 (Table 4-33). The PIT count was conducted in the cities of Stockton, Tracy, Lodi, and Manteca because the majority of homeless services are provided in these larger cities. The highest concentration of unsheltered homeless persons was found in Stockton, accounting for 43 percent of the unsheltered persons included in the PIT.

The 2015 PIT count reports a total of 1,708 homeless individuals in San Joaquin County – about an eight percent increase from the 2013 PIT count. While the results suggest there has been an increase in the number of unsheltered homeless, the increase may also be a result of a more complete and rigorous unsheltered count. Of the total 1,708 individuals, 68.7 percent were sheltered, while 31.3 percent were unsheltered. Among the total homeless persons counted, 20.4 percent were unsheltered males and 11.0 percent were unsheltered females. The majority of persons counted were Caucasian (65.1 percent) and 24 years or older (68.4 percent). A total of 472 persons ages 18 years or younger were counted (27.6 percent). Veterans accounted for 8.4 percent of the total homeless persons counted. Chronically homeless persons comprised 15.9 percent of the total. These figures demonstrate the typical demographics of a homeless individual in San Joaquin County is a single, Caucasian male ages 24 years or older.

TABLE 4-33
HOMELESS POPULATION SURVEY

San Joaquin County
January 2015

	Sheltered		Unsheltered		Total	
	Number	Percent	Number	Percent	Number	Percent
Total Households and Persons						
Total Households	679	60.2%	449	39.8%	1,128	100.0%
TOTAL PERSONS	**1,173**	**68.7%**	**535**	**31.3%**	**1,708**	**100.0%**
Gender						
Female	509	29.8%	187	11.0%	696	40.8%
Male	664	38.9%	348	20.4%	1,012	59.3%
Ethnicity						
Hispanic/Latino	393	23.0%	141	8.3%	534	31.3%
Non- Hispanic/Latino	780	45.7%	394	23.1%	1,174	68.7%
Race						
Caucasian	720	42.2%	392	23.0%	1,112	65.1%
Black or African-American	309	18.1%	95	5.6%	404	23.7%
Asian	33	1.9%	3	0.2%	36	2.1%
American Indian or Alaska Native	13	0.8%	19	1.1%	32	1.9%
Native Hawaiian or other Pacific Islander	22	1.3%	9	0.5%	31	1.8%
Other	76	4.5%	17	1.0%	93	5.4%
Age						
18 years or younger	447	26.2%	25	1.5%	472	27.6%
18-24 years	56	3.3%	12	0.7%	68	4.0%
24 years and older	670	39.2%	498	29.2%	1,168	68.4%
Family Type						
Persons in households with at least one adult and one child	703	41.2%	48	2.8%	751	44.0%
Persons in households with only children	8	0.5%	0	0.0%	8	0.5%
Persons in households without children	462	27.1%	487	28.5%	949	55.6%
Subpopulations[1]						
Serious Mental Illness	122	7.1%	124	7.3%	246	14.4%
Substance Use Disorder	209	12.2%	241	14.1%	450	26.4%
Victims of Domestic Violence	87	5.1%	0	0.0%	87	5.1%
Persons with HIV/AIDS	19	1.1%	0	0.0%	19	1.1%
Veterans	83	4.9%	61	3.6%	144	8.4%
Chronically Homeless	61	3.6%	210	12.3%	271	15.9%

[1] These statistics are self-reported and are typically underreported
Source: Central Valley Low Income Housing Corporation, 2015.

The City of Stockton implements the Continuum of Care (CoC), which is a comprehensive, three-fold approach, to meets the needs of the City's homeless. The first tier is emergency shelter and short-term housing, the second tier is transitional housing, and the third tier is permanent affordable housing. In order to address the problem of homelessness effectively, the City uses a comprehensive approach that combines these shelter and housing facilities with support services to address the needs of each of the sub-populations within the homeless population. Treatment of mental illness and substance abuse, counseling and protection for domestic violence victims, the provision of job training, and intensive case management are critical to reducing homelessness.

The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

In addition, the City works with San Joaquin County in administering the Shelter Plus Care Program to provide special supportive housing for persons with disabilities and for homeless individuals. City staff meets on a regular basis with staff of other local agencies to identify local issues and discuss appropriate programming of services for homeless persons and those individuals with special needs. The Shelter Plus Care Program is designed to provide housing and supportive services on a long term basis for homeless persons with disabilities, primarily those with serious mental illnesses, chronic problems with alcohol and/or drugs, AIDS, or related diseases who are living in places not intended for human habitation or in emergency shelters.

Overnight and Emergency Shelters

Table 4-34 summarizes overnight and emergency shelter facilities available in San Joaquin County, including Stockton, the bed capacity, and the characteristics of clients they serve. The majority of facilities serve unaccompanied males and females, adult couples without children, and single-parent and two-parent families. The Women's Center – Youth and Family Services (YFS) Safe House is the only shelter that specifies serves unaccompanied youth under 18. Stockton Shelter for the Homeless (SSH) and Gospel Center Rescue Mission (GCRM) have the greatest capacity at 386 beds, while the remaining shelters have an average capacity of 30 beds.

TABLE 4-34
OVERNIGHT AND EMERGENCY FACILITIES
San Joaquin County
2015

Facility/Provider	Location	Description
Gospel Center Rescue Mission (GCRM)	Stockton	GCRM operates an emergency shelter for men with a max capacity for 75 single persons. GCRM also operates a Respite Program that provides 24-hour shelter beds for people who are too well to be in the hospital, but too sick to recuperate on the streets. The Respite Program has seven regular beds and four overflow beds.
Stockton Shelter for the Homeless (SSH)	Stockton	SSH provides temporary shelter for single adults and families. The shelter can house up to 300 people in its two facilities and assists clients in obtaining permanent housing.
Women's Center - Youth and Family Services, Safe House	Stockton	Safe House offers up to 21 days of shelter and supportive services for runaway, throwaway, and homeless youth ages 12-17. This facility can assist up to 10 youth at a given time plus their children.
Haven of Peace	French Camp	The Haven of Peace is a two-week shelter for women and their children with the capacity to house 35 individuals, including both adults and children. The shelter offers three meals a day, clothing, counseling, case management, and referrals to social services or other agencies/programs. Many of the women are abused, homeless, substance abusers, and unemployed.
Hope Family Shelter	Manteca	The Hope Family Shelter that houses 16 families with a capacity for about 70 people. Food, clothing, utilities, and counseling are provided.
Salvation Army Archway Shelter	Lodi	Archway Shelter, serves 32 single men and 3 families. It offers kitchen facilities, laundry/bath facilities, and medical/dental examination room. Work training and AA meetings are also offered.
Lodi House	Lodi	Lodi House is a shelter for women and their children. The facility houses approximately five adults and their children.
McHenry House	Tracy	The McHenry House provides shelter and meals for single women, women with children, and couples, up to 18 people for a maximum stay of 15 days. The shelter typically serves seven families at a time.
Women's Center - Family and Youth Services, Serenity House	Tracy	Serenity House is an emergency shelter for battered women and their children. Serenity House offers a comprehensive 60-day program with the capacity to serve up to 12 women and their children at a given time.

Source: Mintier Harnish; contacted agency or facility, October 2015.

Transitional Housing

For many, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Transitional housing is usually in buildings configured as rental housing developments but operate with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live well and work in the community.

Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family transition from a short-term emergency shelter. The length of stay varies considerably by program but is generally longer than two weeks and can last up to 60 days or more. In many cases, transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing/shelter is generally provided in apartment-style facilities with a higher degree of privacy than short-term homeless shelters, may be provided at no cost to the resident, and may be configured for specialized groups within the homeless population such as people with substance abuse problems, mental illness, victims of domestic violence, veterans, or have AIDS/HIV.

There are several transitional or supportive housing programs offered in San Joaquin County, mostly in the city of Stockton. As shown in Table 4-35 transitional and permanent supportive housing programs are being provided by Central Valley Low Income Housing Corporation (CVLIHC), New Directions, Women's Center – Youth and Family Services, Gospel Center Rescue Mission, Dignity's Alcove, Stockton Shelter for the Homeless, Lutheran Social Services, and HOPE Family Shelter.

TABLE 4-35
TRANSITIONAL AND PERMANENT SUPPORTIVE HOUSING
San Joaquin County
2015

Facility/Provider	Location	Description
Central Valley Low Income Housing Corporation (CVLIHC)	Stockton and various locations throughout the County	CVLIHC provides transitional housing for homeless families with children. CVLIHC operates a scattered site program throughout San Joaquin County with participants having the primary responsibility for the units where they live. The program provides 427 units. CVLIHC also provides permanent supportive housing to homeless individuals with a disability, and preference is given to those who are chronically homeless. Two of the sites can serve both individuals and households with children, and the other two can only serve single adults. Housing sites are scattered throughout San Joaquin County and provide a total of 294 units.
Dignity's Alcove	Stockton	Dignity's Alcove provides 24-month transitional and recovery housing for up to 42 homeless veterans at one time. The comprehensive program includes client assessment, case management, drug and alcohol education, communications training, and more.
Gospel Center Rescue Mission (GCRM)	Stockton	GCRM provides the New Hope Family Shelter, which is a six-month transitional program for homeless women with or without children. There is a max capacity for 80 persons.
Lutheran Social Services' Project HOPE	Stockton	Lutheran Social Services' Project HOPE program provides permanent housing and supportive services to homeless emancipated foster youth. The program serves 25 individuals and their children.
New Directions	Stockton	New Directions provides housing and supportive services for homeless adults who have an active substance abuse problem. New Directions provides 24 beds.
Stockton Shelter for the Homeless. Holman House	Stockton	Operated by the Stockton Homeless Shelter, the Holman House provides emergency shelter, transitional housing assistance, and supportive services for persons living with HIV/AIDS. Holman House has a max capacity of 12 beds.
Women's Center - Youth and Family Services, DAWN House	Stockton	DAWN House is a shelter for abused women and their children. This facility houses approximately 42 adults and children. The length of stay is normally 30 to 60 days.
Women's Center - Youth and Family Services, Opportunity House Transitional Living Program	Stockton	Opportunity House Transitional Living Program provides up to 21 months of shelter and supportive services to prepare runaway, throwaway, and homeless youth for independent living. The program serves youth ages 18-21 and emancipated youth ages 16-17 years old. The program can assist eight people at a given time.
HOPE Family Shelter	Manteca	Building HOPE provides transitional housing and services to homeless families. The project serves 7 families at a time. The families can live in the facility for up to two years while paying a fixed rent at 30 percent of family income and receiving employment assistance.

Source: Mintier Harnish; contacted agency or facility, October 2015.

Summary of Emergency Shelter and Transitional/Permanent Supportive Housing Capacity

Table 4-36 summarizes homeless facilities in Stockton including bed capacity and the characteristics of clients they serve. The majority of facilities serve unaccompanied males and females, adult couples without children, and single-parent and two-parent families. Overall, the Stockton facilities listed in Table 4-36 have the capacity for 1,150 persons at a given time.

TABLE 4-36
EMERGENCY AND TRANSITIONAL/PERMANENT SUPPORTIVE SHELTER PROVIDER CAPACITIES
Stockton
2015

Facility Name	Homeless Beneficiaries	Bed Capacity
Central Valley Low Income Housing Corporation	AC	521[1]
	SPF	
	TPF	
	UW	
	UM	
Dignity's Alcove	UM	42
	UW	
Gospel Center Rescue Mission	UM	166
	UW	
	SPF	
Lutheran Social Services' Project HOPE	SPY	25 (plus their children)
	UFY	
	UMY	
New Directions	UW	24
	UM	
Stockton Shelter for the Homeless	UW	300
	UM	
	SPF	
	TPF	
	AC	
Stockton Shelter for the Homeless, Holman House	UW	12
	UM	
Women's Center - Youth and Family Services, DAWN House	SPF	42
	UW	
Women's Center - Youth and Family Services, Safe House	UFY	10 (plus their children)
	UMY	
	SPY	
Women's Center - Youth and Family Services, Opportunity House Transitional Living Program	UW	8
	UM	
	UFY	
	UMY	

Key	
AC-Adult Couples without Children	UW-Unaccompanied Females
SPF-Single Parent Families	UM-Unaccompanied Males
TPF-Two Parent Families	UFY-Unaccompanied Female Youth Under 18
SPY-Single Parent Youth	UMY-Unaccompanied Male Youth Under 18

Note: [1] Total bed capacity in Stockton is estimated based on roughly 60 percent of CVLIHC's transitional housing units are located at an address with a Stockton zip code. Regarding CVLIHC's permanent supportive housing units, roughly 90 percent of the units have a Stockton zip code.
Source: Mintier Harnish; contacted agency or facility, October 2015.

Persons Diagnosed with AIDS and Related Diseases

According to the California Department of Public Health as of December 31, 2013 there have been 1,421 reported cases of AIDS since the onset of the disease in the county in the 1980s. Through the Housing Opportunities for Persons with AIDS (HOPWA) program, federal funds are allocated to the State and the County for the purpose of assisting people living with the disease in securing permanent and affordable housing. Through San Joaquin County Public Health Services, Stockton Shelter uses HOPWA funds to purchase and run transitional houses for AIDS-infected persons who are homeless or having financial difficulties. Residents can stay in transitional housing for up to 12 months while they secure a job, home, or SSI benefits. Within the City, Stockton Shelter administers one transitional house, with capacity for eight individuals, and five condominiums for families of three to four people. In addition to transitional housing, Stockton Shelter also provides emergency assistance for people who cannot afford their housing payments due to a health emergency or high health-care costs.

According to area health care providers, additional housing needs for people with AIDS and HIV include more emergency housing assistance, funding to cover first- and last-month's rent, low-cost housing for individuals such as residential hotels, and assisted living for persons in the middle- to late-stages of the disease.

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, disabled individuals, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO), and or shared housing, and/or rental subsidies or vouchers. In recent years rising rents, higher income and credit standards imposed by landlords and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Stockton, a household of three persons with an income of $20,090 in 2015 would qualify as an extremely low-income household. Table 4-37 shows the number of extremely low-income households and their housing cost burden in Stockton, San Joaquin County, and California in 2012. As shown in the table, Stockton had a higher percentage (13.8 percent) of extremely low-income households than countywide (10.3 percent), although slightly less than the state (14.7 percent). Following the statewide and countywide trends, the city had a larger proportion of extremely low-income renter households (23.7 percent) than countywide (18.9 percent) and a slightly smaller proportion than the state (24.5 percent). Stockton had a similar proportion of extremely low-income owner households (4.7 percent) than countywide (4.3 percent) and less than California (7.0 percent). In Stockton, 83.9 percent of extremely low-income households had a moderate housing cost burden and 75.4 percent had a severe housing cost burden. This was slightly higher than the cost burdens of extremely low-income households in the county and state. Extremely low-income renters in Stockton had a much higher incidence (85.9 percent) of a moderate housing cost burden than owners (74.9 percent) and 78.4 percent of renters had a severe cost burden compared to 61.8 percent of owners. This information suggests that there is a need for affordable rental units for extremely low-income residents in Stockton.

TABLE 4-37
HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS
Stockton, San Joaquin County, and California
2012

	Stockton			San Joaquin County			California		
	Owners	**Renters**	**Total**	**Owners**	**Renters**	**Total**	**Owners**	**Renters**	**Total**
Number of ELI households	**2,210**	**10,315**	**12,525**	**5,430**	**16,510**	**21,940**	**491,105**	**1,345,805**	**1,836,910**
Number of total households	46,995	43,475	90,470	126,270	87,365	213,630	6,978,395	5,487,935	12,466,330
% of total households	4.7%	23.7%	13.8%	4.3%	18.9%	10.3%	7.0%	24.5%	14.7%
Number w/ cost burden > 30%	**1,650**	**8,860**	**10,510**	**3,805**	**13,860**	**17,670**	**359,680**	**1,090,875**	**1,450,560**
% w/ cost burden > 30%	74.7%	85.9%	83.9%	70.1%	83.9%	80.5%	73.2%	81.1%	79.0%
Number w/ cost burden > 50%	**1,365**	**8,085**	**9,450**	**3,115**	**12,835**	**15,955**	**299,075**	**940,265**	**1,239,340**
% w/ Cost Burden > 50%	61.8%	78.4%	75.4%	57.4%	77.7%	72.7%	60.9%	69.9%	67.5%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) Database, using 2008-2012 American Community Survey.

SECTION 3: THE RHNA AND SITES INVENTORY

Major Findings

- The San Joaquin Council of Governments (SJCOG) allocated 11,824 new housing units to the City of Stockton for the current RHNA projection period (January 1, 2014, to December 31, 2023). The allocation is equivalent to a yearly need of approximately 1,182 housing units over a 10-year time period. Of the 11,824 housing units, 1,675 are to be affordable to extremely low-income households, 1,482 to very low-income households, 2,004 to low-income households, 2,103 to moderate-income households, and 4,560 to above moderate-income households.

- After accounting for built, approved, and under construction residential developments, the City exceeded its RHNA for above moderate- and moderate-income units. The City had a remaining need for 4,343 lower-income units. The vacant and underutilized sites inventory identified enough land to accommodate 1,167 above moderate-income units, 880 moderate-income units, and 6,203 lower-income units, which exceeds the City's 2014-2023 RHNA for all income categories.

Introduction

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)).

This section describes the City's Regional Housing Needs Allocation (RHNA) and analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in Stockton. Included is an evaluation of the availability of land resources and the adequacy of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

The inventory includes residential projects built or planned since the start of the RHNA projection period (January 1, 2014) (see Table A-1) and the vacant and underutilized land that is suitable and available within the city of Stockton for residential development (see Table A-2).

Regional Housing Needs Allocation

HCD is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region. The RHNP is intended to promote the following objectives:

- increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;

- promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- promote an improved intraregional relationship between jobs and housing.

Housing element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNP prepared by the COG. The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element statutory planning period. Each locality's RHNA is distributed among five income categories to address the housing needs of all economic segments of the community.

This section describes projected housing needs in Stockton based on the adopted Regional Housing Needs Allocation (RHNA) prepared by the San Joaquin Council of Governments (SJCOG). SJCOG adopted its Regional Housing Needs Plan on August 28, 2014. As required by State law, SJCOG allocated to each jurisdiction a "fair share" of the regional housing need by income category (i.e., very low-, low-, moderate-, and above moderate-income). The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites with appropriate zoning are available to accommodate at least the number of units allocated.

Countywide, the total housing need is 40,360 new units, of which the City received 11,824 units (29.3 percent). Table 4-38 shows the projected housing needs for the RHNA projection period from January 1, 2014 to December 31, 2023, for the City of Stockton.

TABLE 4-38
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
Stockton
January 1, 2014 to December 31, 2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL	Average Yearly Need[1]
RHNA	1,675	1,482	2,004	2,103	4,560	11,824	1,182
Percent of Total	14.2%	12.5%	16.9%	17.8%	38.6%	100.0%	10.0%

[1]Based on a 10 -year projection period
Source: San Joaquin Council of Governments (SJCOG), Regional Housing Needs Allocation (RHNA) Final RHNA Methodology (August 28, 2014).

As shown in the table, SJCOG allocated 11,824 new housing units to the city of Stockton for the January 1, 2014, to December 31, 2023 projection period. The allocation is equivalent to a yearly need of approximately 1,182 housing units for the 10-year time period. Of the 11,824 housing units, 7,264 units (61.4 percent) are to be affordable to moderate-income households and below, including 1,675 extremely low-income units, 1,482 very low-income units, 2,004 low-income units, and 2,103 moderate-income units.

Built and Approved Housing Units

One of the Housing Element's main goals is to ensure that a variety of housing opportunities at a range of prices and rents are made available to residents. This includes, but is not limited to, conventional single family homes, multifamily apartments, town homes, and housing for special needs groups. Since the RHNA projection period runs from January 1, 2014, to December 31, 2023, the RHNA can be reduced by the number of new units built or approved since January 1, 2014.

Affordability Assumptions for Market-Rate Development

Stockton has a very affordable housing market. Based on 2015 new home sales data and rental listings, moderate-income households can afford the median market-rate sales price for single family homes, and lower-income households can afford the average market-rate rent. In July 2015, the median home sales price in Stockton was $200,000 (CoreLogic, 2015). At this price a 3-person, moderate-income household, whose ability to purchase a single family home is about $265,384, could afford a single family residential unit. Additionally, in 2015, the average market-rate rent for a two-bedroom apartment is about $893 per month. An affordable rent for a low-income household is less than $1,194. Average rental rates are generally affordable to low-income households, but unaffordable to very low- and extremely low-income households. (See "Ability to Pay for Housing Based on HUD Income Limits" for a more specific breakdown.)

Based on this analysis, it is assumed that a portion of new single family homes built since January 1, 2014 or approved but not yet built would be affordable to moderate-income households (assumed as 20 percent for the purpose of the analysis), and the remaining single family units would be affordable to above moderate-income households. It is also assumed that a portion of new multifamily units built or approved would be affordable to low-income households (assumed as 10 percent for the purpose of the analysis), and the remaining multifamily units would be affordable to moderate-income households. These are conservative assumptions given current affordability levels in the city.

Built and Approved Subdivisions and Projects

Table 4-39 summarizes market-rate units in subdivisions and projects that have been constructed since the start of the current Housing Element projection period (January 1, 2014), are under construction (as of September 23, 2015), or currently have entitlements during the Housing Element planning period. A detailed inventory of these sites is available in Appendix A. There are 27 current subdivision projects (as of September 2015) amounting to 3,638 acres of land. Single family residential development accounts for a majority of the development potential in these subdivisions and projects; however, there are 2,865 approved multifamily units.

TABLE 4-39
BUILT AND APPROVED MARKET-RATE UNITS IN SUBDIVISIONS AND PROJECTS
Stockton
January 1, 2014 to September 21, 2023

Assumed Affordability	Built Units (i.e., Building Permits Issued)		Approved Units Remaining (Not Yet Built)		Total Units
	Single Family	Multifamily	Single Family	Multifamily	
Total	**177**	**0**	**14,455**	**2,865**	**17,497**
Above Moderate-income	142	-	11,564	-	**11,706**
Moderate-income	35	-	2,891	2,578	**5,504**
Low Income	-	-	-	287	**287**

Note: See Appendix A, Table A-1 for details on each subdivision and project included in the approved subdivision and project inventory.
Source: City of Stockton, September, 2015; Mintier Harnish, 2015.

Since January 1, 2014, the City has issued building permits for 177 single family units. Based on the housing affordability described above, it is assumed that approximately 80 percent (142 units) of these units would be affordable to above moderate-income households, and 20 percent of these built single family units (35 units) would be affordable for moderate-income households.

Remaining, un-built single family units within approved subdivisions and projects can provide for an additional 14,455 single family residential units. Similar to the units that have been issued building permits (as described above), approximately 80 percent of these single family units (11,564 units) are assumed to be affordable to above moderate-income households. It is assumed that 20 percent of these new single family units (2,831 units) could be affordable to moderate-income households.

There are an additional 2,865 multifamily units included in approved subdivisions and projects. Based on the affordability analysis described above, it is assumed that about 10 percent of these units will be affordable to lower-income households (287 units), and the remaining 90 percent (2,578 units) will be affordable to moderate-income households.

Approved Affordable Housing Projects

City staff and the Consultants compiled an inventory of all residential projects with a deed-restricted affordable housing component that have been constructed, are under construction, or are approved and planned within the current Housing Element planning period as follows:

- Affordable units built since the start of the current RHNA projection period (January 1, 2014);
- Affordable units currently (as of September 23, 2015) under construction; or
- Affordable units currently (as of September 23, 2015) approved and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023)

Table 4-40 shows an inventory of deed-restricted built and approved affordable housing projects within the city of Stockton. The effective inventory date is September 23, 2015, and the project status as of that date is used for inventory purposes. For each project the table shows the name of the development, address, APN, number of affordable units by income category, project status, and type of units. As shown in the table, there are a total of 531 approved and built affordable units counted in the inventory.

TABLE 4-40
APPROVED AND BUILT DEED-RESTRICTED AFFORDABLE HOUSING

Stockton
January 1, 2014 to December 31, 2023

Project Name	Address	APN	Zoning	Acres	Density	Total Affordable Units	Affordable Units			Status of Application	Affordability End Date	Type of Units
							Extrem. Low	Very Low	Low			
Casa de Esparanza	2404 Mariposa Rd	173-060-27	RM	4.28	15.89	68	17	51	0	Construction completed 6/20/14	2069	Farmworkers, Large Families
Villa Isabella	1120 N. Sutter St	139-194-16	CO	0.34	55.88	19	3	16	0	Construction completed 7/23/14	2069	Low-Income
Chateau de Lyon	1020 Rosemarie Lane	110-220-21	RH	1.87	15.51	29	3	26	0	Construction completed 6/30/15	2070	Very Low-Income, Large Families
Cal Weber 40	506 & 520 E. Weber Ave	149-170-13	CD	0.57	70.18	39	4	26	9	Under Construction	55 years from Certificate of Occupancy	Low-Income, Large Families
Coventry Apartments	4825 Kentfield Rd	104-100-14	RH	1.66	27.11	45	9	36	0	Under Construction	55 years from Certificate of Occupancy	Low-Income, Large Families
El Monte Apartments	1225 El Monte St	110-203-01	RH	0.37	29.73	11	0	11	0	Construction Scheduled to Begin 11/2015	55 years from Certificate of Occupancy	Low-Income
Zettie Miller's Haven	1545 Rosemarie Lane	110-180-02	RH	2.15	38.14	81	61	20	0	Construction Scheduled to Begin 1/2016	55 years from Certificate of Occupancy	Special Needs
Anchor Village[1]	601 N. Hunter St	139-060-08	CD	0.55	92.73	51	TBD	TBD	TBD	Construction Scheduled to Begin 1/2017	55 years from Certificate of Occupancy	Veterans
Hunter Street Apartments[1]	804 N. Hunter St.	139-055-01; 139-054-03	CO/CD	1.82	45.05	82	TBD	TBD	TBD	Construction Scheduled to Begin 1/2017	55 years from Certificate of Occupancy	Veterans
Grand View Village[1]	TBD	139-130-01, 02, 03, 04, 05, 26	CD	0.96	110.42	106	TBD	TBD	TBD	Construction Scheduled to Begin 7/2017	55 years from Certificate of Occupancy	Mixed-Use Project
Total Affordable Units	**531**											

Note: [1]The distribution of units by income level is not yet known, however for the purpose of inventory, all are counted as affordable for low-income households.
Source: City of Stockton, September 2015.

Remaining Need

Based on the information on approved and built projects presented in Table 4-39 and Table 4-40, Stockton's remaining housing need is calculated in Table 4-41. Units that have been approved, built, or are under construction satisfy about 15.9 percent of the RHNA for lower-income units and exceed the RHNA for moderate- and above-moderate-income units. The remaining need to be satisfied during the Housing Element planning period is 4,343 lower-income units. This remaining RHNA for lower-income units must be accommodated by vacant and underutilized sites.

TABLE 4-41
REMAINING NEED BASED ON APPROVED, BUILT, AND UNDER CONSTRUCTION UNITS
Stockton
January 1, 2014, to September 23, 2015

Income Category	RHNA	Approved, Built, and Under Construction	Remaining Units Needed
Lower [1]	5,161	818	4,343
Moderate [2]	2,103	5,504	0
Above Moderate[3]	4,560	11,706	0
TOTAL	**11,824**	**18,030**	**4,343**

Notes: [1] Lower-income includes extremely low-, very low-, and low-income categories. Assumes 10 percent of approved, built, and under construction multifamily units will be affordable to lower-income households based on recent sales prices of new homes and apartment rental rates (see discussion above).
[2] Assumes 20 percent of approved and built single family homes and 90 percent of approved, built, and under construction multifamily units are affordable to moderate-income households based on recent sales prices for new homes and apartment rental rates (see discussion above). Approved and built units as of January 1, 2014 exceeds the moderate-income RHNA for the Housing Element planning period by 3,401 units.
[3] Assumes the remaining 80 percent of built, approved, and under construction single family units are affordable to above-moderate-income households. Approved and built units as of January 1, 2014 exceeds the above moderate-income RHNA for the Housing Element planning period by 7,146 units.
Source: City of Stockton, Mintier Harnish, 2015.

Opportunity Sites Available for Residential Development

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for non-residential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for non-residential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference;
- The size of each property listed and the general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property;
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

Methodology for Identifying Housing Sites

The data was compiled by City staff and the Consultants and mapped using a Geographic Information System (GIS). The current (2015) inventory was built off the existing inventory compiled in 2009. To update the inventory, City staff provided data on new building permits issued between January 1, 2007 and September 23, 2015, and the Consultants used this data in GIS to locate where permits had been issued for previously vacant and underutilized land. These sites were removed from the inventory since they are no longer vacant. Furthermore, sites within approved subdivisions and projects are not included in this inventory since they are already counted against the RHNA.

The inventory was also updated to add new sites based on the SJCOG Regional Smart Growth Transit-Oriented Development Plan (TODP), prepared in 2012. This Plan identifies opportunity sites for transit-oriented development throughout the county. Sites identified in Stockton were added to this housing sites inventory if they met the residential sites criteria established in this inventory.

The following criteria were used to identify available residential sites:

Vacant Sites. Sites are considered vacant if they do not have any existing structures. Vacant parcels were initially selected based on the County Assessor's use codes in the parcel database. Vacancy status was verified through aerial photographs and field observation, since the Assessor's use codes are not completely accurate for all parcels, the vacant parcel list was supplemented with additional entries from City staff. The effective date of the vacancy status for each site is September 23, 2015. Vacant sites were not included if they were located within an approved project, since these units were already counted in the inventory.

Underutilized Sites. The criteria for sites considered underutilized are more complex than for vacant sites. Based on the City's vacant and underutilized parcel inventory, two steps were used to determine parcels that have potential for reuse or redevelopment: evaluation of remaining site capacity and location. Sites must also have the potential, based on zoning, to be developed for residential uses.

The sites inventory primarily focuses on sites that are "physically underutilized", meaning there is additional capacity for development on the site without the need to remove the existing use. The Consultants and City staff evaluated each underutilized site and identified what percentage of the site was available for additional residential development. For example, if a site has a commercial building occupying less than half of the site and there is remaining infill development capacity for residential uses, the sites inventory assumes that at least 50 percent (depending on the size of the undeveloped part of the site) of the site could accommodate additional residential development. The percent development assumption is meant as a conservative estimate of the development capacity and does not assume that the existing use would need to be removed in order to develop on the site; however, some of the sites may be "economically underutilized" and have uses that would likely be replaced prior to development. These economically underutilized sites would likely develop with more units than what is assumed in the inventory.

The City has a history of allowing additional infill development on parcels with existing uses. For example, in 2005 the City approved a 126-lot subdivision on a 15-acre site with an existing single family home that remained on the site. In 2006 the City approved the subdivision of a 34,545 square foot parcel with an existing single family home into four small parcels, and in 2007 the City approved two subdivisions of 0.5- and 0.29-acre lots to allow additional residential development.

The City also has a history of adaptive reuse of properties. In 2002 the City renovated the Hotel Stockton, built in 1910 as a 252-guest room hotel, into a mixed-use development incorporating 141 affordable, senior housing units. In 2008 the City approved the reuse of a former motel site as a State-licensed residential drug and alcohol treatment center and transitional housing facility with capacity for 120 residents. Currently (2015), Cal Weber 40, an adaptive mixed use project, is under construction. Two buildings are being converted into a mixed-use project, which were formerly used as assembly halls. The ground floor area, which is occupied by a variety of commercial uses, will remain commercial while the second and third floors of the buildings, which are currently vacant, will be renovated into 40 housing units available to rent to low- and very low-income tenants. The project will also include a parking structure and an open space/play area. To help with long-term affordability and sustainability, the project is being developed with numerous energy efficient features, including solar panels; high efficiency HVAC units and water heaters; energy star appliances; low flow toilets, shower heads, and faucets; low-e windows; increased attic insulation; and locally sourced products.

The following shows examples of typical underutilized sites and illustrates the type of residential infill that could occur. The shaded area of each site represents the developed part, and the remaining area shows where infill development could occur.

Example 1 shows the development capacity on Site B-1-9. This 2.12-acre parcel contains an auto sales company, whose building and parking area occupy an estimated 27 percent of the parcel. The remaining 73 percent of the parcel is vacant land. This parcel has significant potential for infill development on the unused part of the site. The sites inventory assumes that 70 percent of the parcel is available for additional development.

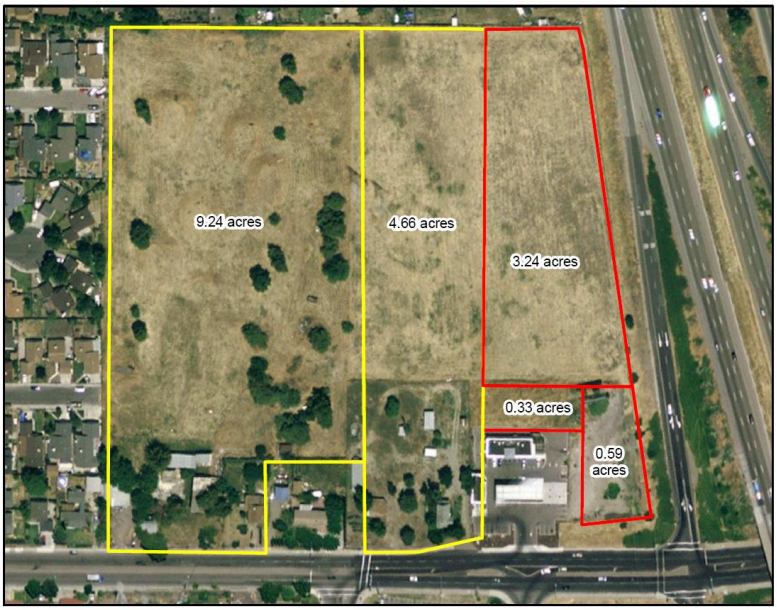
Example 1
Underutilized Site B-1-9

Example 2 shows the development capacity on Site B2-34 from the 2009 Housing Element Sites Inventory. This site is no longer included in the 2015 Housing Element inventory because it has an approved affordable project on the site. This 3.05-acre parcel has a church and parking area that occupy a small percentage of the parcel. The remaining area is currently (2015) vacant, but Zettie Miller's Haven, an 82-unit special needs housing project, is scheduled to begin construction in 2016 (Table 4-40).

Example 2
Underutilized Site B2-34

Example 3 is slightly different from the first two examples and shows how the City has grouped adjacent vacant and underutilized parcels in the inventory to identify a larger opportunity site. Site C-3-8 is made up of five adjacent parcels (18 acres), two of which are underutilized and three of which are vacant. The 9.24-acre underutilized parcel contains a dilapidated, vacant structure that was previously used for a golfing range. The sites inventory assumes that this parcel is 100 percent underutilized and will fully redevelop. The 4.66-acre parcel contains a single family home, detached garage, and storage sheds. The sites inventory assumes that this parcel is

Example 3
Underutilized Site C-3-8



90 percent underutilized. While the development of site C-34 could result in the replacement of this single family home, the City has taken a conservative approach and assumes that it could remain while infill development occurs around it.

TODP Sites Inventory. In creating the sites inventory for the Transit-Oriented Development Plan (TODP), SJCOG worked with member jurisdictions to identify locations for infill development. The TODP inventory used the 2009 Housing Element inventory as a starting point for identifying TOD sites. As such, many sites identified by the TODP overlap with the sites identified in the 2009 Housing Element inventory. However, a different set of criteria identified additional sites in the TODP that were added to the 2015 Housing Element inventory. These new sites are identified with the term "TOD" in Table A-2. Other criteria used in the TODP methodology include:

- The site must be within a half mile of an existing or proposed regional transit station, potential transit corridor or BRT, or within a half mile of a downtown;
- The site must be at least a half-acre or located in a downtown;
- The site must be surrounded on three sides by existing urban development; or
- The site must not have any pipeline projects or approved projects.

Site Size Threshold. The minimum site size considered feasible for development of lower-income housing depends on the location within the city. Since sites in the Downtown Area can be developed at densities up to 87 units per acre, it is feasible to develop more units on smaller sites; however, allowed densities are lower for sites outside of the Downtown Area. The site thresholds are also based on the City's procedure to grant flexibility in development standards for infill parcels to allow projects to achieve the maximum allowed density. The sites inventory assumes the following site size thresholds for lower-, moderate-, and above moderate-income units:

- **Downtown Area:** This 253-acre area is bound by Fremont Street, Aurora Street, Hazelton Avenue, and Interstate 5. Sites as small as 0.20 acres were considered feasible for development of lower-income units in the Downtown Area based on higher allowed densities in this part of the city (i.e., maximum allowed density of 87 units per acre). This corresponds to recent development trends for affordable housing, the City's desire to promote compact infill development Downtown as reflected in the 2035 General Plan, and General Plan policies and programs called for in the Settlement Agreement to require 4,400 units in the Greater Downtown Area by 2035, which includes the Downtown Area. Vacant sites under 0.2 acres were considered feasible only for an above moderate-income single family residential unit. Underutilized sites below this threshold were not included in the inventory. Sites within the Downtown Area account for 23.9 percent of the opportunity sites inventoried.
- **Greater Downtown Area:** The Greater Downtown Area is about 2,479 acres (excluding the Downtown Area) and is generally bound by Harding Way, Charter Way (MLK), Pershing Avenue, and Wilson Way. Sites 0.5 acres and over were considered feasible for development of low-income units in the Greater Downtown Area based on the City's desire to promote compact infill development and General Plan policies and programs called for in the Settlement Agreement to require 4,400 units in the Greater Downtown Area by 2035. Sites between 0.2 acres and 0.5 acres were considered available for moderate-income units based on the expected development type for these smaller

parcels (e.g., duplexes, triplexes). Sites under 0.2 acres were considered only feasible for an above moderate-income single family residential unit. Sites within the Greater Downtown Area account for 5.3 percent of the opportunity sites inventoried.

- **Other City Limits:** The remaining area within the City limits is about 39,045 acres (excluding the Downtown Area, Greater Downtown Area). Sites 0.50 acres and greater were considered feasible for development of low-income units in the remaining City limits based on past trends and actions called for to develop 14,000 within in the 2008 City limits as part of the Settlement Agreement with the Sierra Club and California Attorney General. Underutilized sites under 0.5 acres were not identified in the inventory. Vacant sites under 0.5 acres were considered only feasible for a single family residential unit. Sites within the remaining City limits account for 70.8 percent of the opportunity sites inventoried.

A summary of site size thresholds is provided in Table 4-42.

TABLE 4-42
SITE SIZE THRESHOLDS

	Low-Income	Moderate-Income	Above-Moderate Income
Downtown	>0.2 acres	n/a	<0.2 acres[1]
Greater Downtown Area	>0.5 acres	0.2 to 0.5 acres	<0.2 acres
Other City Limits	>0.5 acres	n/a	<0.5 acres[1]

Note: [1]Applies only to vacant sites; underutilized sites are not considered feasible in the timeframe of the Housing Element.

The sites inventory groups individual parcels that are adjacent to one another and have the potential for lot consolidation into single sites. The City has a history of facilitating lot consolidation for the development of multifamily housing, including affordable housing. Table 4-43 describes four projects in which the City assisted in consolidating adjacent, small lots. Three of the four examples involve affordable housing. One example involved the consolidation of 28 small parcels that made up an entire city block. In addition, the Settlement Agreement directs the City to focus on increasing the amount of residential development that occurs within the City limits. When implemented, this will likely include strategies to encourage the consolidation of adjacent vacant and underutilized parcels to facilitate residential development.

TABLE 4-43
SITE ASSEMBLAGE EXAMPLES

Applicant	Project Name	Location	Number of Original Parcels	Overall Project Size	Project Description
Visionary Home Builders	Wysteria	1921 Pock Lane	7	9 acres	Use permit to allow the construction of an apartment complex, a day-care center, and a community center. Rezoning from RL to RM. Affordable Housing Density bonus agreement.
Mercy Housing	Gleason Park	One and one-half blocks north of Church Street, between American and Stanislaus Streets	28	4.2 acres	The Redevelopment Agency (RDA) acquired and assembled property to create lots that were feasible for the new, infill development. There were originally 28 lots, many of them vacant or underutilized, that the RDA acquired and merged to create one lot upon which the 93-unit complex was constructed.
Visionary Home Builders	Vintage Plaza	North of Gleason Park and a duplex on Church Street	8	1.26 acres	Vintage Plaza consists of 16 single family rental homes for very low-income households. The RDA acquired and assembled property to create lots that were feasible for infill development. Eight lots were purchased and re-subdivided to allow the development of the 16 homes.
Legacy Park Apartment Associates, LLC	Legacy Park Apartments	Southwest corner of Morada Lane and North State Route 99 West Frontage Road.	3	22.5 acres	Use Permit to allow the construction of a 449-unit apartment complex with accessory facilities in two phases.

Source: City of Stockton, January 2010.

Density Assumptions. In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following (Government Code Section 65583.2(c)(3)):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.

- Use the "default density standards" that are "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. The City of Stockton is classified as a "metropolitan jurisdiction" and the density standard is defined as "sites allowing at least 30 units per acre." HCD is required to accept sites that meet this density standard as appropriate for accommodating Stockton's share of the regional housing need for lower-income households.

The 29 units per acre maximum for high density zoning outside the Downtown Area and Greater Downtown Area is slightly lower than the 30 unit per acre default density, however, it is still a feasible density for lower-income housing in Stockton.

To demonstrate that a density of 29 units per acre can encourage the development of housing affordable to lower income households, a three-part analysis was prepared based on market demand, financial feasibility, and project experience within the zone(s).

- **Market Demand.** As shown in Table 4-44, market rents for apartments are affordable for low-income households earning 80 percent of the area median income (AMI). According

to HCD, the AMI for a four-person household in the Stockton MSA was $66,300 in 2015. Average rent for a one-bedroom is $734, and a low-income households can afford $995 for a one-bedroom unit. Also, a two-bedroom average rent is $893-1,070, depending on the number of bathrooms, which is below the maximum rent affordable for a low-income household ($1,194). While the built densities and age or amenities of apartments for these figures are unknown, market rents, without financial subsidies, are within lower income affordability ranges; indicating that existing allowed densities can facilitate affordability for lower income households.

TABLE 4-44
AFFORDABLE RENT TO MARKET RENT COMPARISON

Bedroom Type	Affordability for Low Income Household (80% AMI)	Market Average Rent
1-Bedroom	$995	$734
2-Bedroom	$1,194	$893-1,070
3-Bedroom	$1,379	$1,087

Source: RealFacts, 2015; Mintier Harnish, 2015.

- **Financial Feasibility.** Given the availability and affordability of land in Stockton, densities of 29 units per acre encourage the development of housing affordable to lower income households. Land prices in Stockton are generally much less expensive than other parts of California such as the coastal region. Based on a sampling of residential land for sale in 2015, the average listing price was $202,286 per acre.

The cost effectiveness of 29 units per acre, in simple terms, can be expressed in terms of land costs per unit at various densities. For example, the following table uses a land price of $202,286 per acre. Based on a typical total development cost of approximately $274,000 per unit (see Table 4-69), the table shows a less than significant difference between 20 units per acre and 30 units per acre, and no difference between 29 units per acre and 30 units per acre. Specifically, land costs per unit at 29 units per acre are $6,975 per unit and represent 2.5 percent of total development costs. Similarly at 30 units per acre, land costs are estimated at $6,743 per unit, which also represents about 2.5 percent of total development costs. Given that land costs at 29 units per acre are similar to 30 units per acre and 30 units per acre is deemed appropriate to accommodate housing for lower income households (Government Code Section 65583.2(c)), a density of 29 units per acre is also appropriate for housing affordable to lower income households.

TABLE 4-45
COSTS PER UNIT

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
20 units per acre	$10,114	3.7%
29 units per acre	$6,975	2.5%
30 units per acre	$6,743	2.5%

Note: Assumes average land price of $202,286 per acre and total development costs of $274,000 per unit.

The City's 2035 General Plan requires the City to promote compact infill development. In addition, actions called for in the Settlement Agreement with the Sierra Club and California Attorney General require the City to develop 4,400 units in the Downtown and Greater Downtown areas and 14,000 units elsewhere within the 2007 city limits. The City expects that the average densities of affordable, higher density projects will increase and the sites used for residential development will continue to be smaller with more compact residential development.

To estimate the densities and affordability levels of zones included in the inventory, recent affordable and market rate projects were analyzed to determine average actual densities in each zoning district. Table 4-46 presents these estimates based on a range of about 70 percent to 85 percent of the maximum allowed density. Descriptions of each zoning district can be found in Section 5 of the Housing Element. Potential housing development for opportunity sites have been estimated based on the typical densities from recent projects in each zone presented.

TABLE 4-46
TYPICAL DENSITIES BY AREA

Zone	Code	Maximum Density (units/acre)		Typical Density Assumed in the Inventory (units/acre)		
		City Limits and Greater Downtown	Downtown Area	Downtown Area	Greater Downtown Area	Remaining City Limits
Residential Estate (RE)	RE	1	1	--	--	0.8
Residential Low Density	RL	0 - 8.7	0-8.7	6.0	6.0	6.0
Residential Medium Density	RM	8.8 - 17.4	8.8 - 17.4	15.0	15.0	12.0
Residential High Density	RH	17.5 - 29	0-87	60.0	25.0	22.0
Commercial Office[1]	CO	8.8 - 29	0-87	60.0	15.0	12.0
Commercial Neighborhood	CN	17.5 - 29	0-87	60.0	25.0	22.0
Commercial General	CG	0 - 29	0-87	60.0	25.0	22.0
Commercial Downtown	CD	0 - 87	0-87	60.0	--	--
Public Facilities[2]	PF	0 - 87	0-87	--	--	--
Mixed Use	MX	0 - 29	0-29	25.0	25.0	22.0
University/College	UC	--	--	--	--	--

Notes: [1]Commercial Office allows densities of 0 to 29 units per acre if residential is part of a mixed-use office development.
[2]Land zoned Public Facilities (PF) is not included in the inventory.
Source: City of Stockton, 2009; Mintier Harnish, 2009.

Non-residential zoning districts that allow residential development include the CO, CN, CG, and CD zones. All of these zones allow 100 percent of development to be residential; however, to provide a conservative estimate for available land, the land inventory includes only 25 percent of the capacity of these sites for areas located outside the Greater Downtown Area. This assumption

reflects the fact that other uses, such as retail or office uses, could be built on these sites. Within the Downtown and Greater Downtown Areas, 50 percent of the capacity is included in the inventory for that area not zoned primarily for residential development. This reflects the City's desire to promote compact infill development and mixed use development as part of the 2035 General Plan and actions called for in the Settlement Agreement with the Sierra Club and California Attorney General to develop 4,400 units in the Greater Downtown Area.

Although the inventory provides a conservative estimate for residential development in areas not zoned for primarily residential uses, the City does has a history of developing non-residential zoned sites with residential uses. To provide some recent (2015) examples, the City approved a 51 unit affordable housing project for veterans on a 0.6 acre site zoned Commercial Downtown, located at 601 North Hunter Street. The City also approved an 82 unit affordable housing project for veterans located at 804 North Hunter Street, zoned Commercial Office, and entails an adaptive reuse of an existing commercial building. Currently (2015), there is a 0.3 acre site in the Downtown Area, zoned Commercial Downtown, under construction for a 40-unit affordable housing project located at 506 and 520 East Weber Avenue.

Single small sites were identified as more affordable since the lots are smaller and therefore support smaller, more affordable housing types. Therefore, single small sites identified in the inventory were assumed to be affordable for moderate-income households. Low density residential (LDR) sites, by contrast, are generally larger and can support larger, higher-value housing types. Therefore, 80 percent of LDR sites were assumed affordable for above moderate-income households, while 20 percent of LDR sites were assume affordable for moderate-income households. Please see the "Built and Approved Housing Units" section above for a more detailed discussion of affordability levels of different housing types.

Environmental Constraints. All parcels included in the sites inventory were reviewed for any known environmental constraints. The sites included in the inventory have all been designated for residential development and are not constrained by topography, known environmental factors, or other site specific constraints that would limit development, with the exception of flood issues. Some of the parcels are located within the 100-year floodplain, as noted in Table A-2. The City does not prohibit development within the 100-year floodplain, but requires development to build two feet above the base flood elevation. Most of the floodplain within the city limits has a low base flood elevation; however, some areas, mostly along the western edge of the city limits have a base flood elevation in excess of 10 feet. Residential development in these areas may require special design treatments such as elevation of the living space with garage and storage space below as allowed under FEMA regulations. The sites inventory does not include parcels with a base flood elevation in excess of 10 feet.

Summary of Vacant and Underutilized Sites

Table 4-47 summarizes the number and affordability level of units that could be built on vacant and underutilized sites included in the inventory. Sites that could accommodate projects affordable to lower-income households account for about 75.2 percent (6,203 units) of the sites in the inventory. Sites that could be affordable to moderate-income households account for about 10.7 percent (880 units). The remaining capacity is on sites that are assumed to accommodate only above moderate-income housing, which accounts for about 14.1 percent (1,167 units) of the inventory.

TABLE 4-47
VACANT AND UNDERUTILIZED SITES INVENTORY

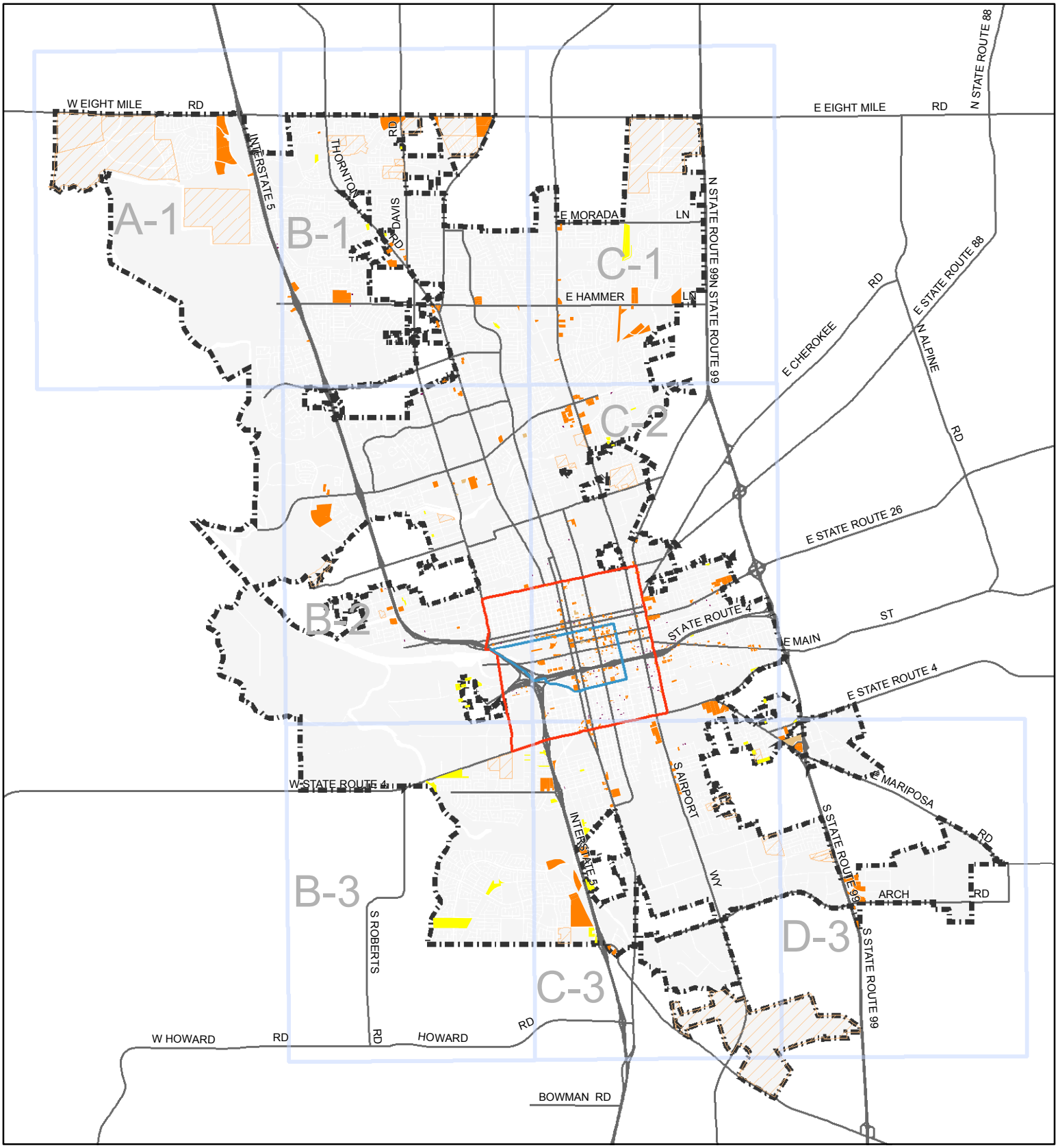
City of Stockton
September 23, 2015

Location	Affordable Units			
	Lower-income[1]	Moderate-income	Above Moderate- Income	Total
Downtown	1,765	0	247	2,012
Greater Downtown	285	152	6	443
Remaining City Limits	4,153	728	914	5,795
TOTAL	**6,203**	**880**	**1,167**	**8,250**

Note: See Appendix A for details on each site included in the vacant and underutilized sites inventory.
[1] Lower-income includes extremely low-, very low-, and low-income categories.
Source: City of Stockton, Mintier Harnish, 2015.

CITY OF STOCKTON

Figure 4-5: Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.5 1 2 3 4 5 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

Second Units

In Stockton, second units are also a potential source of affordable housing. In addition to identifying vacant or underutilized land resources, State law allows the City to address a portion of the RHNA through the provision of second units. A projection of the number of second units expected to be built should be based on the number built during the previous planning period. However, given the lack of development during the recession, the projection of second units within this Housing Element period is based on pre-recession development trends. As shown in Table 4-48, Stockton permitted 22 second units from January 1, 2004 through March 30, 2008, with an average of four units per year.

TABLE 4-48
SECOND UNIT TRENDS

Stockton
January 1, 2004 – March 30, 2008

Year	Number of Approved[1] Second Units
2004	0
2005	7
2006	9
2007	2
2008	4
2004-2008 Annual Average	*4*
TOTAL	**22**

[1]Building Permits Issued
Source: City of Stockton, 2009; Mintier Harnish, 2009.

Table 4-49 summarizes the development potential of second units during the timeframe of the Housing Element. This projection is based on the average development trends that occurred for these unit types between 2004 and 2008. As Table 4-48 shows, 32 second units are expected to be constructed through the time frame of the Housing Element based on average second unit construction trends described in Table 4-47. These unit types are typically affordable to lower-income households; however, as a conservative estimate the inventory counts these units as affordable to moderate-income households.

TABLE 4-49
SECOND UNIT TRENDS

Stockton
2015-2023

Year	Second Unit Potential
2015	4
2016	4
2017	4
2018	4
2019	4
2020	4
2021	4
2022	4
2023	4
TOTAL	**32**

Source: City of Stockton, March 30, 2009; Mintier Harnish, 2015.

Total Holding Capacity vs. Projected Needs by Income Group

Table 4-50 provides a summary of residential holding capacity compared to the adjusted remaining share of the regional housing need (see Table 4-41). As shown in Table 4-50, Stockton has adequate land in approved projects to meet its moderate-and above moderate-income housing needs. The City's adjusted remaining RHNA obligation for lower income households is 4,343 dwelling units (i.e., households of extremely low, very low, and low incomes). After accounting for approved projects, second units, and capacity on vacant and underutilized sites zoned RL, RM, RH, CO, CN, CG, and CD, the City has sufficient capacity for lower-income units, and exceeds it by 1,860 units.

TABLE 4-50
OPPORTUNITY SITES INVENTORY

Stockton
September 2015

Opportunity Sites Type	Affordability Level			Total
	Lower	Moderate	Above Moderate	
Adjusted Remaining RHNA *(See Table 4-41)*	4,343	0	0	4,341
Total Residential Holding Capacity	**6,203**	**912**	**1,167**	**8,282**
Vacant and Underutilized Sites *(See Table 4-47)*				
Downtown	1,765	0	247	2,012
Greater Downtown	285	152	6	443
Remaining City Limits	4,153	728	914	5,795
Second Unit Potential *(See Table 4-48)*	0	32	0	32

Source: City of Stockton, 2015; Mintier Harnish, 2015.

Adequacy of Public Facilities and Infrastructure

State law requires local governments to provide a copy of the adopted housing element to all water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to developments that include units affordable to lower-income households. The city of Stockton will comply with SB 1087 and provide a copy of the adopted Housing Element to all water and sewer providers.

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (December 31, 2023). The following information regarding the adequacy of public facilities and infrastructure is based largely on information from the 2008 City of Stockton Municipal Service Review (MSR) and 2035 General Plan Environmental Impact Report (EIR).

Water

Water systems in the Stockton Metropolitan Area use a combination of treated surface water provided by the Stockton East Water District and pumped groundwater to supply water within the city. Stockton water purveyors include the City of Stockton Municipal Utilities Department, California Water Service Company, and San Joaquin County Maintenance Districts.

Stockton has met and expects to be able to continue to meet annual water demands within the city during differing hydrologic periods with surface water, groundwater, water conservation, and other potential water supplies, such as non-potable supplies from local communities, raw surface

water from local irrigation districts, and water from active groundwater storage projects. The City's 2035 General Plan commits the City to maintain existing facilities and develop new water treatment and delivery facilities. The Plan includes policies that ensure and require that adequate water supplies and facilities are located and maintained throughout the urbanized areas of the city to meet future growth. In addition, any costs associated with new facilities and/or upgrades to existing facilities will be offset through the increased revenue and fees generated by future development. The City will review future projects on an individual basis and will require compliance with City requirements (e.g., impact fees) in effect at the time building permits are issued.

Sewer

The City's wastewater collection and treatment facilities consist of the Stockton Regional Wastewater Control Facility (RWCF) and the City of Stockton Wastewater Collection System Facilities. The RWCF provides primary, secondary, and tertiary treatment of municipal wastewater from throughout the city. According to the City's 2008 Municipal Service Review, the RWCF has a dry weather flow capacity of 48 mgd and actual dry weather flows are estimated at 35 mgd.

The City's sanitary sewer collection system is divided into 10 designated sub-areas or "systems." Pump stations are located throughout the city and are integral to the wastewater collection system. Most of the pump stations discharge to pressure sewers that convey flow under pressure either directly to the RWCF or to a downstream gravity sewer.

The Stockton Wastewater Control Facility provides primary, secondary, and tertiary treatment of municipal wastewater from throughout the city. The RWCF is located north of Highway 4 on both sides of the San Joaquin River. The primary and secondary treatment facilities are located on the east side of the river, while secondary polishing facilities (consisting of 630 acres of oxidation ponds plus dissolved air flotation facilities), filtration facilities, and disinfection facilities are located on the west side of the river. The RWCF includes filtration facilities to meet Title 22-based requirements, including addition of nitrifying biotowers to the tertiary treatment facilities and an effluent polishing wetland.

The current (2015) treatment facilities will remain in service until such time as additional facilities are needed to accommodate the projected wastewater flows and loads. These facilities will also be required to provide higher levels of treatment that will be needed to meet anticipated discharge requirements. Phasing and timing of additional facilities to accommodate additional growth are discussed in the 2011 Capital Improvement and Energy Management Plan.

Infrastructure Financing

The City of Stockton 2035 General Plan requires new development to pay its fair share of the costs of public facilities and utilities needed to support additional growth. Stockton receives funds for the provision of public services through State sources, development fees, property taxes, and connection and usage fees. The City reviews its fee structures on an annual basis to ensure that they provide adequate funding to cover the provision of City services. The City's standard condition of development requires preparation of a Capital Improvement Program (CIP) for specific plans and master plans. The City charges public utility fees on a per-dwelling unit basis for residential uses. Because the City and other service agencies have adequate fee structures and planning processes described above to ensure that the fees remain sufficient to cover costs of required services, no financial constraints to service provision have been identified. The City's

policy ensures it will continue its efforts to maintain funding of existing and future public facilities and services.

The City has also received funding for capital improvement projects from the Community Development Block Grant (CDBG) program. The City receives subventions from the State of California, such as gas tax revenues, which are used for infrastructure projects, and has also benefited from one-time special allocations from the State for law enforcement and parks capital improvement projects. The City has also been successful in applying for a variety of infrastructure related grants.

The 2008 City of Stockton MSR found the water and sewer capacity adequate to meet current and future demands within the city limits. Future development outside the existing city limits within the Sphere of Influence boundary will require the development of new facilities. To adequately meet future demands, new residential developments are required to pay for the major capital improvements for water and sewer needed to serve future residents.

SECTION 4: EXISTING HOUSING PROGRAMS AND FINANCIAL RESOURCES

Introduction

This section provides information on local housing programs as well as local, State, and Federal financial resources that are available to support the City of Stockton's housing programs. Because of the high cost of new construction, more than one source of public funds is often required to construct an affordable housing development. The City of Stockton partners with the private sector to develop new units with the assistance of these various funding sources. The City also uses funds to support housing rehabilitation and preservation of the city's older neighborhoods, assist first-time homebuyers, and provide various other housing services to lower-income households.

Major Findings

- From FY 2009/10 to FY 2014/15, the City provided approximately $27 million in financial assistance to over 500 lower-income households through its housing programs.
- Over the past several years, Stockton received approximately $3 million annually in CDBG funds. In Stockton, CDBG dollars are used to fund a wide range of activities including, housing and neighborhood preservation, economic development through job retention and creation activities, pursuit of public improvements and facilities, elimination of blight and blighting elements, and special programs offering significant community benefit and in direct support of local objectives.
- The U.S. Department of Housing and Urban Development (HUD) allocated $12.1 million during the first round of Neighborhood Stabilization Program funding (NSP-1). The City also received $4.2 million during the third round of funding (NSP-3). The City used the funds to acquire and repair foreclosed properties, offer down payment and closing cost assistance to low- and moderate-income homebuyers, and rehabilitate foreclosed multi-family properties.
- As of September 2015, there are 3,297 affordable housing units in Stockton. In addition, there are seven affordable housing projects that are planned or under construction and are scheduled to provide an additional 415 units.
- There are currently (2015) four deed-restricted, affordable housing projects with a total of 552 units at risk of converting to market-rate before 2025: Steamboat Landing, Village East, Hammer Lane Village, and Silvercrest.

Local Housing Programs

City of Stockton

The Housing Division of the City of Stockton Economic Development Department works closely with other agencies in facilitating the production and preservation of affordable housing, assisting in the development of suitable living environments, and expanding economic opportunities to low-income families by providing them with financial assistance loans.

Single Family Housing Repair Loan Program

The Single-Family Housing Repair Loan program provides low-income homeowners financial assistance for home repairs. Funding for the loan program comes from CDBG, HOME, and CalHome. The program aims to bring local housing into compliance with California Building Code Standards and improve accessibility for homeowners. The following are the program guidelines:

- **Eligibility:** Low-income (80 percent AMI or lower), located within city limits, owner-occupied single-family or two units on one lot with one of the units occupied by the eligible owner.
- **Loan Term:** 30 years, deferred.
- **Loan Interest Rate:** one percent simple interest.
- **Other:** The owner's debt ratio may not exceed 55 percent; the property loan-to-value ratio (after repair) may not surpass 105 percent.

Between fiscal years 2010/2011 and 2014/2015, the Single-Family Housing Repair Loan program completed 14 housing unit rehabilitations. The cost of rehabilitation or reconstruction was $26,274 to $70,780 per unit, with an average cost of $46,639 per unit over the five years. The total 14 units rehabilitated or reconstructed over the five years used nearly $653,000 (see Table 4-51).

Emergency Housing Repair Program

The Emergency Housing Repair Program provides up to $30,000 in one-time funding for the correction of code violations from the City, Fire Marshall or Health Officers to low-income property owners. Funds are available on a case-by-case basis from CalHome and CDBG funds. The following are the program guidelines:

- **Eligibility:** Low-income (80 percent AMI), owner-occupied, property within city limits.
- **Loan Term:** 30 years; loan forgiven after seven years if the borrower does not sell or transfer ownership; for senior households (60 years and over) the loan is forgivable.
- **Loan Interest Rate:** Zero percent, deferred.
- **Other:** property loan-to-value ratio (after repair) may not surpass 105 percent.

The total funding and the funding per unit for this program has fluctuated from the fiscal years 2010/2011 to 2014/2015. In 2010/2011, the program made six small loans of approximately $10,000 each, and in 2011/2012 there were also six loans of approximately $15,000 each. In 2012/2013 there were five loans, and 2013/2014 declined to two loans. Most recently, in 2014/2015 there were five loans of approximately $23,000 each. Over seven fiscal years, the Emergency Repairs Program awarded approximately $351,000 for 24 units, for an average of just under $15,000 per unit (see Table 4-51).

Down Payment Assistance Program

The Down Payment Assistance Program for the City uses funds from NSP, CalHome, and HOME. The goal is to increase the homeownership rate by helping lessen the burden of a down payment

and closing costs for low-income residents. The program lends up to $10,000 in assistance (or 5 percent of the purchase price plus the closing costs) toward the purchase of the home, plus accessibility repairs to residences for handicapped persons. The funds are loaned for 30 years with a simple interest rate of 3 percent for the first 15 years and zero interest for remaining 15 years.

- **Eligibility:** Low-income (80 percent AMI), first-time homebuyers, must reside or be employed within the City of Stockton for 12 months before applying.
- **Loan Term:** 30 years; deferred; amount of up to $10,000 or 5 percent of purchase price, plus closing costs.
- **Loan Interest Rate:** 3 percent for first 15 years and zero percent for remaining 15 years; at end of 30-year period owe entire amount of loan and a "balloon payment" of five percent of the home's net appreciation.
- **Other:** Borrowers are required to attend a home buyer class from a City-approved provider.

The amount of funding and the number of recipients of down payment assistance varied greatly from fiscal years 2010/2011 to 2014/2015. The total amount of funding peaked at $384,747 in fiscal year 2012/2013, compared to $97,580 in total funding in 2010/2011. The amount of funding spent on the program each year is a product of the number of qualified applicants, and the amount of funding requested. In total, from fiscal years 2010/2011 to 2014/2015, the program awarded just under $1.1 million to 84 homebuyers, or just under $13,000 per unit (see Table 4-51).

Multi-Family Projects

The City provides funds for acquisition and predevelopment costs and for the cost of building or renovating multifamily units. Funding comes from HOME, NSP, and Community Development Block Grants – Recovery (CDBG-R). The following are the program guidelines:

- **Eligibility:** Funds are awarded through NOFA process and are project specific.
- **Loan Term:** Variable based on project.
- **Loan Interest Rate:** Variable based on project.

Between fiscal years 2010/2011 and 2014/2015, 381 units in Stockton were completed that received funding through the Multi-Family Projects program. In the fiscal year 2010/2011, $8,435,243 from HOME/RDA funds went toward building 125 units at Vintage Plaza and Gleason Park Apartments. In fiscal year 2011/2012, $350,000 from CDBG-R went to 60 units. In 2012/2013, $5.2 million went towards 91 units. Nearly $6.2 million of HOME/RDA funds went toward 71 units in 2013/2014. In addition, 49 units received funding in 2014/2015 (see Table 4-51).

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TABLE 4-51
AFFORDABLE HOUSING PROGRAM EXPENDITURES

Stockton
2010/2011 – 2014/2015

Fiscal Year	Single Family Housing Repair Loan	Emergency Housing Repair	Down Payment Assistance	Multi-Family Projects	Total
2010/2011					
Funding Source(s)	HOME	CDBG	NSP/HOME	HOME/RDA	
Funding	$58,223	$55,349	$97,580	$8,435,243	**$8,646,395**
Units	1	6	8	110	**125**
Funding per unit	$58,223	$9,225	$12,198	$76,684	**69,171**
2011/2012					
Funding Source(s)	HOME/CDBG	CDBG/CalHome	CalHome/NSP/HOME	CDBG-R	
Funding	$101,247	$86,474	$185,014	$350,000	**$722,735**
Units	3	6	17	60	**86**
Funding per unit	$33,749	$14,412	$10,883	$5,833	**$8,404**
2012/2013					
Funding Source(s)	CDBG/HOME	CDBG/CalHome	CalHome/NSP/HOME	HOME/RDA/NSP	
Funding	$52,547	$65,332	$384,747	$5,200,000	**$5,702,626**
Units	2	5	31	91	**129**
Funding per unit	$26,274	$13,066	$12,411	$57,143	**$44,206**
2013/2014					
Funding Source(s)	CDBG	CalHome	CalHome/NSP/HOME	HOME/RDA	
Funding	$70,780	$28,840	$248,572	$6,157,373	**$6,505,565**
Units	1	2	18	71	**92**
Funding per unit	$70,780	$14,420	$13,810	$86,724	**$70,713**
2014/2015					
Funding Source(s)	CDBG/HOME/CalHome	CDBG	CalHome/NSP/HOME	HOME/NSP	
Funding	370,151	$115,277	$172,670	$5,154,100	**$5,812,198**
Units	7	5	10	49	**71**
Funding per unit	52,879	$23,055	$17,267	$105,186	**$81,862**
Total 2010/2011 – 2014/2015					
Funding	**$652,948**	**$351,272**	**$1,088,583**	**$25,296,716**	**$27,389,519**
Units	**14**	**24**	**84**	**381**	**503**

Source: City of Stockton, September 2015.

Neighborhood Services - Code Enforcement

The Neighborhood Services Division of the Police Department enforces codes, laws, and regulations for the abatement of substandard housing conditions and zoning violations, blight issues, and the abatement of abandoned, dismantled, or inoperative vehicles. The City processed 84,777 housing code enforcement cases over the last seven years–an average of about 12,111 cases each year.

Since 2004, code enforcement has become a more important facet of the City's operations. Many of the problems the City faced in the past have become more manageable because of public awareness and understanding of what can be done to fix the problems. Additional resources and programs have also been made available to aid rehabilitation and renovation.

Stockton Code Enforcement operates primarily on a complaint basis. Once a code enforcement officer (CEO) verifies a complaint, a Violation Warning Notice is prepared and posted on the property and sent in the mail to the occupant and Property Owner (if different). The Violation Warning Notice denotes the violations found and gives a deadline by which to correct the violations. If compliance is not obtained, there are various administrative tools available, including fees, fines, abatement, and civil penalties. The CEOs make every effort to work with property owners and tenants and assist whenever possible. The response to the City's approach and case processing procedures has been positive. Approximately 30 percent of the cases are closed after the first Violation Warning Notice and the number of administrative fines has declined in the past few years.

The most common housing violations are structural problems, raw sewage, exposed wiring, and other exterior housing problems. The majority of housing cases usually take a minimum of 45 days to resolve depending on the amount and severity of the violations. The potential causes of these house code violations include the volume of rental housing and the structural age of many buildings in the city. The majority of the violations involve multifamily dwellings. Rental property owners, especially those not in the area, find it difficult to maintain their properties and monitor their tenants on a regular basis. In the downtown and midtown areas, many of the buildings are among the first built when Stockton became a City in 1851. Although they have been maintained to some extent, many have serious structural problems that are difficult and costly to fix.

Former Stockton Redevelopment Agency

California law eliminated redevelopment agencies throughout the state in February 2012. The law, Assembly Bill X1 26, required the establishment of successor agencies to take over the remaining vestiges of redevelopment. Additionally in June 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484). One of the key components of AB 1484 was the requirement that all successor agencies develop a Long-Range Property Management Plan that governs the disposition and use of former non-housing redevelopment agency properties. In August 2011 the City of Stockton passed a resolution stating it would serve as the Successor Agency to the Stockton Redevelopment Agency and the City would assume the Redevelopment Agency housing functions. In April 2012 the City established the Stockton Successor Agency Oversight Board to direct and approve functions of the Successor Agency. As the Successor Agency, the City oversees bond proceeds of the former Redevelopment Agency.

Housing Authority of San Joaquin County

The Housing Authority of San Joaquin County has several programs to assist low- and moderate-income households with housing costs, including the Housing Choice Voucher Program (HCVP), public housing, and migrant farmworker housing. The Public Housing Program provides rental assistance at four main sites (two in Stockton, one in Tracy, and one in Thornton). Through the Migrant Program the Housing Authority manages two migrant farm labor housing developments located throughout the unincorporated areas of the county. In addition, the San Joaquin Housing Authority provides the Family Self-Sufficiency Program, supportive services centers, and the Resident Construction Program.

Housing Choice Vouchers Program (HCVP)

The San Joaquin Housing Authority manages the Housing Choice Vouchers Program (Section 8) for all of San Joaquin County. The program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g. 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. As of March 2015, 4,981 households in San Joaquin County received rental assistance through HCVP.

Public Housing

The San Joaquin Housing Authority provides public housing at the four main locations shown in Table 4-52. Two of the housing developments–Conway Homes and Sierra Vista Homes–are located in Stockton. Both developments provide single-family homes at rents affordable to low-income households. In addition, the Agency owns and manages four market-rate properties: West Park Street Apartments, Washington Avenue Apartments, Mourfield Avenue Apartments, and Claremont Manor Apartments. There are currently (February 2015) 14,428 households on the waiting list for public housing.

TABLE 4-52
SAN JOAQUIN HOUSING AUTHORITY PUBLIC HOUSING
San Joaquin County
2015

Name of Development	Address	Description
Conway Homes	741 S. Flint Avenue Stockton, CA.	436 single- family dwelling units ranging from 1-5 bedrooms
Sierra Vista Homes	2436 S. Belleview Street Stockton, CA	391 single- family dwelling units ranging from 1-5 bedroom units
Tracy Homes	340 W. Fourth Street Tracy, CA	195 single- family dwelling units ranging from 1-5 bedrooms
Mokelumne Manor	26188 N. Manor Drive Thornton, CA	50 single-story duplexes ranging from 1-4 bedrooms each equipped with a private backyard

Source: San Joaquin Housing Authority, October 2015.

Federal Housing Programs

There are several Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. In most cases other entities, including for-profit and non-profit developers, apply for funds or other program

benefits. For example, developers apply directly to USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to the California Tax Credit Allocation Committee (CTCAC) for low-income housing tax credits. In general, the City of Stockton relies upon the private sector to develop new affordable units.

Entitlement Funds

As an entitlement community under Federal HUD regulations, the City of Stockton receives Community Development Block Grants (CDBG), Home Investment Partnership Act (HOME) funds, and Emergency Solutions Grants (ESG). Stockton relies on these entitlement funds to support the majority of the City's housing programs. These Federal dollars can be used toward a wide range of activities, and to direct their use the Stockton City Council adopted the following primary goals in the 2015-2020 Consolidated Plan:

1. Preserve, improve, and expand the supply of decent affordable housing for lower-income households;
2. Provide housing and services for the City's homeless populations, including homelessness prevention;
3. Provide housing and services necessary to meet the needs of the City's non-homeless special needs population;
4. Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for lower- and moderate-income persons; and
5. Provide high quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities.

CDBG Funds

Over the past several years, Stockton received approximately $3.75 million annually in CDBG funds. The Stockton Fiscal Year 2013/2014 HUD Performance Profile indicates that 82.7 percent of CDBG funds directly assisted extremely low-income (less than 30 percent AMI), 15.5 percent for low-income (30-50 percent AMI), and 1.6 percent for moderate-income (50-80 percent AMI). The majority of CDBG funds were allocated toward repayment of Section 108 Loans throughout FY 2009/2010 to 2013/2014. CDBG funds also went toward public services, public facilities, economic development activities, and single family home rehabilitation. Housing activities funded with CDBG funds in fiscal years 2010/2011 through 2013/2014 focused on a range of activities including affordable housing, owner-occupied housing rehabilitation, down payment assistance, public services, code enforcement, and homeless shelters and services.

HOME Program Funds

The City of Stockton funds many of its affordable housing programs using Home Investment Partnerships Act (HOME). During fiscal year 2013/2014 the City expended over $2 million in HOME funds, and earned $251,409 of HOME program income. The City applied these funds to complete 71 affordable units and invest in projects for an additional 200 affordable units. The City carries out these activities through partnerships with private for-profit developers, non-profit

housing corporations, or Community Housing Development Organizations (CHDOs). Eligibility for HOME funds varies with each activity, but all recipients must be low-income households.

ESG Funds

The City of Stockton expended about $266,620 in Emergency Solutions Grants (ESG) program funds during fiscal year 2013/2014. The City allocated all of its ESG funds to the following five shelters: Gospel Center Rescue Mission, Haven of Peace, Stockton Shelter of the Homeless, St. Mary's Interfaith Dining Room, and the Women's Center – Youth & Family Services. The shelters used the ESG funds for operations and maintenance, assistance with utilities, and the provision of essential services. The City also provided homeless prevention and re-housing with ESG funds to Central Valley Low Income Housing Corporation.

Neighborhood Stabilization Program

Congress established the Neighborhood Stabilization Program (NSP) for the purpose of stabilizing communities that have suffered from foreclosures and abandonment by providing funding to purchase and redevelop foreclosed and abandoned homes and residential properties. Through three rounds of NSP funding, the U.S. Department of Housing and Urban Development (HUD) allocated approximately $6.92 billion to all states, particularly to hard-hit areas.

HUD's Neighborhood Stabilization Program (NSP) provided targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight. State and local governments can use the NSP grants to acquire land and property, demolish or rehabilitate abandoned properties, and offer down payment and closing cost assistance to low- and moderate-income homebuyers. Through the NSP governments can also create "land banks"–public authorities that can acquire, hold, manage, and develop foreclosure properties. Congress directed that NSP grant funds must be obligated for specific activities within 18 months of execution of the grant agreement.

The Housing and Economic Recovery Act of 2008 established the following three specific targeting responsibilities for state and local governments implementing the NSP including:

- All of the funds appropriated or otherwise made available under this section shall be used with respect to individuals and families whose income does not exceed 120 percent of area median income;
- Not less than 25 percent of the funds appropriated or otherwise made available under this section shall be used for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income; and
- Grantees should give priority emphasis in targeting the funds that they receive to "those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those with the greatest percentage of home foreclosures; with the highest percentage of homes financed by a subprime mortgage related loan; and identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures."

The Neighborhood Stabilization Program also seeks to protect future homebuyers from foreclosures by requiring that new homebuyers receive housing counseling and obtain a mortgage loan from a lender who agrees to comply with sound lending practices.

HUD allocated $12.1 million during the first round of Neighborhood Stabilization Program funding (NSP-1) to the City of Stockton. The City also received $4.2 million during the third round of funding (NSP-3). The City used the funds to purchase and repair foreclosed properties, offer down payment and closing cost assistance to low- and moderate-income homebuyers, and to purchase and rehabilitate several foreclosed multifamily properties.

Section 811 Program

The Section 811 program, sponsored by HUD, provides interest-free capital advances and rental assistance funds to private, nonprofit sponsors to help finance the development of housing for persons with disabilities. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants–usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds. The last appropriation of traditional 811 capital advances was made in FY 2011/2012; however, funds may become available again in the future.

Section 202 Program

The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.

Low-Income Tax Credits

The Low-Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal Government as a method for funding affordable housing. Depending on the project, the program gives either a nine percent or four percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. Since the amount of credit available to the owner often exceeds the amount the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive Federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median household income; or
- At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median household income; and
- The housing units must remain affordable for a 30-year period.

State Funding Programs

Proposition 1C Funding

The Housing and Emergency Shelter Trust Fund Act of 2006, known as Proposition 1C, authorized $2.85 billion in State funding for a variety of housing programs. Proposition 1C funds have recently been allocated toward the CalHome, Infill Infrastructure Grant (IIG), Multifamily Housing Program (MHP), Transit Oriented Development (TOD) Housing Program, and many other housing programs. An estimated $279 million in funds are available for future NOFAs.

Multifamily Housing Program (MHP)

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.

Infill Infrastructure Grant (IIG) Program

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.

CalHome

CalHome provides grants to local public agencies and nonprofit developers to assist low and very-low income households to become or remain homeowners. Eligible activities include: predevelopment, site development, and site acquisition for development projects; rehabilitation, acquisition, and rehabilitation of homes; and downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.

Affordable Housing and Sustainable Communities (AHSC) Program

The Affordable Housing and Sustainable Communities (AHSC) Program is administered by the California Strategic Growth Council and implemented by the Department of Housing and Community Development. Funds can be used to fund land use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions. The AHSC Program focuses on affordable housing development and benefitting disadvantaged communities.

Private Funding

The Community Reinvestment Act of 1977 (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low- and moderate-income housing developments developed by non-profit corporations.

The Federal Home Loan Bank provides direct project financing through its member institutions as part of its Affordable Housing Program. The Savings Associations Mortgage Company (SAMCO), which is an organization of savings institutions, also provides financing for affordable housing developments. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

Assisted Housing Projects in Stockton

Table 4-53 provides a list of the subsidized affordable housing stock in the city of Stockton as of September 2015. This affordable housing stock consists of 3,253 units. All the affordable housing developments cater exclusively to low- and very low-income households with several of the developments providing housing for seniors and farmworkers.

In addition, there are several affordable housing projects that are planned or under construction. Table 4-40 (see Section 3, The RHNA and Sites Inventory) shows projects that are underway and are expected to be completed during the Housing Element Planning Period.

TABLE 4-53
ASSISTED RENTAL HOUSING DEVELOPMENTS
City of Stockton
2015

Project Name	Address	Lower-Income Units	Target Group	Funding Sources	Affordability End Date	At Risk
Almond View Apartments/Main Street Manor (Residential Hotel)	648 East Main Street	70	Very Low-Income	RDA, HOME, CDBG, Tax Credits	2035	No
Cambridge Court	6507 Danny Drive	132	Lower-Income, Large Families	CDBG, Tax Credits	2026	No
Casa de Esperanza	2404 Mariposa Road	68	Farmworkers, Large Families	HOME, RDA, Tax Credits	2069	No
Charleston Place Apartments	1515 E. Bianchi	81	Very Low-Income, Large Families	RDA, HOME, Tax Credits	2053	No
Chateau de Lyon	1020 Rosemarie Lane	29	Very Low-Income, Families	HOME, NSP	2070	No
Church Street Triplex	418-422 Church Street	3	Low-Income	HOME	2062	No
Community of All Nations	2172 Dockery Ct.	75	Low-Income	RDA/HOME	2068	No
Delta Plaza	702 N. San Joaquin	30	Very Low-Income Seniors	RDA	2029	No
Delta Village Apts.	1625 Rosemarie	79	Low-Income	n/a	2029	No
Dewey Apts.	507 N. Pilgrim	10	Low-Income	CDBG	Preserved	
Diamond Cove I	5358 Carrington Circle	59	Very Low-Income, large Families	RDA, HOME, CDBG, Tax Credits	2029	No
Diamond Cove II	5358 Carrington Circle	39	Very Low and Low-Income, Large Families	RDA, HOME, Tax Credits	2059	No
Emerald Point I	9439 Kelly Drive	17	Very Low-Income, Large Families	HOME, Tax Credits	2029	No
Filipino Center	6 West Main	128	Lower-Income	n/a	Preserved	
Franco Center	144 Mun Kwok Lane	110	Very Low-Income Seniors	n/a	n/a	No
Gleason Park Apartments	411 S. Stanislaus Street	90	Very Low-Income, Large Families	HOME, RDA, Tax Credits	2070	No
Grant Village Townhomes	2040 S. Grant Street	39	Very Low-Income, Large Families	HOME, Tax Credits	2059	No
Hammer Lane Village	210 Iris Ave.	130	Very Low-Income Seniors	n/a	2017	Yes
Hotel Stockton	145 E. Weber Avenue	155	Very Low-Income	RDA, Tax Credits	2065	No
Inglewood Gardens	6439 Inglewood	84	Very Low-Income	HOME	2048	No

TABLE 4-53
ASSISTED RENTAL HOUSING DEVELOPMENTS
City of Stockton
2015

Project Name	Address	Lower-Income Units	Target Group	Funding Sources	Affordability End Date	At Risk
Kentfield Apartments	4545 Kentfield Road	89	Very Low-Income, Large Families	HOME, RDA, Tax Credits	2063	No
Ladan Apartments	402 S. San Joaquin	10	Very Low-Income, Large Families	HOME, Tax Credits	2056	No
Maharlika (Residential Hotel)	443 East Sonora	69	Very Low-Income	RDA, HOME, CDBG, Tax Credits	2035	No
Marquis Place	5315 Carrington Circle	20	Very Low-Income Large Families	RDA, HOME, CDBG, Tax Credits	2064	No
Park Village Apartments	3830 N. Alvarado Street	207	Low-Income, Large Families	CDBG, Tax Credits	2026	No
Park Village East	204 E. Bianchi	58	Low-Income	n/a	2027	No
Phoenix Apartments-Hampton Square	819 East Hammer Lane	182	Very Low-Income, Large Families	CDBG, Tax Credits	2038	No
Plymouth Place	1320 Monroe	65	Very-low income Seniors	n/a	2023	No
Quan Ying Apartments	301 S. San Joaquin Street	20	Very Low-Income	HOME, CDBG, Tax Credits	2040	No
Santa Fe Townhomes	Harrison and Worth	31	Low-Income	RDA, CDBG, Tax Credits	2053	No
San Joaquin Street Apartments	610 San Joaquin Street	15	Very Low-Income	HOME, NSP	2067	No
Silvercrest	123 N. Stanislaus	82	Very Low-Income Seniors	HOME	2016	Yes
Steamboat Landing	25 S. Commerce	150	Very Low-Income Seniors	n/a	2023	Yes
Stockton Garden Apartments	1025 Rosemarie Lane	80	Low-Income	n/a	2028	No
Stockton Terrace	246 Iris Ave.	80	Low-Income	Tax Credits	2028	No
Villa Isabella	1120 N. Sutter Street	19	Very Low-Income	HOME, NSP	2069	No
Villa Montecito	1339 Kingsley Avenue	69	Very Low and Low-Income, Large Families	HOME, CDBG, Tax Credits	2064	No
Villa Monterey	4707 Kentfield	44	Very Low and Low-Income	Tax Credits, RDA	2064	No
Villa San Joaquin	324 E. Jackson	30	Very Low-Income Farm Workers	USDA	2056	No
Villas de Amistad	16 N. American Street	156	Very Low-Income	RDA, HOME, Tax Credits	2065	No
Village East	242 S. Filbert	190	Lower-Income	n/a	2022	Yes

TABLE 4-53
ASSISTED RENTAL HOUSING DEVELOPMENTS
City of Stockton
2015

Project Name	Address	Lower-Income Units	Target Group	Funding Sources	Affordability End Date	At Risk
Vintage Plaza	433 E. Church Street	17	Low-Income, Large Families	HOME, RDA, Tax Credits	2067	No
Westgate Townhomes	6119 Danny Drive	39	Lower-Income, Large Families	HOME, CDBG, Tax Credits	2046	No
Winslow Village	5926 Village Green	39	Very Low-Income with Disabilities	HOME, CDBG	2062	No
Wysteria	1921 Pock Lane	64	Very Low-Income, Large Families	RDA, HOME, CDBG, HELP,SNI, Tax Credits	2064	No
Total Units		**3,253**				
Total Units At Risk		**552**				

Source: City of Stockton, September 2015.

Preserving At-Risk Units

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restricted rents and occupancy of units to low-income households for specified periods of time. Once these restrictions expire, a property owner may charge market rents. Low-income occupants are often displaced when rents rise to market levels.

State law requires that housing elements include an inventory of all publicly assisted multi-family rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years of the beginning of the housing element planning period (December 31, 2015, through December 31, 2025).

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate 12 months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, and the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

Units are considered "at-risk" if they will be eligible for termination of a rent subsidy contract, mortgage prepayment, or expiring use restrictions within the next 10-years. Table 4-54 shows the assisted housing projects in Stockton that are considered "at risk." There are four affordable housing projects with a total of 552 units at risk of conversion before December 31, 2025: Steamboat Landing, Village East, Hammer Lane Village, and Silvercrest (Table 4-54).

TABLE 4-54
FEDERALLY SUBSIDIZED RENTAL PROJECTS AT-RISK
Stockton
2015-2025

Project Name	Address	Lower-Income Units					Target Group	Original Subsidy	Expiration Year
		Total Units	0-BR	1-BR	2-BR	3-BR			
Hammer Lane Village	210 E. Iris Ave.	130	40	90	0	0	Very Low-Income Seniors	Section 8	2017
Silvercrest	123 N. Stanislaus	82	0	82	0	0	Very Low-Income Seniors	HOME	2016
Steamboat Landing	25 S. Commerce	150	0	150	0	0	Very Low-Income Seniors	Section 8	2023
Village East	2501 E. Lafayette	190	0	46	98	46	Low-Income	Section 8	2022
Total Units At- Risk		**552**	**40**	**368**	**98**	**46**			

Note: N/A = information not available.
Source: City of Stockton, October 2015.

Preservation Options

State law also requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified non-profit or for-profit affordable housing organization. This transfer would make the project eligible for refinancing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation often accompanies a transfer of ownership.

Table 4-55 shows the estimated costs to acquire and rehabilitate the at-risk units. Acquisition costs are based on the 2015 assessed value of each property, and a per unit rehabilitation cost of $50,000 is assumed. The total estimated cost to acquire and rehabilitate all of the at-risk affordable housing projects in Stockton (i.e., Hammer Lane Village, Silvercrest, Steamboat Landing, and Village East) is an estimated $45.3 million. This is very likely an underestimate of the actual costs of acquisition and rehabilitation since the assessed values are likely much lower than the market value for these properties.

TABLE 4-55
ESTIMATED ACQUISITION/REHABILITATION COSTS
Stockton
2015

At-Risk Project	Number of Units	Total Estimated Cost[1]
Hammer Lane Village	130	$10,757,550
Silvercrest	82	$8,996,624
Steamboat Landing	150	$15,024,883
Village East	190	$10,523,684
Total	**552**	**$45,302,741**

Notes: [1] Total estimated cost includes acquisition, rehabilitation, design, and soft costs.
Source: San Joaquin County Assessor's Office, 2015; Mintier Harnish, 2015.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing. Through a variety of funding sources, the City could potentially provide rental vouchers similar to those provided through the Housing Choice Vouchers Program (formerly Section 8). The amount of a rent subsidy would be equal to the difference between the fair market for a unit and the cost that would be affordable to a lower-income household. Table 4-56 shows the estimated rent subsidies required to preserve the affordability of the at-risk units. Based on the assumptions shown in the table, it would cost the City an estimated $981,912 annually to subsidize rent for these units, or nearly $29.5 million over 30 years.

TABLE 4-56
ESTIMATED COST TO SUBSIDIZE RENTS
Stockton
2015

Unit Size	Affordable Rent for Very Low-Income (50% AMI)	2015 Fair Market Rents	Monthly Subsidy Per Unit	Annual Subsidy Per Unit	Total At-Risk Units	Total Annual Subsidy
Studio	$580	$605	$25	$300	40	$12,000
1-BR	$621	$721	$100	$1,200	368	$441,600
2-BR	$746	$946	$200	$2,400	98	$235,200
3-BR	$863	$1,394	$531	$6,372	46	$293,112
Total					**552**	**$981,912**

Source: U.S. Department of Housing and Urban Development (HUD) User Data Sets: 2015 FY FMR Geography Summary for San Joaquin County, California, 2015; Mintier Harnish, 2015.

Replacement (New Construction)

Per square-foot construction costs from recent affordable housing projects were used to estimate the cost of replacing the at-risk units if they were to convert to market-rate housing. As shown in Table 4-57, the estimated cost to replace the 522 at-risk units is about $128.4 million.

TABLE 4-57
ESTIMATED REPLACEMENT COSTS
Stockton
2015

Cost Type	Per Unit Estimated Cost	Total Estimated Cost
Construction[1]	$169,488	$88,472,736
Land[2], Site Improvement[3], Development Impact Fees[4], and Other Soft Costs[1]	$76,554	$39,961,188
Total	**$246,042**	**$128,433,924**

Notes: Estimated cost per unit is based on a 12 acre vacant grass field site slated for 140 units of affordable multifamily units. Unit costs assume each unit is 1,200 SF (1,000 SF of living space, 200 SF of shared space).
[1] The construction cost is based on $14.24 per SF for a 1-3 story complex with a wood frame, brick veneer, and open shop labor, and 1,200 SF per unit sums to $169,488.
[2] The land cost per acre is assumed to be $202,286.
[3] The total site improvement costs for the 140-unit development was $4.6 million, which is $32,857 per unit.
[4] Based on total fee estimates from Table 4-67.
Sources: Visionary Home Builders of California, 2015; Building-cost.net, 2015; RSMeans.com, 2015; Realtor.com, 2015; Mintier Harnish, 2015.

Summary of At-Risk Analysis

In summary, the above analyses show the costs of the different scenarios to be as follows:

- Acquisition and rehabilitation: $45,302,741
- Rent Subsidy: $981,912 annually ($29,457,360 over 30 years)
- Replacement: $128,433,924

Regardless of the method, preserving affordability of the at-risk units is costly. While providing rent subsidies appears to be the least costly method, Section 8 funding availability is limited and currently (2015) there are more Federal and State funding sources to rehabilitate existing or build new affordable housing units. Ultimately, it may cost the City less to assist in either the rehabilitation or replacement of the units rather than directly subsidizing rent using City funds.

Qualified entities to acquire at-risk properties and maintain long-term affordability are non-profit or for-profit organizations with affordable housing development and managerial capacity. The following are organizations that can serve as qualified entities in San Joaquin County:

- ACLC, Inc., 315 N. San Joaquin St., Stockton, CA 95202, (209) 466-6811
- Eskaton Properties, Inc, 5105 Manzanita Avenue, Carmichael, CA 95608, (916) 334-0810
- Housing Corporation of America, 31423 Coast Highway, Ste. 7100, Laguna Beach, CA 92677, (323) 726-9672
- ROEM Development Corporation, 1650 Lafayette Circle, Santa Clara, CA 65050, (408) 984-5600
- Rural California Housing Corp., 3120 Freeboard Drive, Suite 201, West Sacramento, CA 95691, (916) 414-4436
- Stockton Shelter for the Homeless, P.O. Box 4803, Stockton, CA 95204, (209) 465-3612

Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Local Energy Programs

The City of Stockton provides a number of programs to encourage energy efficiency.

- **Property Assessed Clean Energy (PACE) Programs.** The City of Stockton provides a variety of programs for property owners to finance infrastructure improvements for renewable energy technology purchase and installation, energy and water efficiency improvements, and electric vehicle charging.

- **The Green-Up Stockton Ordinance.** The Stockton City Council adopted the Green-Up Stockton Ordinance (Ordinance 005- 11 C.S.) in March 2011 to encourage voluntary residential energy efficiency assessments and retrofits for existing dwelling units. The goal of the ordinance is to provide energy retrofits to 8,500 homes, nearly 10 percent of Stockton's housing stock, and reduce energy consumption and greenhouse gas emissions by 25 percent of the retrofitted dwelling units.

New Residential Energy Standards

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2013. Through the building permit process, local governments enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building-permit application is made. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. The City of Stockton's Building Department enforces Title 24 standards through its building permit process.

In addition to Title 24 requirements, the City's housing rehabilitation programs includes requirements for energy efficient products with ENERGY STAR® ratings, the use of recycled materials, and the use of items developed from renewable resources.

Subdivision Design for Heating or Cooling Opportunities

Section 66473.1 of the State Subdivision Map Act requires that the "design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision." Although this section does not contain any precise standards, the State Attorney General has opined that "a tentative map of a subdivision must be disproved if it fails to meet the design requirement of Government Code Section 66473.1."

In accordance with the provisions of the California Subdivision Map Act, Section 16.72.240 of Stockton's Municipal Code states that the City may require a subdivider to "provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivisions, in compliance with Map Act Section 66473.1, including orientation of a structure for southern exposure, shade, or prevailing winds."

Weatherization Activities

Pacific Gas and Electric (PG&E) provides natural gas and electric services for the city of Stockton. PG&E offer a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households. The following programs, offered by PG&E, are aimed at increasing energy efficiency, and are available to PG&E customers in Stockton:

- **Energy Efficiency Rebates for Multifamily Properties.** The Energy Efficiency Rebates for Multifamily Properties program is available to owners and managers of existing multi-family residential dwellings containing two or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.

- **Energy Savings Assistance Program.** The Energy Savings Assistance Program provides qualified low-income households energy-savings improvements at no charge. The energy-savings improvements will increase energy efficiency of a home to decrease energy bills.

San Joaquin County Human Services Agency offers a weatherization program. The program provides energy saving measures and repairs to homes, apartments, and mobile homes. Households that qualify for the program include: those receiving Temporary Aid for Needy Families (TANF), Food Stamps, SSI or SSP, Veterans and Survivors Pension, or households with incomes that do not exceed a certain limit determined by the U.S. Department of Health and Human Services. Some of the energy savings measures available are glass replacement, sash repair, ceiling insulation, minor home repair, low-flow showerheads, door weather stripping, water heater blanket, duct wrap, switch and outlet gaskets, caulking, refrigerators, and microwave ovens.

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally-funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Weatherization Program and Energy Crisis Intervention Program. The Weatherization Program provides free weatherization improvement services to increase energy efficiency, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households. The Energy Crisis Intervention Program provides payments for weather-related or energy-related emergencies.

Finally, the U.S. Department of Energy (DOE) provides weatherization grants to homeowners similar to those offered by the U.S. Department of Housing and Human Services. The Federal funds for the weatherization program are provided through the American Recovery and Reinvestment Act (Recovery Act) Weatherization Assistance Program (WAP). The Recovery Act provided $5 billion nationally to the DOE, of which California was awarded $185.8 million. California's Community Services Department oversees the program and program funds and has partnered with over 40 nonprofit and local government providers to deliver weatherization services to low-income households around the state. San Joaquin County's Department of Aging and Community Services oversees the local weatherization program.

SECTION 5: POTENTIAL HOUSING CONSTRAINTS

Major Findings

- Based on analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitate a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities as high as 87 units per acre in the downtown area.
- The City applies more flexible development standards for infill projects to encourage and maximize opportunities for development of vacant and underutilized land within city limits. The development standards of the underlying zoning designation, such as the density, setbacks, height, site coverage, and parking requirements may be modified to create consistency with surrounding development and address physical site constraints.
- Overall, the City's parking standards are relatively low, both for downtown infill development and development outside the downtown. Parking standards do not represent a constraint to the development of housing and allow development to achieve maximum allowed densities.
- Processing and permit procedures do not constitute a development constraint in Stockton.
- The City's Affordable Housing Density Bonus is consistent with State law. It allows for a density bonus of up to 35 percent, and also allows developers that are eligible for a density bonus to receive up to three additional incentives.
- The City is currently (October 2015) in the process of updating the Development Code to be consistent with State law regarding emergency shelters. The City proposes to allow emergency shelters by right, without discretionary review, in the PF, IL, and IG zone. The City expects to adopt the Development Code amendment prior to adopting the Housing Element.
- According to the San Joaquin Partnership's Regional Development Fee Comparative Analysis Report (June 2013), the City of Stockton's fees for a single family dwelling were the second highest of all the San Joaquin County jurisdictions, but were about average for all 21 jurisdictions included in the analysis.

Introduction

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

Potential Governmental Constraints

Local governments have little or no influence on the national economy or the Federal monetary policies that influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the housing element is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

Land Use Controls

By definition, local land use controls constrain housing development by restricting housing to certain areas of the city and by restricting the number of housing units that can be built on a given parcel of land. The 2035 General Plan sets forth the City's policies regarding local land development. These policies, together with zoning regulations, establish the amount and distribution of land allocated for different uses.

General Plan Land Use Designations

The City of Stockton 2035 General Plan establishes land use designations for all land within the city boundaries. These land use designations specify the type of development the City will permit. The 2035 General Plan includes nine designations that permit a range of residential development types and densities (see Table 4-58 below), including: Residential Estates, Low Density Residential, Medium Density Residential, High Density Residential, Administrative Professional, Commercial, Institutional, Parks and Recreation, Open Space and Agriculture, Mixed Use, and Village. The General Plan allows flexibility by allowing residential uses in a variety of non-residential designations. Table 4-58 shows the General Plan designations that permit residential developments.

For the higher-density designations (HDR, AP, and C), maximum densities differ depending on the location. Development in the downtown is allowed at densities up to 87 dwelling units per acre (du/ac), while higher-density areas outside of the downtown have a maximum density of 29 dwelling units per acre.

TABLE 4-58 GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL USES Stockton 2015				
LU Designation	**Code**	**Uses**	**Maximum Net Residential Density (du/ac)**	**Consistent Zoning Districts**
Residential Estates	RE	Single family residential units, public and quasi-public uses, second units, and other similar compatible uses.	1	RE
Low Density Residential	LDR	Single family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses.	8.7	RL
Medium Density Residential	MDR	Single family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses.	17.4	RM
High Density Residential	HDR	Multifamily residential units, apartments, dormitories, group homes, guest homes, public and quasi-public uses, and other similar and compatible uses.	29 outside downtown; 87 downtown	RH
Administrative Professional	AP	Business, medical, and professional offices, residential uses, public and quasi-public uses, and other similar and compatible uses. Retail and other commercial uses are prohibited. This designation is appropriate on the borders of residential areas.	29 outside downtown; 87 downtown	CO, UC
Commercial	C	A wide variety of retail, service, and commercial recreational uses, business, medical and professional offices, residential uses, public and quasi-public uses and other similar and compatible uses. Community or regional commercial centers as well as freestanding commercial establishments are permitted.	29 outside downtown; 87 downtown	CN, CG, CD, CL, CA
Open Space/Agriculture	OSA	Agriculture, parks, single family residential units, farm worker housing, wetlands, wildlife reserves and other similar and compatible uses and structures related to the primary use of the property for preservation of natural resources or agriculture. Lands under this designation are intended to remain unincorporated and under the jurisdiction of San Joaquin County.	1 du/parcel (40 acre minimum parcel size)	OS
Mixed Use	MU	A mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, industrial, and public and quasi-public facilities to be determined through a Master Development Plan adapted concurrently with the designation of the property as MX.	29	MX
Village	V	Refer to section below	29	Village Zoning per Specific or Master Plan

Source: Stockton General Plan 2035, 2015.

Village Concept

The 2035 General Plan envisions Stockton as having a vital central district and inner city neighborhoods surrounded by new villages. General Plan Chapter 7, Villages and Districts, describes the village concept. The Village (V) designation is considered a "holding" category and applies to new development at the periphery of the city. Unlike other designations, a specific plan or master development plan is required to be submitted and approved before development can occur, to ensure a comprehensive mixed-use proposal is developed in the Village designated areas. Key features of a village include a mix of single family and multifamily development around a village center that includes commercial, school, public, and recreational uses, which result in a more efficient use of land. While a very low-density residential use is allowed by the designation,

the Village designation requires a mix of housing types and densities, including medium and high density residential development.

The specific plan or master plan for the villages must use the land use designations listed in Table 4-59. The table shows the average dwelling units per acre and the maximum nonresidential Floor-to-Area Ratio (FAR) for each of the village land use designations and the corresponding zoning designations.

TABLE 4-59
VILLAGE DENSITY STANDARDS

Stockton
2015

Village Designation	Average Dwelling Units per Net Acre	Maximum Nonresidential Floor-Area Ratio (FAR)	Corresponding Zoning Designation[1]
Village Residential Estates (VRE)	1	N/A	RE
Village Low Density Residential (VLDR)	5.7	N/A	RL
Village Medium Density Residential (VMDR)	10.6	N/A	RM
Village High Density Residential (VHDR)	25	N/A	RH
Village Administrative Professional (VAP)	25	0.6	CO, UC
Village Commercial (VC)	25	0.4	CN, CG, CD, CL, CA
Village Mixed Use (VMX)[2]	16-29	N/A	MX
Village Institutional (VIN)	1	0.5-5.0	PF
Village Parks & Recreation (VPR)	-	0.20	PF
Village Open Space (VOS)	-	0.1	OS

Notes: [1] The Specific Plan, once adopted, can replace the City's Zoning regulations. The Zoning Designations shown would be utilized for requirements not specifically addressed in the Specific Plan.
[2] The Village Mixed Use (VMX) designation is only available for application in Village C, and will require a site of at least 100 acres.
Source: Stockton General Plan 2035, 2015.

The structure of each village will be designed to create a range of neighborhood types. Table 4-60 shows the neighborhood types that are required within each Village specific or master development plan and the land uses allowed in each neighborhood.

TABLE 4-60
VILLAGE NEIGHBORHOOD TYPES
Stockton
2015

Neighborhood Type	VRE	VLDR	VMDR	VHDR	VAP	VMX	VC	VIN, VPR, VOS
Village Center			■	■	■	■	■	■
Village Center Neighborhoods			■	■	■	■		■
Outer Village Neighborhoods		■	■	■		■		■
Transitional Neighborhoods	■	■						■

■ = allowed use
Note: See Table 4-59 for definitions.
Source: City of Stockton General Plan 2035, 2015.

Policy DV-5.4 of the General Plan relates to the housing mix within the villages. The policy states that the City shall ensure a mix of residential types and densities within each village. The land area within each village designated for residential uses will be distributed as follows:

- Village Residential Estates (VRE): minimum 5 percent
- Village Low Density Residential (VLDR): 72-78 percent
- Village Medium Density Residential (VMDR): 13-17 percent
- Village High Density Residential (VHDR): 4-6 percent

The General Plan designates 13 areas (i.e., A through M) as Villages. Most of these areas are located adjacent to the existing city limits, however Village A (Sanctuary) and part of Village K (Tidewater Crossing) were annexed in 2009.

Zoning

The City regulates the type, location, and scale of residential development primarily through its Development Code (Title 16 of the Stockton Municipal Code). Table 4-61 lists and describes the zoning districts that allow residential development. The Stockton Development Code explicitly states the permitted maximum residential density for each zoning district, including residential zones, commercial zones, and other zones. These density standards are consistent with the standards in the General Plan.

TABLE 4-61
ZONING DISTRICTS ALLOWING RESIDENTIAL USES
Stockton
2015

Zoning Districts	Code	Zone Description	Min. Total Lot Area	Residential Density Range
Residential Estates	RE	Applied to single family residential development on large lots. It is intended to provide a transition from rural to urban areas on the urban fringe.	1 acre	1 per lot
Residential Low Density	RL	Applied to single family residential neighborhoods, low-density residential Planned Developments, and/or other low-density residential development, and is intended to maintain densities and protect existing neighborhood character.	5,000 SF[1]	0 to 8.7 du/acre
Residential Medium Density	RM	Applied to more intensely developed residential neighborhoods and/or other medium-density residential Planned Developments. Allowable housing types may include single family independent dwelling units, duplexes, triplexes, townhouses, and multifamily units.	5,000 SF	8.8 to 17.4 du/acre
Residential High Density	RH	Applied to high-density residential neighborhoods. Allowable housing types may include multifamily and various types of group housing, as well as high-density single family residential development.	7,500 SF	17.5 to 29 du/acre
Commercial Office	CO	Intended to be a transitional area between residential and general commercial uses. The primary uses in this district include offices, incidental retail and/or residential in conjunction with an office, and other compatible uses.	7,500 SF	8.8 to 17.4 du/ac (0 to 29 du/acre in conjunction with office)
Commercial Neighborhood	CN	Applied to small-scale, limited retail and service areas that are designed to provide for the daily needs of the residents of the immediate, surrounding neighborhood.	None	17.5 to 29 du/acre
Commercial General	CG	Applied to areas appropriate for a wide variety of general commercial uses, including retail, personal and business services; commercial recreational uses; and a mix of office, commercial, and/or residential uses.	None	0 to 29 du/acre
Commercial Downtown	CD	Applied to the downtown commercial area of the City. The intent of the CD zoning district is to encourage a mixture of high intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. Appropriate uses include large scale commercial offices and office support uses, high-density residential development, tourist and lodging oriented uses, and governmental facilities.	None	0 to 87 du/acre
Public Facilities	PF	Applied to areas appropriate for a variety of public and quasi-public land uses, including facilities and lands owned by the City, County, State, or Federal Governments.	None	0 to 87 du/acre
Mixed Use	MX	Intended to apply to large properties of at least 100 acres that can accommodate a wide range of land uses. A Master Development Plan is required for each MX zoning district to identify specific allowable land uses and development regulations.	Per Master Development Plan	Per Master Development Plan
University/ College	UC	Applied to areas of the City that are dedicated to private institutions of higher learning, to enable campus modifications or changes with the minimum, appropriate land use regulations. A Master Development Plan is required for each UC zoning district to identify specific allowable land uses and development regulations.	Per Master Development Plan	Per Master Development Plan

Note: [1]10,000 square feet for duplexes
Source: City of Stockton, Development Code, 2015.

Table 4-62 shows which land use permit is required for different types of housing in zones allowing residential uses. If a housing type is allowable in a particular zone, the use is subject to one of the following land use permit requirements:

- **Permitted (P).** All land uses shown with a “P” in the table are allowed subject to compliance with all applicable provisions of the Development Code. Site Plan Review is required for new construction or for a change to a more intensive use, except for those uses that are exempt.
- **Land Development Permit (L).** All land uses shown as "L" in the table that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the director, require the approval of a Land Development Permit.
- **Administrative Use Permit (A).** All land uses shown with an “A” in the tables are allowed subject to the approval of an Administrative Use Permit. The director has the decision-making authority to approve an administrative use permit.
- **Commission Use Permit (C).** All land uses shown with a “C” in the tables are allowed subject to the approval of a Commission Use Permit. The Planning Commission has the decision-making authority to approve a Commission Use Permit.

TABLE 4-62
PERMITTED AND CONDITIONALLY PERMITTED RESIDENTIAL USES

Stockton
2015

Residential Use Type	Permit Required by Zoning District										
	RE	RL	RM	RH	CO	CN	CG	CD	IL	IG	PF
Caretaker and Employee Housing					L	A	L	L	L	L	L
Dwelling Group[1]			P	P		A		L			L
Duplexes		A	P	P				A			L
Mobile Home Parks		A	A	A			A	A			
Multifamily Dwellings			A	A	C	C	C	A			L
Assisted Living Facilities	A		C	A				A			L
Care Homes, 6 or Fewer Clients		P	P	P				P			P
Family Care Homes, 7 or More Clients	C			C				C			L
Senior Care Facilities, 7 or More Clients			A	A	A			A			L
Rooming and Boarding Houses				A				A			L
Senior Residential Projects			A	L	C	C		L			L
Single Family Dwellings	P	P	P	P				P			L
Townhouses		A	P	P	C	C		A			L
Triplexes			P	P				A			L
Emergency Shelters[2]				C	C		C	C	C		A

Notes: P = permitted use; L= land development permit required; C = commission use permit required; A= administrative use permit required; empty box= use not allowed

[1] Dwelling Group: A group of two or three single family homes occupying a parcel of land in one ownership and having a yard of court and parking in common. Does not include multifamily, triplexes, or motels.

[2] The City of Stockton is in the process of updating provisions for emergency shelters.

Source: City of Stockton Development Code, Division 2, Chapter 16.20.020, 2015: Allowable Land Uses and Permit Requirements; 2015.

The setback, lot coverage, and maximum height requirements for residential zones are shown below in Table 4-63.

TABLE 4-63
SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL ZONES
Stockton
2015

Zone	Front Setback	Minimum Side Setback	Minimum Side Setback from Street	Minimum Rear Setback	Maximum Lot Coverage (%)	Maximum Height
RE	30	10	10	30	25%	35
RL	20	5	10	10	50%	35
RM	15	5	10	10	50%	35
RH	15	5	10	10	50%	35
CO	10	5	10	10	60%	45
CN	None[1]	N/A[2]	None[1]	N/A[3]	100%	35
CG	10	N/A[2]	10	N/A[3]	60%	45
CD	None	N/A[2]	None	N/A[3]	100%	No Limit
PF	10	N/A[2]	10	N/A[3]	50%	75
MX	N/A[3]	N/A[3]	N/A[3]	N/A[3]	N/A[3]	N/A[3]
UC	N/A[3]	N/A[3]	N/A[3]	N/A[3]	N/A[3]	N/A[3]

[1] 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.
[2] None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Article 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
[3] Per Master Development Plan.
Source: City of Stockton Municipal Code, Title 16, Development Code, Table 2-3; September 2015.

Infill Development Standards

The City applies more flexible development standards for infill projects to encourage and maximize opportunities for development of vacant or underutilized land within city limits. Section 16.52.030 of the Development Code contains the infill development standards. The development standards of the underlying zoning designation, such as the density, setbacks, height, site coverage, and parking requirements may be modified to create consistency with surrounding development and address physical site constraints.

If an applicant wanted to obtain flexibility in development standards on an infill parcel, the applicant would first visit the Permit Center to determine whether or not the project met the following criteria:

A. Vacant and developed property, with or without existing structures, of less than a total of five acres, which consist of:

    a. One legal lot; or

    b. Two or more contiguous, commonly-owned legal lots that are not separated by a public street;

B. Bounded on at least three sides by existing urban uses or development;

C. Served by existing water, sewer, drainage, streets, and schools; and

D. Qualify for categorical exemption under the California Environmental Quality Act, Section 15332, CEQA, Class 32.

In addition to the land uses allowed in Table 4-64, infill projects consisting of the land uses shown in the table are allowed in any zoning district subject to the permit requirements shown in Table 4-62.

The City offers a preliminary project review process (Economic Review Committee, or ERC) in which developers are given the opportunity to meet with representatives from the City's various permitting departments (e.g., Community Development, Public Works, and Municipal Utilities) to provide feedback on proposed site plans, as well as information on topics such as zoning, use permits and public improvements in an effort to assist the developer in the permitting and development process. The ERC preliminary project review process is provided free of charge by the City.

TABLE 4-64
ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL INFILL PROJECTS
Stockton
2015

Residential Use Types	Permit Requirement
Single family homes on blockfaces in which at least 50% of the blockface is occupied by existing single family homes	P
Single family homes on blockfaces in which less than 50% of the blockface is occupied by existing single family homes, except that single family homes shall not be allowed in an Industrial zoning district or in an area designated as Industrial on the General Plan.	A
Duplexes and Triplexes	A
Townhouses	A
Multifamily	A
Live Work Space	P
Studios	A

Notes: P = permitted use; C = commission use permit required; A= administrative use permit required; empty box= use not allowed
Source: City of Stockton Development Code, Division 2, Section 16.52.050: Allowable Land Uses and Permit Requirements for Infill Projects; September 2015.

Conclusions

Based on analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitate production of a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities as high as 87 units per acre in the downtown area. Additionally, the City has flexible development standards to encourage the development of small infill parcels.

2035 General Plan Settlement Agreement

In September 2008, the Stockton City Council approved a Memorandum of Agreement (Settlement Agreement) with the Attorney General (AG) of California and the Sierra Club. The Settlement Agreement calls for the General Plan and the City's implementing actions to address greenhouse gas (GHG) emissions in a meaningful and constructive manner to the satisfaction of the City, the AG's office, and the Sierra Club. The Settlement Agreement promotes balanced development, including adequate infill development, downtown revitalization, housing needs, and public transportation. The Settlement Agreement also calls for development on the urban fringe to be revenue neutral to the City as to infrastructure development and the provision of services, and calls for incentives for infill development. Finally, the Settlement Agreement lays out the following housing targets and goals through the planning horizon of the General Plan (i.e. 2035).

- Goal of developing 18,400 new infill units within current (as of 2008) City limits as follows:
    - 4,400 units in the greater Downtown area (i.e., land generally bordered by Harding Way, Charter Way (MLK), Pershing Avenue, and Wilson Way)
        - 3,000 units by 2020
        - 1,400 additional units by 2035
    - 14,000 units outside the greater Downtown area within the City limits.

While the Housing Element includes some policies and programs to implement the Settlement Agreement, more specific implementation programs will be developed as part of a larger, separate process. The City is currently (2015) in the process of initiating a comprehensive General Plan Update, which will provide the implementation framework for meeting the Settlement Agreement. The General Plan will consider strategies to create additional residential unit capacity in the Greater Downtown Area. Examples of how this could occur include adopting less restrictive zoning in the Downtown and Greater Downtown, or expanding the Commercial Downtown (CD) zoning district to allow higher densities in the Greater Downtown.

The Settlement Agreement also calls for the implementation of a Green Building Program including:

- Build It Green or green building program of comparable effectiveness for residential development;
- LEED Silver (or equivalent standard) for non-residential development, in a phased approach;
- Review requirement to stay among top 25 percent of ordinances in State;
- Green Building retrofit with 50 percent remodel;
- Explore local assessment district to help fund retrofits; and

- Explore retrofits for CEQA mitigation.

The Settlement Agreement will support the production of housing by encouraging significant infill housing development in Downtown Stockton and within existing neighborhoods; however, the mandate to implement a Green Building Program could potentially add to the upfront costs of producing housing.

Building Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The City of Stockton has adopted the 2013 California Building Code (CBC). The minimum requirements of the CBC and other model codes may have added to the cost of housing over the years. However, governmental agencies at all levels as well as organizations representing building officials have decided that these requirements are necessary to achieve a minimum level of health and safety.

The City's building codes are consistent with the codes applied in other jurisdictions throughout California and do not negatively impact the construction of affordable housing.

Parking Standards

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can impact the development of compact, affordable housing. Off-street parking requirements increase the cost of development and limit the funds available for providing housing. Additionally, parking standards limit the ability to achieve compact, urban, infill development. Most municipalities adopt parking standards that exceed the actual parking needs of the population.

Stockton's off-street parking standards for residential uses are summarized in Table 4-65. The City requires two covered parking spaces per single family home, one covered off-street space per second unit, one space per multifamily unit in the downtown, and one and one-half parking space per multifamily unit outside the downtown, and two spaces per unit in townhouses and condominiums.

The Development Code allows the Director or Commission to approve reductions or waivers to the number of required parking spaces by a variance. To obtain a variance, the project proponent can demonstrate a reduced need for parking because automobile use or ownership is significantly lower than for other types of dwellings.

Overall, the City's parking standards are relatively low, both for downtown infill development and development outside the downtown. Parking standards do not represent a constraint to the development of housing and allow development to achieve maximum allowed densities.

TABLE 4-65 REQUIRED OFF-STREET PARKING SPACES Stockton 2015		
Residential Use	**Spaces/Unit**	**Guest Parking**
Single family dwellings	2/house in enclosed garage	-
Townhouses, duplexes, dwelling group	2 covered/unit	-
Triplexes	2/unit (at least 1 covered)	-
Multifamily dwellings	1½/unit	1 per 4 units
Multifamily dwellings (downtown)	1/unit	-
Senior residential projects	1/2 units	1 per 10 units
Mobile home parks	1/mobile home	1 per 4 units
Residential care facilities (6 or less)	1/5 beds	1 per 10 beds
Residential care facilities (more than 6)	2/house in enclosed garage	1 per 10 beds
Rooming and boarding houses	1/2 beds	-
Single room occupancy facilities (SRO)	N/A	1 per 2 guest room
Transitional Housing	N/A	1 per 2 beds
Caretaker and employee housing	1 covered/unit	-

Source: City of Stockton Development Code, Section 16.64.040, Table 3-9; September 2015.

On/Off Site Improvement Requirements

The City of Stockton requires certain on- and off-site improvements to enhance the safety and livability of its residential neighborhoods. These improvements include, but are not limited to: curb, gutter, sidewalk, streets, driveways, and medians. The sub-divider or developer is required to install the improvements. Once installed, inspected, and accepted, the City is responsible for maintenance of public streets. Maintenance of the curb, gutter, sidewalk, and driveway improvements remain the responsibility of the adjacent property owner.

Some additional on-site improvements are required for planned residential developments and multifamily developments. For example, private streets and landscaping within a planned residential development must meet City standards. Planned residential developments must adhere to specific landscaping and common open space requirements. Multifamily developments are subject to minimum on-site open space and parking requirements, as well as off-site improvements.

The cost of residential development can vary depending on the number of on-site and off-site improvements (e.g., roadways, bridges, utility trunk lines, storm water pumps) already in place. Theoretically “infill” or bypassed parcels surrounded by existing development should be less expensive to develop. However some of this cost advantage may be offset by a higher sales price for the land, or the existence of undersized utility lines requiring the expensive paralleling of existing lines.

The City of Stockton has not established unreasonable off- and on-site improvement requirements.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. All housing units constructed in the City must pay a parkland fee to fund the development of neighborhood and community parks. As of October 2015, the fee was $2,798 per single-family unit and $1,712 per multifamily unit.

There are a number of different ways to satisfy open space requirements. Larger developments can include golf courses and/or lakes as part of their overall development, while smaller developments may choose to landscape and enhance entryways and median strips. Recreation areas with a pool and/or tennis courts can also be included.

For multifamily projects, the City requires 100 square feet of usable, common open space for each dwelling unit. The City also requires a minimum 40 square feet of private open space (e.g., patios, balcony, and decks). The area provided for private open space may be applied to the common open space requirement.

The park dedication requirement, the park improvement fees, and the open space requirements do not represent excessive constraints on residential development.

Processing and Permit Procedures

Similar to other jurisdictions, the City has several procedures it requires developers to follow for processing development entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 (*et seq.*)), housing proposed in the City is subject to one or more of the following review processes: environmental review, zoning, subdivision review, and building permit approval.

Many of the City's review procedures are handled at the staff level. For example, site plan and design review, minor zone modifications, and variances are conducted by the Community Development Director, except when the site plan is part of a larger project that requires Planning Commission review.

A use permit is a permit issued by the City for land uses that, although allowed in a specific zoning district, have the potential to adversely affect other land uses, transportation and parking, or other facilities in the vicinity. The use permit contains conditions to eliminate, or minimize to an acceptable level, any potentially adverse effects of the use. The City of Stockton currently has three types of conditional permits: Land Development Permits, Administrative Use Permits, and Commission Use Permits.

The review of projects for appropriate and efficient development and layout of a site is an integral part of the development approval process. All land uses shown as "L" on Table 2-2 of the Development Code (16.20.020 Allowable land uses and permit requirements) that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a Land Development Permit. The Director is the review authority for a Land Development Permit;

however, the Director may defer action and refer the application directly to the Planning Commission.

The Review Authority may approve the Land Development Permit, with or without conditions or conditionally approve an application for an Administrative or Commission Use Permit if it finds all of the following:

1. The proposed land use activity is allowed within the subject zoning district with the approval of a Land Development Permit and complies with all other applicable provisions of the Development Code and the Municipal Code;

2. The proposed land use activity would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable Specific Plan, Precise Road Plan, or Master Development Plan;

3. The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.); and served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

4. The establishment, maintenance, or operation of the proposed use at the location proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and

5. The proposed permit would be in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

An Administrative Permit is required for uses that have the potential for a slight impact on existing land uses surrounding a given site. The Community Development Director is the review authority for an Administrative Use Permit and may defer action and refer the application directly to the Planning Commission.

Permits for uses that have the potential for a significant impact on surrounding areas, either because of the size of the project or the nature of the use, require a Commission Use Permit. The Planning Commission serves as the review authority for Commission Use Permits.

The decision-making authority may approve or conditionally approve an application for an Administrative or Commission Use Permit if it finds all of the following:

1. The proposed use is allowed within the subject zoning district with the approval of a Use Permit and complies with all other applicable provisions of the Development Code and the Municipal Code;

2. The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located;

3. The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable Specific Plan or Master Development Plan;

4. The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.);

5. The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

7. The proposed action would be in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Multifamily development in the RM and RH zones are approved by the Planning Director through an Administrative Use Permit (AUP). The purpose of the AUP is to assess potential impacts on surrounding areas (e.g., higher traffic generation and the corresponding air quality impacts) and examine management issues for the development. The AUP process ensures that proposed multifamily developments are quality developments that are compatible with surrounding neighborhoods and uses. Effective November 2, 2015 the cost of applying for an AUP is $1,135 (in 2015). The Planning Director is the Review Authority for AUPs. It is not subject to a public hearing unless an appeal is requested (in compliance with Chapter 16.100 (Appeals)). If no environmental documentation is required, the time frame to review and approve the AUP is approximately 6-8 weeks, assuming that it is not subject to an appeal. If environmental documentation is needed (i.e., initial study or mitigated negative declaration), the process takes approximately 8-12 weeks. The AUP process has not acted as a constraint to the production of multifamily development in Stockton. The City has not denied any multifamily projects using the AUP process. In addition, the City has never imposed any conditions on a multifamily project using the AUP that made the project financially infeasible. The City processes AUPs quickly and the City has not received any complaints from the development community regarding the AUP process.

A significant amount of multifamily development in the City has been approved as part of Specific Plans and Master Development Plans. For example, the approved Sanctuary Master Development Plan includes over 1,000 multi-family units in its Master Development Plan (see Table A-1). The City has facilitated development of new multifamily housing by including the approval of multifamily development as part of the approval process for Specific Plans or Master Development Plans. The City has an obligation to balance the competing objectives of providing more multifamily housing units while ensuring that surrounding land uses are not unduly impacted.

Table 4-66 summarizes the City's estimated processing times for City approvals that may be required in the residential development process. These processing times are typical for California cities.

TABLE 4-66
COMMUNITY DEVELOPMENT/PLANNING DIVISION SCHEDULE OF RESIDENTIAL PROCESSING TIMES
Stockton
2015

Residential Approvals	Approximate Processing Time (Weeks)
Rezonings and Pre-zonings	6-8
Special Use Permits, Use Permits Requiring Public Hearings and Use Permits on 14-Day	6-8
Planned Unit Residential Development Permits	6-8
Amendment to The Stockton Municipal Code, Specific Plan or General Plan	12-24
Tentative Maps 4 Lots or Less	6-8
Tentative Maps Over 4 Lots	6-8
Variance/Waiver, Interpretation or Appeal of a Decision of The Community Development Director	4-6
Appeals to City Council	4-6
Design Review	1-4
Environmental Documentation	Varies

Source: City of Stockton, 2015.

Design Review

The City has a design review process to encourage development that is compatible and harmonious with the design and use of surrounding properties and with the City in general. The following types of residential development are subject to the City's design review process:

- New single family tract development in subdivision of five or more parcels;
- New single family infill projects located within special districts;
- Additions and exterior remodeling of single family dwellings located within special districts visible from public right-of-way;
- New multifamily developments containing two or more dwelling units;
- Additions and exterior remodeling of existing multifamily projects; and
- Accessory structures in special districts or as part of a multifamily project greater than 120 square feet that are visible from the public-right-of-way.

In March 2004, the City Council adopted the Citywide Design Guidelines. The Design Guidelines are used by City staff, the Planning Commission, and the Council as adopted criteria for the review of development proposals. The residential chapter of the Design Guidelines is divided into three sections: single family design standards for new tract development, single family residential design guidelines for special districts, and multifamily residential design guidelines. As a non-discretionary action, design review is not subject to the requirements of CEQA.

The City's design review process is codified in Title 16 of the Stockton Municipal Code (Development Code). The procedure to be followed depends on whether discretionary approval is required from the Planning Commission or City Council (see Table 4-66). The process for projects that do not require any type of discretionary approval is simple in that project applications are only reviewed by City staff. Following submittal of building plans (including elevations), Community Development Department staff reviews the plans for compliance with the Design Guidelines and/or standards. In reviewing the design of the project, staff uses the Design Guidelines contained in this manual as a reference and makes a recommendation. Staff meets on Wednesdays to review all Design Plans submitted by noon of the preceding Friday. The applicant is informed of any inconsistency with the guidelines and provided an opportunity to amend the plans.

For projects that require a discretionary approval (e.g., Use Permit, rezoning), the applicant submits elevations of the proposed project at the time the discretionary application is submitted. The project is routed to the necessary City departments for review with the Community Development Department reviewing the project for compliance with the land use and development regulations contained in the Development Code and the overall design of the project. In reviewing the design of the project, staff uses the Design Guidelines as a reference and makes a recommendation. The project, including the elevations, is then considered by the appropriate Review Authority as identified in the Development Code.

The decision of the review body may be appealed in compliance with the requirements of the Development Code. The decision of the Community Development Director may be appealed to the Planning Commission and the decision of the Planning Commission may be appealed to the City Council.

Design Guidelines are imposed throughout the city with the objective of reducing the review process and giving developers a clear set of guidelines to use when planning a project. No additional constraints to the development of multifamily housing are created with the implementation of these guidelines; on the contrary, the City believes the Design Guidelines expedite the review process for projects, as clear standards to follow will require less discretionary review.

Summary

Processing and permit procedures do not constitute a development constraint in Stockton..

Development Fees and Other Exactions

As shown in Table 4-67, the City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Additional fees and/or time may be necessary for required environmental reviews, depending on the location and nature of a project. Certain residential projects that require General Plan amendments, Development Code changes, or other planning-related functions require fees in addition to those listed in the table.

Planning and Building permit fees and applicable impact fees vary from project to project. The table below shows fees for a “typical” project in Stockton with updated 2015 rates. Single family fees are based on a hypothetical 2,000 square foot, 3-bedroom, 2.5-bathroom, detached single family house within city limits. Multifamily fees are based on a hypothetical 40-unit multifamily development on two acres.

Estimated fees in Stockton are $54,806 for the hypothetical single family unit and $26,359 for the hypothetical multifamily unit, including City fees as well as County fees and school district fees. Based on an estimates of typical costs to develop housing, fees represent an estimated 17 to 20 percent of the total cost of a single family unit and 10 percent of the total cost of a multifamily unit (see Table 4-73).

Other impact fees for agriculture and open space are charged by the gross acre and designed to mitigate for the loss of productive land. The agricultural land mitigation fee, at $14,352 per gross acre for single family units, and at $12,841 per gross acre for multiple family units, applies when development converts “important farmland” to private urban uses. The San Joaquin Council of Governments collects the San Joaquin County Multi-Species Habitat and Open Space Conservation Plan fee to mitigate the loss of important habitat and open space.

TABLE 4-67
DEVELOPMENT IMPACT AND PLANNING-RELATED FEES

Stockton
October 2015

Fees	Single Family Unit[1]	40-Unit Multifamily Development[2]	
		Total Development	Per Unit
Municipal Utilities Department Fees			
Water	$2,135.84	$80,063.80	$2,001.60
Sewer	$6,172	$174,667.60	$4,366.69
Delta Water Supply Project	$8,079	$25,786	$644.65
Water and Sewer Administrative Fee	$209.77	$8,915.60	$222.89
Total Municipal Utilities Department Fees	***$16,596.61***	***$164,329.03***	***$7,235.80***
Public Facilities and Services Fees			
Surface Water	$4,196	$51,191	$1,279.78
Park Land	$2,798	$68,480	$1,712
Public Works Residential Construction	$72.10	$292.90	$7.32
Agriculture Land Mitigation	$658.95	$25,682	$642.05
Air Quality	$187	$5,080	$127
City Office Space	$233.50	$7,820	$195.50
Community Recreation Center	$240.50	$8,100	$202.50
Fire Prevention Review Fee	N/A	$762	$19.05
Fire Station	$781	$26,320	$658
Libraries	$451	$15,220	$380.50
Police Station Expansion	$591	$19,880	$497
Street Improvements	$6,613	$193,120	$4,828
Traffic Signal	$110	$2,660	$66.50
Regional Transportation Impact	$3,084.58	$74,030	$1,850.75
Total Public Facilities Fees	***$20,017***	***$240,687***	***$12,465.95***
Planning Fees			
Building Permit	$1,716.70	$18,537.45	$463.44
Building Plan Check	$1,236.02	$13,346.95	$333.67
Planning Fee	$513	$12,000	$300
Total Planning Fees	***$3,465.72***	***$7,103.61***	***$1,097.11***
Other Fees			
Fee Area - Administrative Fee	$656.25	$17,092.36	$427.31
Strong Motion Instrumental Program (SMIP) Fee	$22.23	$520	$13
Technology Fee	$221.45	$2,391.33	$59.78
Permit tracking Fee	$14	$14	$0.35
Land update Fee	$3.25	$3.25	$0.08
Microfilm Fee	$50	$50	$1.25
Capital preservation Fee	$171	$4,000	$100
Green Building Fee	$7	$160	$4
Community Rating System Administration Fee (CRS)	$34.33	$370.75	$9.27
Development Code Maintenance Fee	$171	$4,000	$100

TABLE 4-67
DEVELOPMENT IMPACT AND PLANNING-RELATED FEES

Stockton
October 2015

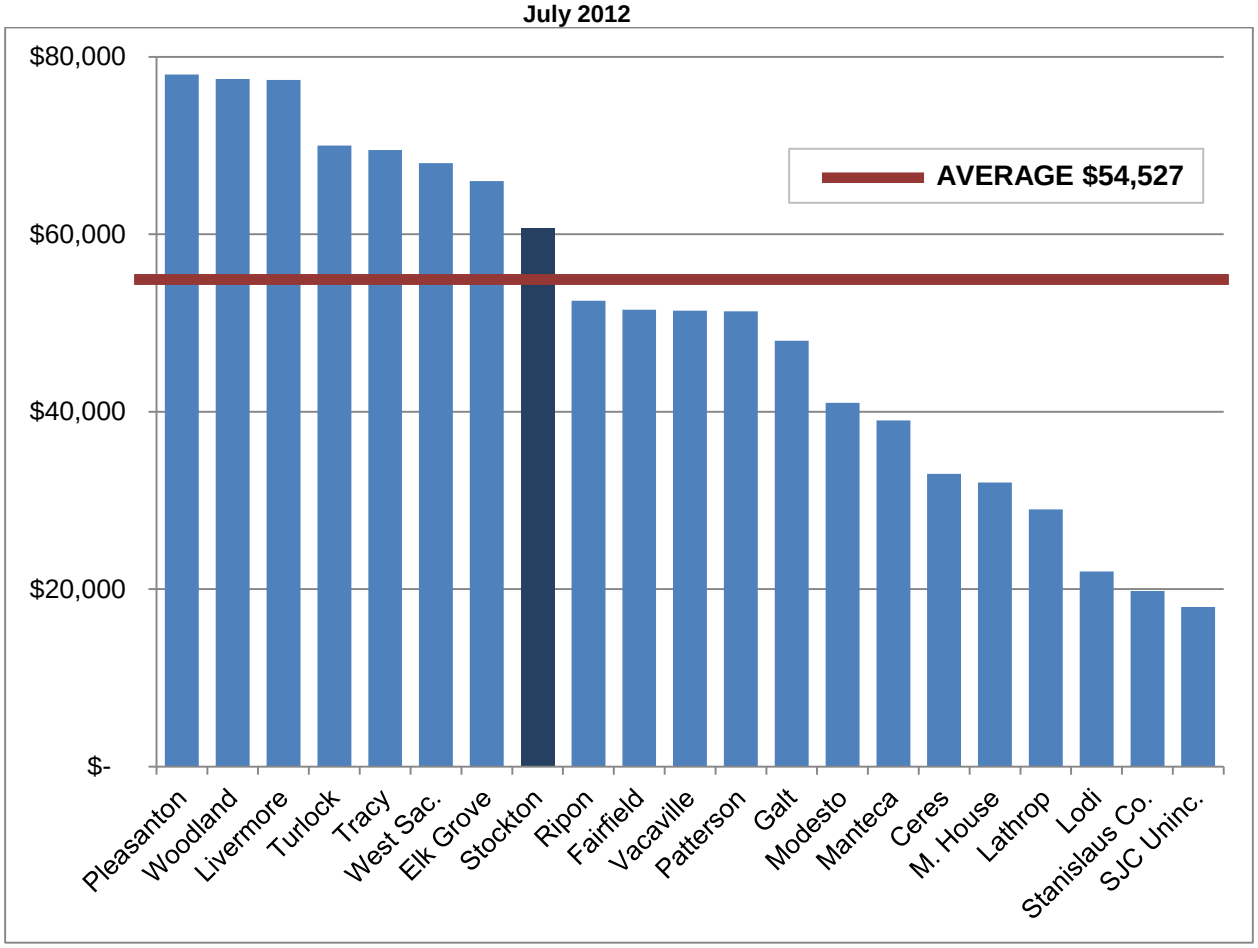
Fees	Single Family Unit[1]	40-Unit Multifamily Development[2]	
		Total Development	Per Unit
Development Oversight Commission Fee	$171	$4,000	$100
Climate Action Plan Implementation Fee	$171	$2,000	$50
Housing Element Preparation and Monitoring Fee	$85.50	$2,000	$50
Permit Issuance Fee	$39	$39	$0.98
Total Other Fees	***$1,817[6]***	***$17.854.36***	***$916.02***
TOTAL CITY FEES	**$41,895.97**	**$514,293.64**	**$21,714.90**
County & Special District Fees			
County Fee	$1,890	$64,800	$1,620
School District[3]	$11,020	$120,960	$3,024
TOTAL COUNTY & SPECIAL DISTRICT FEES	$12,910	$185,760	$4,644
TOTAL FEES	**$54,805.97**	**$1,054,355.99**	**$26,358.90**

Notes: [1] Single family unit fees are from the City of Stockton website fee estimator (October 2015), based on a new 2,000 square foot single family detached home within city limits with a valuation of $171,000 and a ¾ inch water meter size.
[2] Multifamily fees are from City of Stockton website fee estimator (October 2015), based on a 40-unit apartment building, 900 square feet per unit on a two-acre property with a structural valuation of $4,000,000 and a 2 inch water meter.
[3] School Fees are determined by the school district. Estimate is based on Stockton USD fees. Single family: $5.51/SF; multifamily: $3.36/SF.
Source: City of Stockton Fee Estimator October 5, 2015; Mintier Harnish, 2015.

In March 2013 the San Joaquin Partnership released the Regional Development Fee Comparative Analysis report, which analyzed fee schedules (effective July 2012) from various cities and counties in the San Joaquin Valley. The fees analyzed included permits, plan checks, public facility fees, infrastructure, and other agency fees. Of the San Joaquin County jurisdictions analyzed, Stockton's fees for a single family dwelling unit were the second highest after Tracy, at $60,720. In comparison to the 21 jurisdictions across California that were analyzed in the report, Stockton's single family housing development fees were only slightly above the average of $54,527. Based on a recent (2015) estimate from the City of Stockton website fee estimator the total fees for a single family unit are $54,806.

FIGURE 4-6
SINGLE FAMILY UNIT DEVELOPMENT FEE COMPARISON

California
July 2012

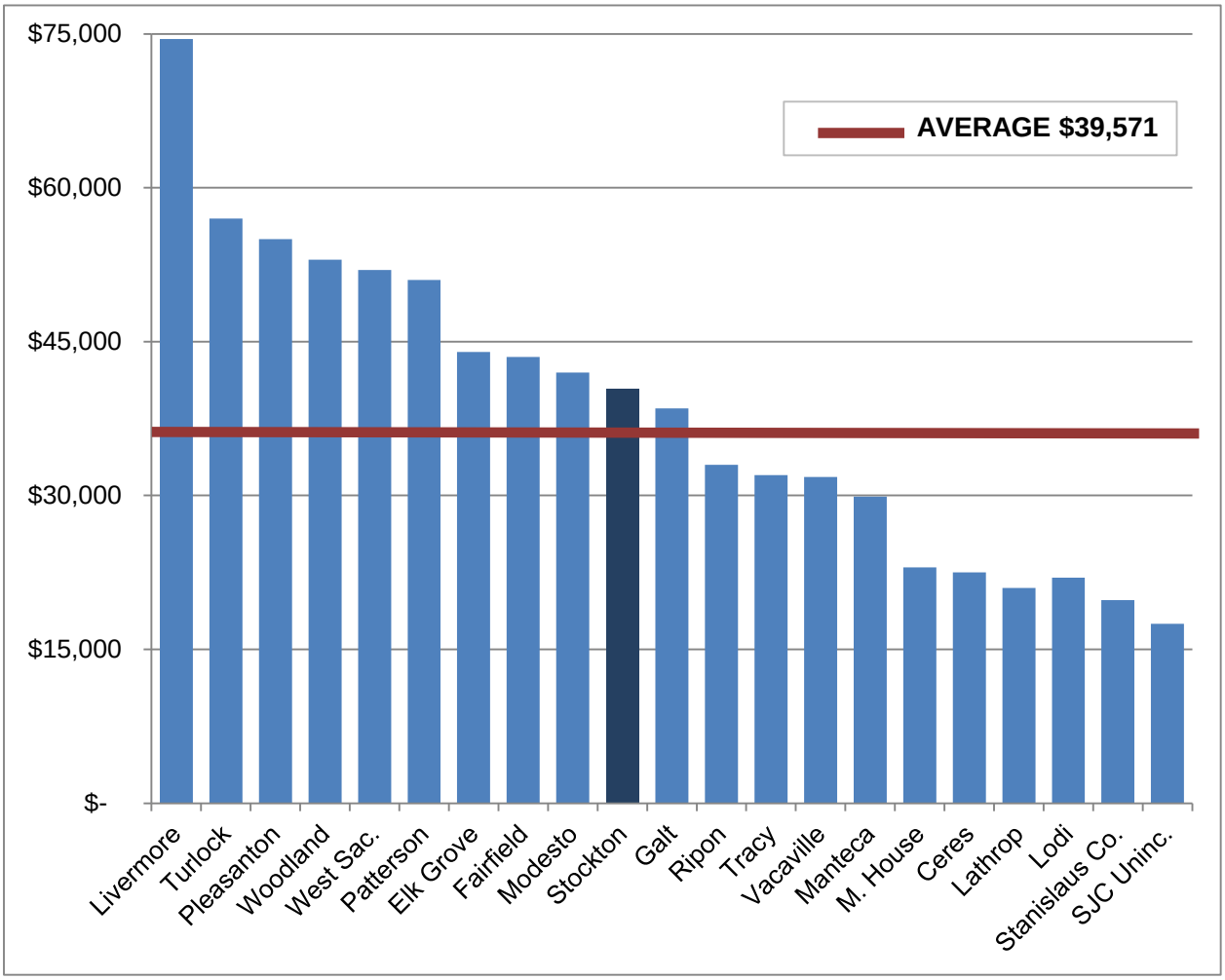


Source: San Joaquin Partnership, 2013.

With regards to multifamily units, Stockton had the highest fees compared to all San Joaquin County jurisdictions at $40,383. While the City's development fees were higher than many jurisdictions in the county, the development fees were about average in comparison to 21 jurisdictions statewide (the average was $39,571). Additionally, based on recent (2015) estimates from the City of Stockton website fee estimator, the development fees are $26,359 per unit of multifamily development, which is much lower than the fees analyzed in the San Joaquin Partnership report.

FIGURE 4-7
MULTIFAMILY UNIT DEVELOPMENT FEE COMPARISON

California
July 2012



Source: San Joaquin Partnership, 2013.

Density Bonus

State law (Government Code Section 65915) requires local governments to grant a density bonus to developers that agree to provide a specific percentage of affordable housing or childcare facilities for lower-income households as part of an approved development. The law was revised in 2005 to allow for a density bonus of up to 35 percent (on a sliding scale), which was an increase from the previous maximum density bonus of 25 percent. The magnitude of the incentive depends on the total share of development that is designated affordable.

State law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The developer may request these parking standards, shown in Table 4-68, even if they do not request the density bonus. These numbers are the total number of parking spaces including guest parking and handicapped parking.

TABLE 4-68
STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING
California
2015

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: Goldfarb & Lipman, LLC., SB 1818 Q & A; California Department of Housing and Community Development http://www.hcd.ca.gov/housing-policy-development/housing-element/con_landuse.php, 2015.

Chapter 16.40 of Stockton's Development Code describes the City's density bonus provisions. The City is in compliance with State law regarding density bonus provisions and incentives for affordable housing.

State of California, Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. Not all low-income housing is considered a "low rent" housing project. For example, if a project is owned and operated by a non-profit corporation receiving only federal funding, Article 34 authority is not required. If a project is subject to Article 34, it will require an approval from the local electorate. This can pose a constraint to the production of affordable housing, since the process of securing ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The City of Stockton has held two Article 34 elections, and voters approved the authorization of up to 500 units per year for ten years in each election. The last election was held in 2010. At this time, there are still many remaining units allowed under the last election. This Article 34 authorization will expire in 2020 and the City plans to request voter approval on a future ballot for extension of the Article 34 authorization. The City does not foresee any issues with gaining voter approval. However, since Article 34 requires voter approval, it is a potential constraint to the production of affordable housing.

Provisions for a Variety of Housing Types

Second Units

A second dwelling unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second dwelling units can also provide supplemental income to the homeowner, allowing seniors to remain in their homes, or moderate-income families to afford houses.

To encourage establishment of second dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second dwelling units in residentially-zoned areas, or where no ordinance has been adopted, to allow second dwelling units on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

The City of Stockton meets State requirements for second units. The City of Stockton allows second dwelling units in all residential zoning districts with approval by the Community Development Director as long as the unit meets all development standards. The Development Code requires that the floor area of second units not exceed 30 percent of the living area of the main dwelling for an attached unit, or 1,200 square feet of floor area for a detached unit. The same residential development standards, including setbacks, height limits, and maximum lot coverage apply to second units.

Manufactured Homes and Mobile Home Parks

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. The City of Stockton's Development Code defines mobile homes as a single family dwelling consistent with State law. Additionally, mobile home parks are allowed in the Residential Low-Density (RL), Residential

Medium-Density (RM), Residential High-Density (RH), General Commercial (CG), and Commercial Downtown (CD) districts with an Administrative Use Permit.

Section 16.80.210 of Stockton's Development Code provides specific development standards for mobile home parks, including a minimum gross area of five acres and a minimum of 50 mobile home spaces. The Development Code also describes the following locational criteria for mobile home parks:

1. Located in areas that are logically suited for multifamily development, such as transition areas between major traffic arterials, commercial or industrial development, and low-density residential development;
2. Access to the mobile home park shall be directly to a major arterial street or within 500 feet of freeway access ramps;
3. Mobile home parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development;
4. Mobile home parks shall not be permitted at locations that would disrupt the logical expansion of conventional subdivisions or extension of street systems, utilities, or public improvements;
5. Mobile home parks shall not be permitted at locations so far removed from existing utilities or community services, including fire or police protection, and schools so as to place a financial burden on the City for provision and maintenance of these facilities.

Stockton's Municipal Code conforms to Government Code Section 69852.7.

Group Homes

State Law requires group residential facilities of six or few persons to be considered a single family dwelling for the purpose of any law or zoning ordinance related to residential property use (CA Health and Safety Code Section 1267.8). Currently (2015) licensed care homes consisting of six or fewer individuals are allowed by right in the RL, RM, RH, CD, and PF zones. However these are not all the zones that allow single family development – the RE zone also allows single family dwellings by right. The Housing Element includes a program to amend the Development Code to allow group homes for six persons or fewer in the RE zone.

Family care homes with more than six individuals require the approval of a Commission Use Permit in the RE, RH, and CD zones, and a land development permit in the PF zone. The Use Permit process typically takes six to eight weeks to get to a Planning Commission public hearing. An appeal of the Planning Commission's decision (filed within 10 days of their decision) would typically take four to six weeks to get to a City Council public hearing. The Commission Use Permit process is the only restriction to family care homes with more than six individuals. Group homes in single family or two family structures are exempt from Title 24 requirements. The Commission Use Permit has not been used to deny a family care home of seven or more individuals in Stockton.

Housing for Farmworkers

California Health and Safety Code Section 17020 (*et seq.*) contains provisions relating to employee housing and farm worker housing. Regarding employee housing, Health and Safety Code Section 17021.5(b) states:

> "Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy..."

Health and Safety Code Section 17021.6 also states:

> "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use.... For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located."

Stockton's Municipal Code does not prohibit or constrain the provision of farm labor housing. Employee housing for six or fewer is treated the same as any other single family home. Farm labor housing is considered an agricultural activity and is permitted by right in all zones allowing agricultural uses, which complies with State law.

Emergency Shelters

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

California Health and Safety Code Section 50801(e) defines "emergency shelters" as:

> "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

> "a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters."

The provisions go on to discuss that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone" along with a list of exceptions that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or "pursuant to a multijurisdictional agreement" that accommodates that jurisdiction's need for emergency shelter is only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

The City of Stockton's Development Code defines homeless shelters as:

> "A public or private building which provides immediate, short-term shelter that may involve supplemental services for more than six homeless individuals or family members without compensation."

Emergency shelters are allowed in the Residential High-Density, Commercial Office, Commercial General, Commercial Downtown, and Industrial Limited districts with a Commission Use Permit, and in the Public Facilities district with an Administrative Use Permit. The Development Code does not place any further restrictions or requirements. The City's Development Code is inconsistent with State law since it does not identify a zone in which emergency shelters are allowed "by right", without a conditional use permit. However, the City is currently (November 2015) proposing amendments to the Development Code to be in compliance with State law. These amendments are expected to occur prior to the adoption of this Housing Element.

To comply with State law, the City proposes to allow emergency shelters "by right" (i.e., without a commission use permit or other discretionary approval) in the Industrial Limited (IL), Industrial General (IG), and Public Facilities (PF) districts. Emergency shelters are currently (2015) allowed in all three zones with use permits. While the IL and IG zones allow industrial uses, the zones are reserved for operations that are totally conducted indoors. The PF zone allows numerous other residential uses including single family homes and multifamily units, and is therefore suitable for emergency shelters. There are an estimated 1,176 acres of vacant land on 447 parcels within Stockton city limits zoned IL, IG, or PF (as of 2015). About 13 acres of this land is within the Greater Downtown area, where there is convenient access to social services and public

transportation. This vacant land is made up of a variety of parcel sizes. Parcel sizes generally break down as follows:

- Less than 0.5 acres: 212 parcels
- 0.5-1 acre: 49 parcels
- 1-5 acres: 129 parcels
- 5-20 acres: 48 parcels
- Larger than 20 acres: 9 parcels

Transitional Housing

While SB2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." State law requires cities and counties to allow transitional and supportive housing in all zones that allow residential uses.

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines "transitional housing" and "transitional housing development" as:

> "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

The City of Stockton's Development Code allows transitional housing in the Residential High-Density, Commercial Office, Commercial General, Commercial Downtown, and Industrial Limited districts with a Commission Use Permit, and in the Public Facilities district with an Administrative Use Permit. The code also requires that transitional housing facilities are not located within 500 feet of another transitional housing facility. Because State law requires the City to consider transitional housing as a residential use allowed in all zones that allow residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone, the City is not in compliance with State law. However, the City is updating its Development Code to comply with State law. These amendments are expected occur prior to the adoption of this Housing Element.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished single-room occupancy (SRO) apartments; a

multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

California Health and Safety Code Section 65582(f) defines "supportive housing" as:

> "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community."

State law (Government Code Section 65583) requires cities and counties to consider supportive housing as a residential use allowed in all zones that allow residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The City's Development Code does not include a definition for supportive housing, nor does it allow it in all zones allowing residential uses. Therefore, the City is not in compliance; however, it is currently updating its Development Code to comply with State law. These amendments are expected occur prior to the adoption of this Housing Element.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units can provide affordable housing for lower-income individuals, seniors, and persons with disabilities, and can serve as an entry point into the housing market for formerly homeless people. An SRO unit is usually small, between 200 to 350 square feet.

SROs are a source of affordable housing in the city. As the city of Stockton has aged, downtown hotels serving overnight visitors became residential hotels, or SROs, renting rooms by the day, week, or month to very low-income individuals or couples. According to the City of Stockton, as of November 2015, there were four residential hotels operating in the downtown central business district of Stockton.

There are a number of residential hotels that are currently vacant due to habitability, housing, and other code violations. It is unlikely that these hotels will be reopened and operated as hotels. The City has acquired some of these hotels to create additional parking that is needed in downtown Stockton to create an environment conducive to commercial and retail businesses and development. The City performs annual inspections of the remaining residential hotels to make sure that these hotels meet minimum health and safety standards.

The Stockton Development Code defines Single Room Occupancy Facilities (SRO) as "a housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities." The City allows SROs in CG (Commercial General) and CD (Commercial Downtown) zones with an Administrative Use Permit.

Housing for Persons with Special Needs

Housing for Persons with Disabilities

State housing element law requires jurisdictions to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities.

Accessibility

The City does not provide any undue or additional constraints to the development, maintenance, and improvement of housing for persons with disabilities. The City of Stockton uses Title 24 building laws in its development of zoning, permitting processes, and building codes for disabled housing with no additional building codes adopted. The City makes every effort to ensure accessibility for persons with disabilities. The City is stringent in its application of Title 24 guidelines and requires all new development to meet the requirements of the law. No additional requirements for parking are required other than those for the zone in which the housing is being developed, and special concessions can be given to lower the parking requirements for special needs housing.

The Building and Housing Board of Appeals deals with disputes that may arise with special needs housing. Where issues do arise, citizens, contractors, and others can seek assistance from the City's Building and Housing Board of Appeals. Although the Building and Housing Board of Appeals cannot waive Title 24 requirements, the Board can make findings on the use of alternative methods and/or materials to accommodate disabled access. As of October 2015, the application fee required for filing with the Building Board of Appeals is $373.

The City of Stockton process to retrofit homes for accessibility follows Title 24 guidelines. Retrofits of properties with one to two dwelling units are exempt from applying for a building permit, while retrofits of properties over three units do require a building permit pursuant to Title 24.

The City of Stockton Building Division enforces Chapter 11 of the California Building Code, Title 24. The Code provides a mandate that 100 percent of ground floor (one story) dwelling units in buildings consisting of three or more dwelling units be accessible by adaptability. Adaptability includes such features as wheelchair clearances in bathrooms, hallways and kitchen areas, adjustable lowered countertops, site access, backing for grab bars in shower/bath areas etc. The disabled tenant, or tenant’s representative, at time of occupancy, can request of the property owner that the adaptable provisions be converted to full accessibility. Building permit fees associated with the Title 24 improvements would be the only fees the City would impose as part of this process.

Reasonable Accommodation

City procedures allow for the disabled persons or his/her authorized representative, with the consent of the property owner, to make a request for reasonable accommodation. There are no fees associated with this request beyond normal permit fees, if required, for the actual

improvements. The City does not have a codified process for requesting reasonable accommodation. Flexibility is allowed on a case-by-case basis to facilitate retrofitting to meet accessibility requirements. For example, in instances where an individual has requested an encroachment for a handicap ramp leading to a house, that encroachment has been granted. The City is currently (October 2015) amending its Municipal Code to include a formal, codified procedure for reasonable accommodation requests. The amendment is expected to occur prior to the adoption of this Housing Element.

Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Stockton are the availability of financing and development costs.

Availability of Financing

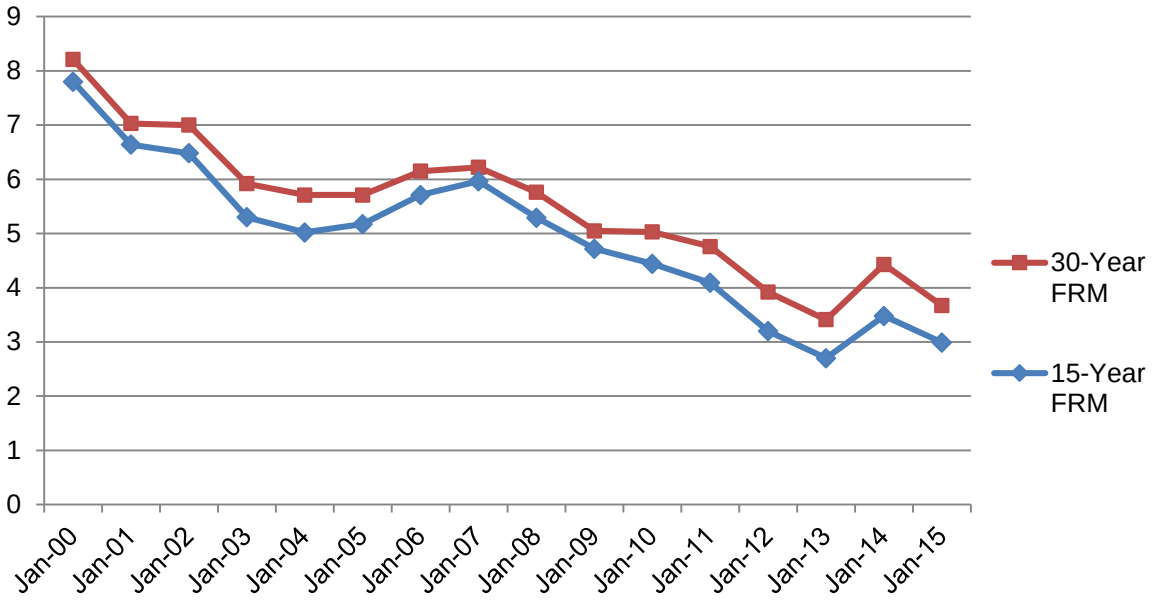
The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

As shown in Figure 4-8, mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

FIGURE 4-8
HISTORICAL MORTGAGE RATES

United States
January 2000-January 2015



Mortgage Rates: FRM- Fixed Rate Mortgage
Source: Freddie Mac Primary Mortgage Market Survey, 2015.

Development Costs

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in small developments and in areas where land is scarce.

The main determinant of land value is market demand. Builders will pay a premium for residential land in a strong market when expected buyers are plentiful. Raw residential land sold for well over $100,000 per acre with no site improvements during the market upswings of the early 2000s in Stockton. During the market recession of the late 2000s, the value of land declined as home building continued to slow.

The market is improving and land values are beginning to rise as a result. Based on a recent (October 2015) survey of Stockton, the average price per acre was $202,286. The survey was based on 49 residential sites listed on Realtor.com, an online real estate database. The median lot size was 0.26 acres. There was a wide variety of locations for the land listed from infill sites, established suburbs, and a few greenfields on the outskirts of the city.

Site Improvement Costs

Upon securing the raw land, a residential developer must make certain site improvements to "finish" the lot before a home can actually be built on the property. Such improvements include rough grading, connections to existing utility and wastewater systems, construction of streets, installation of water and sewer lines, and construction of curbs, gutters, and sidewalks. Some regulatory costs, such as agricultural mitigation and habitat conservation mitigation, factor into finished lot costs because they are designed to mitigate for the acre(s) of land lost to development. Site improvement costs for a single family home at six dwelling units per acre were estimated as ranging between $45,000 and $85,000 per lot depending on size and location. Site improvement costs for a recent multifamily development, including costs associated with a retention basin, road improvements, utility connections, local development impact fees, phase 1, environmental impact report, general contractor contract, survey and engineering costs, totaled about $4.6 million, or $32,857 per unit.

Construction Costs

Housing construction costs can act as a constraint to the affordability of new housing. However, the cost of construction varies with the type, size, location, and amenities of the development. "Entry-level" homes have far fewer amenities than other higher-priced custom homes. According to Building-Cost.net, a website that calculates building costs, on average an entry-level, 2,000 square foot home (1,500 SF of living space, 500 SF garage) costs $150,800 to build, or $75.40 per square foot. The increased use of prefabricated factory-built or manufactured housing, which is permitted in all residential districts throughout the city (consistent with California State law), may provide for lower-priced housing by reducing construction and labor costs.

According to RS Means, a supplier of construction cost information, the cost of constructing a multifamily development in the city of Stockton is $141.24 per square foot based on a one to three story complex with a wood frame, brick veneer, and open shop labor. A 1,200 square foot unit would cost an estimated $169,488 to build.

Although the economy is recovering, builders are still reluctant to start new construction projects because the market is extremely over-built, financing is difficult to secure, and interest rates are on the rise. There is little that the City can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar in the City to those in other Central Valley areas, the cost of construction alone is not considered a major constraint to housing production.

Total Housing Development Costs

As shown in Table 4-69, the total estimated development costs discussed above for a typical entry-level single family home (2,000 square feet) is $273,825-$313,825, including site improvements, construction costs, fees and permits (as shown in Table 4-67). Additionally as shown in Table 4-69, a unit in a multifamily development is estimated to cost $246,042.

TABLE 4-69
ESTIMATED DEVELOPMENT COSTS
Stockton
2015

Type of Cost	Single Family Unit[1]	Multifamily Unit[2]
Land Costs[3]	$23,219	$17,339
Site Improvement Costs[4]	$45,000-$85,000	$32,857
Total Construction Cost[5]	$150,800	$169,488
Development Fees[6]	$54,806[1]	$26,358
Total Housing Development Costs	**$273,825-$313,825**	**$246,042**

Notes:
[1] Fee estimate based on 2,000 square foot home, 3-bedroom, 2.5-bathroom on a 5,000 square foot lot.
[2] Based on a 12 acre vacant grass field site slated for 140 units of affordable multifamily units. Multifamily unit costs assume each unit is 1,200 SF (1,000 SF of living space, 200 SF of shared space).
[3]The land cost per acre is assumed to be $202,286.
[4]The total site improvement costs for the 140-unit development was $4.6 million, which is $32,857 per unit.
[5]The construction cost is based on $14.24 per SF for a 1-3 story complex with a wood frame, brick veneer, and open shop labor, and 1,200 SF per unit sums to $169,488.
[6] Based on total fee estimates from Table 4-67.
Sources: Visionary Home Builders of California, 2015; Building-cost.net, 2015; RSMeans.com, 2015; Realtor.com, 2015; Mintier Harnish, 2015.

Total housing development costs are a major constraint to housing production given Stockton's median income and resale properties being priced well below the replacement cost of a new home.

SECTION 6: EVALUATION

The following section reviews and evaluates the City's progress in implementing the 2009-2014 Housing Element. This section analyzes and effectiveness of policies and programs for the previous Housing Element planning period. This section also contains recommendations for program changes to address housing needs for the 2015-2023 planning period.

During the 2009 Housing Element planning period, the City's resources were devastated by the financial crisis. Hundreds of City employees were laid off, department budgets were cut, and City services were reduced. Stockton became the largest City in the U.S. to declare bankruptcy. On top of the City's financial struggles, the State of California action to abolish redevelopment agencies eliminated the City's main source of funding for affordable housing.

As might be expected, the City was not able to implement many of the programs it hoped to accomplish during the 2009-2014 planning period, and given the reduced staff and financial resources available during the 2015-2023 planning period, this evaluation focuses on maintaining the programs that will be most effective to meeting housing needs.

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal H-1: Ensure the adequate provision of sites for housing of all types, recognizing the importance of a jobs-to-housing ratio that encourages living and working in our community.					
Program 1	**Adequate Sites Monitoring:** The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall make the updated inventory available to the public and development community via the City's website. **Responsibility:** Community Development Department, Revitalization Department **Timeframe:** Ongoing	N/A	N/A	Due to lack of funding, no actions were taken to update the sites inventory; however, the City did maintain a list of residential development activity that was posted on the City website. The sites inventory will be updated as part of the 2015 Housing Element.	Continue
Program 2	**No Net Loss Zoning:** For new development, redevelopment, or other land use decisions that are inconsistent with the density assumed on sites included in the inventory, the City shall make findings that there is still adequate capacity to meet the remaining housing need, consistent with "no-net-loss" zoning law (AB 2069). **Responsibility:** Community Development Department **Timeframe:** Ongoing	N/A	N/A	This was an ongoing program. The City maintained capacity to meet the RHNA.	Continue
Program 3	**Settlement Agreement Implementation:** The City shall hire a consultant to work with the City and the Climate Action Plan Advisory Committee to develop a comprehensive strategy to meeting the goals established in the Settlement Agreement. The comprehensive strategy shall include measures to enable development of 4,400 residential units in the Greater Downtown Area by 2035. Potential strategies could include adopting less restrictive zoning in the Downtown and Greater Downtown, or expanding the Commercial Downtown (CD) zoning district to allow greater densities in the Greater Downtown. **Responsibility:** Community Development Department, Revitalization Department **Timeline:** 2010-2011	N/A	N/A	The City has been in the process of implementing the Settlement Agreement. The City developed a Climate Action Plan Advisory Committee and adopted a Climate Action Plan in 2014. The City is initiating a comprehensive General Plan update to incentivize infill development and meet the residential targets identified in the Settlement Agreement.	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.					
Program 4	**Housing Stock Review:** The City shall conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated housing mix (e.g., single-family, multi-family, condominiums, second units), and density, based on development proposals approved or under review by the City. The review shall be used to evaluate the effectiveness of the incentives being offered to influence a variety of housing types and to monitor the requirements of AB 2292, which requires local government to make a finding that any density reduction or downsizing is consistent with the Housing Element. **Responsibility:** Community Development Department, Revitalization Department **Timeframe:** Ongoing	N/A	N/A	Due to lack of funding, no actions were taken on this program. Given limited staff resources, this is not a feasible program for the 2015-2023 planning period.	Delete
Program 5	**Public Facilities Repair and Replacement:** Through implementation of the Consolidated Plan, and upon funding availability, the City shall continue to identify and target low-income neighborhoods for the expansion of existing facilities/infrastructure, replacement of deteriorating facilities, and construction of new facilities/infrastructure to increase quality of life for Stockton residents. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City did not complete any infrastructure improvements through the Consolidated Plan process during the planning period given the limited CDBG funding. However, there may be the opportunity to use CDBG funding for these projects in the future.	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 6	**Fiscally-Positive Impact Fees:** The City shall develop and adopt impact fees on new development or other ongoing funding mechanisms (e.g., community facilities districts) in accordance with controlling law to ensure that all development outside the existing City limits as of the effective date of the Settlement Agreement (i.e., non-infill areas) is fiscally-positive to the City. Specific details of the fee structure shall be determined as part of the comprehensive strategy for implementing the Settlement Agreement. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing and ensure that fees do not unduly constrain housing development. **Responsibility:** Community Development Department, Public Works Department, Administrative Services Department **Timeframe:** 2010-2011	N/A	N/A	Fee structure is currently under review.	Continue. Combine with Program 24.
Program 7	**Promotion of Second Unit Development:** The City shall promote the development of second units through handouts, its Channel 97 programming, its website, and monthly utility billing inserts. The City shall promote second unit development as part of ongoing housing programs outreach. **Responsibility:** Community Development Department, Revitalization Department **Timeframe:** Ongoing	30 moderate-income units	N/A	The City has a secondary dwelling unit ordinance that is part of the Development Code (16.80.310). The Secondary Dwelling Unit ordinance is easy to understand and implement. Counter staff is well versed in its requirements and assists in the development of secondary dwelling units. This level of promotion is not feasible given limited resources and not likely to result in a significant number of units.	Delete
Program 8	**Lower the Costs of For-Sale and Rental Housing:** The City shall continue to meet with City Council, local builders, housing advocates, and citizens (e.g., Council Housing Committee) to develop and implement a comprehensive affordability program (e.g., Phase I and II Affordable Housing Strategy) to expand homeownership opportunities for moderate-income households and to guide development of future Housing Elements and programs. **Responsibility:** City Manager, City Council **Timeframe:** 2010-2011, Ongoing	N/A	N/A	This program was completed, and the City no longer has a Housing Committee. Because of the state of the housing market, Phase II of the Affordable Housing Strategy was not taken to the City Council.	Delete

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal H-3: Encourage and promote the construction of affordable housing within the city of Stockton.					
Program 9	**Review Affordable Housing Programs:** The City shall periodically review and, as necessary, modify its housing programs to determine their effectiveness and appropriateness and/or adopt new programs to meet Stockton's changing market conditions. **Responsibility:** Revitalization Department **Timeframe:** 2010-2011, Ongoing	N/A	N/A	The housing programs are reviewed as part of the housing element update.	Delete
Program 10	**Coordination with the Housing Authority of San Joaquin County:** The City shall continue to work closely with the Housing Authority of San Joaquin County in providing assisted housing through the Section 8 Voucher Program, and in providing housing and supportive services to special needs households and individuals. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	50 extremely low- and 50 very low-income households	The HCV Program serves 4,981 residents countywide (March 2015)	The Housing Authority continues to implement the Housing Choice Voucher Program (Section 8).	Continue
Program 11	**Applying for Additional State and Federal Funding:** The City shall work on an on-going basis to secure additional State and Federal funding, such as the Local Housing Trust Fund program and Proposition 1C funds, that can be used to help increase the supply of affordable housing in Stockton. The City shall continue to apply annually for Federal entitlement funds under the CDBG, HOME and ESG Programs. Additionally, the City shall assist non-profit and for-profit developers in applying for funding that supports the development of affordable housing. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	75 extremely low-, 200 very low-, 200 low-, and 100 moderate-income units	381 units received funding	The City continues to receive entitlement funds for CDBG, HOME, and ESG funding. The City has also applied and received NSP and CalHome funds.	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 12	**Support Housing Organizations and Affordable Housing Developers:** The City shall support housing organizations and affordable housing developers by assisting in applications for funding, drafting letters of support and resolutions, and identifying potential sites for affordable housing. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City continues to provide support to organizations developing affordable housing. Each year the City supports a few applications made to the California Low Income Housing Tax Credit Committee.	Continue
Program 13	**Inclusionary Housing Program.** The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of some of the potential requirements, such as the appropriate percentage of affordable units, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. **Responsibility:** Community Development Department, Revitalization Department **Timeframe:** 2010-2011	N/A	N/A	The City studied a possible inclusionary housing program as part of Phase II of the Affordable Housing Strategy, however, given market conditions in the city, an inclusionary housing program was not implemented.	Delete
Program 14	**Continue to Operate Down Payment Assistance Program:** The City shall continue to administer its Down Payment Assistance Program for low- and moderate-income first-time homebuyers using a variety of funding sources including CDBG, HOME, and HELP. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	125 low-income households	84 low-income households	The City continued to operate its Down Payment Assistance Program by utilizing fund from NSP, CalHome, and HOME. From FY 2010/2011 – 2014/2015 the program awarded $1,088,583 to 84 low-income households.	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal HE-4: Enhance opportunities for infill development, including mixed-use, affordable housing, and transit-oriented development within the Downtown and Greater Downtown Areas, along the city's corridors, and within the existing City limits.					
Program 15	**Development Outside Infill Areas:** The City shall submit for City Council adoption amendments to the General Plan to ensure that development outside City limits as of the effective date of the Settlement Agreement does not grow in a manner that is out of balance with infill development (i.e., development within existing city limits). These proposed amendments shall include measures limiting the granting of entitlements for projects (i.e., specific plan, master plan, or other projects of significance) outside the City limits until firm, effective milestones that will assure that specified levels of infill development, jobs-housing balance goals, and greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction goals, once established, are met. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing. **Responsibility:** City Council, Community Development Department **Timeframe:** 2010-2011	N/A	N/A	The City is initiating a comprehensive General Plan update to incentivize infill development and meet the residential targets identified in the Settlement Agreement.	Continue
Program 16	**Infill House Plan Program:** The City shall develop an infill house plan program in which residents can purchase plans for single-family homes in the City's redevelopment areas that are pre-approved through the City's design review and building plan check review process, saving time and money. The homes shall be designed to suit the character and style of the neighborhoods within the redevelopment areas in accordance with the City's adopted Design Guidelines. The City shall advertise the program by posting information on the City's website, distributing fliers and brochures, and/or advertisings on local public broadcasting channels. **Responsibility:** Revitalization Department, Community Development Department Timeframe: 2010-2011	10 moderate income- and 20 above moderate-income units	Between 2004-2008: Single Family Program – 74 total Emergency Repair Grants/Loans – 112 total	Due to lack of funding, no actions were taken. This is not a feasible program given limited resources.	Delete

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 17	**Infill Team:** The City shall establish an Infill Team consisting of City staff and relevant community members to facilitate the development of infill projects in the Downtown and Greater Downtown Areas. The Infill Team shall be responsible for identifying additional strategies and incentives to promote infill development. These strategies and incentives could include allowing less restrictive height limits, setbacks, and parking requirements; providing subsidies; planning infrastructure improvements; and streamlining the permitting process. **Responsibility:** Revitalization Department, Community Development Department **Timeframe:** 2010-2011	N/A	N/A	This team was not created; however, the City is still pursuing an infill strategy.	Modify to focus on developing infill strategy.
Program 18	**Infill Site Assembly:** The City and/or Redevelopment Agency shall actively work with local property owners and developers to assist in the consolidation and assembly of small infill parcels for residential projects, particularly as it related to parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, and shall offer incentives, such as expedited processing, in addition to the incentives already offered to infill development. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	Due to the elimination of Redevelopment Agencies, the City no longer has the authority to assist with assembling property.	

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal HE-5: Address and, where feasible, remove governmental constraints to the development, improvement, and maintenance of Stockton's housing stock, and encourage higher-density development.					
Program 19	**Development Code Amendments:** The City shall make the following amendments to the Development Code to ensure consistency with changes to State law and mitigate potential constraints to the availability and cost of housing for all segments of the population: • Revise the requirement for farm employee housing facilities to be consistent with Government Code Sections 17021.5 and 17021.6 so that no conditional use permit, zoning variance, or other zoning clearance shall be required: • Of employee housing that serves 6 or fewer employees that is not required of a family dwelling of the same type in the same zone; and • For any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household that is not required of any other agricultural activity in the same zone. • Ensure that single room occupancy (SRO) housing is defined as a residential use and specify the conditions and process required to develop SROs; and • Only permit single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. **Responsibility**: City Council, Community Development Department **Timeframe:** 2010-2011	N/A	N/A	Due to lack of funding, no actions were taken to amend the Development Code. However, the Development Code already permits farm employee housing in all zones permitting agricultural uses and does not distinguish between single family uses and employee housing for six or fewer employees.	Modify

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 20	**Review Development Code Standards for Possible Revision:** The City shall evaluate the Development Code, and report to the City Council with findings, to see if it is possible to: ▪ Reduce the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments less than 2 acres. The purpose of this alternative zoning designation would be to allow different development standards to permit higher densities in infill areas. Review site development standards to see if there are ways to use space more effectively in order to develop more units and usable open space. **Responsibility:** Community Development Department **Timeframe:** 2010-2011	N/A	N/A	Due to lack of funding, no actions were taken to amend the development code.	Continue
Program 21	**Update Density Bonus Provisions:** The City shall update Section 16.315 (Affordable Housing Incentives/Density) of the Development Code to be consistent with the newest State law requirements related to density bonuses to provide a density bonus of up to 35 percent and ensure that developers that are eligible for a density bonus are also eligible for up to three additional incentives. **Responsibility:** City Council, Community Development Department, Revitalization Department **Timeframe:** 2010-2011	50 very low-, 100 low-, and 25 moderate-income units	81 Very Low Income units	City staff updated Development Code Section 16.315 to be consistent with State law requirements and provide a density bonus of up to 35 percent in 2009. Zettie Miller's Haven, an 81-unit very low-income special needs housing development, received a density bonus.	Delete
Program 22	**Monitor Article 34 Authorization:** The City shall request voter approval on a future ballot for its Article 34 Authorization, which expires in 2010. Thereafter, the City shall annually monitor the number of remaining units allowed under its Article 34 authorization and schedule a new election when needed to limit the lack of authorization as a constraint to the development of affordable housing. **Responsibility:** Revitalization Department **Timeline:** 2010-2011, Ongoing	N/A	N/A	Article 34 authority was approved by voters in November, 2010 and since that time, staff has monitored the number of units approved under the provision.	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 23	**Monitoring the AUP Process for Multi-Family Housing:** The City shall monitor the Administrative Use Permit (AUP) process to analyze the impact on the timing, cost, affordability, and supply of multi-family housing. During the annual report to the Department of Housing and Community Development, the City shall assess the impact and determine whether or not revisions are needed to the City's permit process to facilitate the development of multi-family housing. **Responsibility:** Community Development Department **Timeframe:** Annually	N/A	N/A	The AUP process is not a constraint on the production of multifamily housing. The City could consider removing the AUP for housing in the Greater Downtown.	Modify
Program 24	**Monitoring Fees:** The City shall monitor the fee schedule to analyze the impact on the cost, affordability, and supply of housing. During the annual report to the Department of Housing and Community Development, the City shall assess the impact and determine whether or not revisions to the City's fee schedule are needed. **Responsibility:** Community Development Department **Timeframe:** Annually	N/A	N/A	This program is repetitive with Program 6. See evaluation of Program 6, above.	Modify. Combine with Program 6.
Goal H-6: Conserve and enhance existing housing in Stockton's neighborhoods.					
Program 25	**Preserve At-Risk Units:** The City shall continue to work with owners of "at-risk" projects to discuss the timing of a possible sale and potential sales price. The City shall contact non-profit housing providers that work in the Stockton area to see if any are interested in acquiring and rehabilitating "at-risk" projects. Assuming there is interest, the City shall provide technical assistance as needed and funding as available to these housing providers. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	296 very low- and 44 low-income at-risk units	No at-risk units converted to market rate	The City provided funding for the rehabilitation of an "at-risk" complex which resulted in 84 units of housing remaining affordable for low-income households. No units converted to market rate during the planning period.	Continue program to preserve at risk units

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 26	**Continue to Operate Stockton's Housing Rehabilitation Programs:** The City shall continue to administer its single-family, multi-family, and emergency repair programs (e.g., Single Family Loan Pool, Emergency Repair Program) using a variety of funding sources including CDBG, HOME, and HELP. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	150 low-income units	14 low-income units	The City continued to operate its Housing Rehabilitation programs, which resulted in 14 owner-occupied single family homes being rehabilitated.	Continue
Program 27	**Continue to Operate Stockton's Housing Code Enforcement Program:** The City shall continue to inspect housing units in targeted areas to check for building code violations. In situations where properties cannot be rehabilitated, the City will continue to enforce the removal and replacement of substandard units. **Responsibility:** Police Department – Neighborhood Services Division **Timeframe:** Ongoing	2,000 units annually	13,510 units annually	From FY 2006/07 to 2014/15, 121,590 housing units in low-income areas were inspected for code compliance. The average number of housing units inspected annually was 13,510.	Continue
Program 28	**Housing Element Coordination:** The City shall periodically assess the use of a variety of State and Federally funded rehabilitation programs and strategies by coordinating implementation of the Housing Element, the Consolidated Plan, and other planning and policy documents affecting housing and community development. **Responsibility:** Revitalization Department, Community Development Department **Timeframe:** Ongoing	N/A	N/A	The City prepared a new Consolidated Plan and the programs and strategies are coordinated with those of the Housing Element. This program is not needed in the Housing Element as it is unclear what actions are necessary.	Delete

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal HE-7: Provide a range of housing opportunities and services for households with special needs, including extremely low-income residents, farmworkers, persons with language barriers, seniors, large households, single mothers, persons with disabilities, persons diagnosed with HIV/AIDS, and homeless persons.					
Program 29	**Zoning for Emergency Shelters.** The City shall amend the Development Code to allow emergency shelters "by right" (i.e., as a permitted use, without a conditional use permit or other discretionary review process) in the IL, IG, and PF zones. The City shall adopt permit processing, development, and management standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters. **Responsibility:** City Council, Community Development Department **Timeframe:** 2010-2011	N/A	N/A	The City is in the process of implementing this program and expects to have adopted the amendments for emergency shelters prior to adopting the housing element.	Delete.
Program 30	**Support for Existing Shelters.** The City shall annually apply for and continue to pursue State and Federal funds available to the City, private donations, and volunteer assistance to support existing shelters. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City continues to apply for Federal ESG funds. From FY 2010/11 – 2013/14 the City provided homeless shelter to 20,450 people and 1,500,000 meals to homeless individuals.	Continue
Program 31	**Alternative Shelter Arrangements:** The City shall collaborate with nonprofit housing providers and the San Joaquin Housing Authority to facilitate alternative shelter arrangements for farmworkers, seniors, persons with disabilities, the homeless, and other special needs groups. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City, San Joaquin County, Stockton Shelter for the Homeless, and the Housing Authority used to collaborate to provide a Cold Weather Shelter Overflow Program; however, the Housing Authority sold the property in 2013 and this program was discontinued.	Delete
Program 32	**Homeless Survey Assistance:** The City shall assist San Joaquin County in its efforts to conduct a biennial survey of homeless to determine the number and characteristics of both sheltered and unsheltered homeless in San Joaquin County. **Responsibility:** Revitalization Department **Timeframe:** 2011-2012	N/A	N/A	City staff participated in the biannual survey of the homeless population.	Continue
Program 33	**Continue to Support Organizations Assisting Homeless Persons:** The City shall continue to provide financial assistance from its Emergency Shelter Grant (ESG) to homeless service providers and continue to support additional development of shelter facilities as requested by shelter providers. In addition, the City shall review the need for additional shelter facilities and services when it updates its Consolidated Plan.	Assist up to 4,000 unduplicated homeless persons; 12 households	N/A	Each year the City provides approximately $200,000 of ESG and CDBG funding to seven emergency shelters. These funds assisted in housing over 5,000 households and providing over 515,000 meals to the homeless annually. The Homeless Prevention and Rapid Re-Housing	Continue

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
	Responsibility: Community Development Department **Timeframe:** Ongoing	with one-time rental assistance.		rental assistance program funded with ESG funds assists 400 people annually.	
Program 34	**Reasonable Accommodation Code Amendments:** The City shall amend its Building Code, Development Code, and/or departmental policies, as appropriate, to adopt a process for individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities to request reasonable accommodation in land use, zoning, or building regulations, rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. **Responsibility:** Community Development Department **Timeline:** 2011-2012	N/A	N/A	The City is in the process of implementing this program and expects to have adopted a reasonable accommodation ordinance prior to adopting the housing element.	Delete
Program 35	**Reasonable Accommodation Public Outreach:** The City shall translate public information brochures, website information, and other materials on housing programs, including reasonable accommodations for disabled persons, to provide information to residents with language barriers and distribute the translated materials to community groups and organizations. **Responsibility:** Revitalization Department **Timeframe:** 2011-2012	N/A	N/A	Due to lack of funding, no actions were taken.	Continue
Program 36	**Continue to Assist the Disabled in Community Development Block Grant Project Areas:** The City shall continue to include special provisions for housing the disabled in CDBG project areas, including mobility grants for homes (e.g., Emergency Repair Program) and handicapped accessibility features. **Responsibility:** Revitalization Department, Public Works Department **Timeframe:** Ongoing	N/A	N/A	The City provided CDBG funds to the Disability Resource Agency for Independent Living for the construction of wheelchair ramps and other adaptive aids. The City also includes accessibility features in homes that are rehabilitated when they are needed.	Continue
Program 37	**Universal Design.** The City shall periodically review and update, as necessary, specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible. **Responsibility:** Community Development Department **Timeframe:** 2011-2012	N/A	N/A	Due to lack of funding, no actions were taken. The California Building Code includes new accessibility requirements for multifamily housing that increase housing opportunities for persons with disabilities.	Delete

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 38	**Assist Farm Workers:** The City shall continue to provide ongoing assistance to farm laborers by working with the San Joaquin Housing Authority, San Joaquin County, agricultural employers, farm labor housing advocates, and the development community to develop affordable, decent housing for farm workers. The City shall participate in the County's Farmworker Housing Committee to assist in the development of a Farmworker Housing Plan. The City shall also support a letter writing campaign to encourage the State Tax Credit Allocation Committee (TCAC) to set aside additional tax credits for farmworker housing projects. **Responsibility:** Revitalization Department **Timeframe:** 2010-2011, Ongoing	N/A	N/A	Due to lack of funding, no actions were taken. The Farmworker Housing Committee does not exist.	Modify
Goal H-8: Promote housing opportunities for all residents and support the elimination of discrimination in housing.					
Program 39	**Impediments to Fair Housing Report:** The City shall review and update its Impediments to Fair Housing Report every five years. **Responsibility:** Revitalization Department **Timeframe:** 2010-2011, Ongoing	N/A	N/A	An Analysis of Impediments to Fair Housing was prepared in 2010 and 2015.	Continue
Program 40	**Public Education:** The City shall continue to make available information that describes the myths and realities of multi-family and affordable housing development. The City shall provide the information on the City's website, and, when needed and/or requested, shall make this presentation available to housing advocates and to developers involved in local affordable housing projects. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City provides information regarding Fair Housing on its website and works with San Joaquin Fair Housing to conduct workshops when needed. However, this program is not feasible given limited staff resources and does not seem necessary given the acceptance of multifamily and affordable housing in the Stockton community.	Delete
Program	**Continue to Support Local Fair Housing Groups:** The City shall continue to provide funds from its CDBG Program to support San Joaquin County Fair Housing. **Responsibility:** Revitalization Department	N/A	N/A	The City continues to provide CDBG funding to support San Joaquin Fair Housing.	Modify. Combine with Program 42.

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
	Timeframe: Ongoing				
Program 42	**Fair Housing Referrals and Brochures:** In addition to providing contact information for San Joaquin Fair Housing on the City's website (under the Housing Division), the City shall continue to make referrals to Fair Housing as issues/cases come to the City's attention. The City shall also work with Fair Housing to periodically review and update fair housing brochures that are provided to the public and posted to the City's website. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	N/A	N/A	The City continues to make referrals to San Joaquin Fair Housing.	Modify. Combine with Program 41.
Goal HE-9: Prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.					
Program 43	**Foreclosure Acquisition and Rehabilitation:** The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing for renters or eligible homebuyers. The City may use other housing programs, such as the homebuyer down payment assistance program, in conjunction. **Responsibility:** Revitalization Department **Timeframe:** Ongoing	50 low-income and 100 moderate-income units	106 single family homes and 4 multifamily buildings	The City continues to operate the Neighborhood Stabilization Program (NSP). Loans were provided to non-profit housing developers to acquire and rehabilitate 106 foreclosed single-family homes and four multifamily complexes.	Delete. Covered by Program 46.

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 44	**Foreclosure Prevention Information:** The City shall distribute information on foreclosure prevention, including contact information for certified foreclosure counselors. The City shall post this information on the City's website; distribute fliers and brochures at City offices, libraries, and other public places; publicize the information in local newspaper advertisements; work with other agencies and organizations to distribute information; and/or directly distribute information to the areas of the City most impacted by foreclosures. **Responsibility:** Revitalization Department **Timeframe:** 2010-2011, Ongoing	N/A	N/A	Foreclosure prevention information is available on the City's website. Given the limited resources, further distribution of materials is not feasible.	Delete
Program 45	**Nuisance Abatement in Foreclosure Impacted Areas.** To help secure and maintain vacant, foreclosed properties, as well as preserve neighborhoods, the City shall focus code enforcement efforts in the areas most impacted by foreclosures. The City shall strive to effectively follow up on code violations to ensure that problems are addressed and to assess fines and/or placing liens on properties in accordance with City Code. **Responsibility:** Police Department – Neighborhood Services Division **Timeframe:** 2010-2011, Ongoing	N/A	N/A	The City Neighborhood Services Division of the Police Department continues to target nuisance complaints in all areas of the City, including those areas that have been inordinately impacted by foreclosure activity. The issue of foreclosures is not as relevant in this next planning period.	Delete
Program 46	**Neighborhood Stabilization Program Funds:** The City shall continue to use Neighborhood Stabilization Program funds toward providing emergency assistance to foreclosed properties to limit abandonment and blight in existing neighborhoods. **Responsibility:** Revitalization Department **Timeframe:** 2010-2011, Ongoing	N/A	106 single family homes and 4 multifamily buildings	Using Neighborhood Stabilization Program (NSP) funds, loans were provided to non-profit housing developers to acquire and rehabilitate 106 foreclosed single-family homes and four multifamily complexes. Upon completion of the rehabilitations, the projects will provide 106 affordable housing units.	Modify. The City is no longer operating the single family program and expects to allocate the last of the funding in 2016.

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Goal HE-10: Promote energy conservation and waste reduction in Stockton's existing and new housing.					
Program 47	**Landscaping Standards:** The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling. The City shall require that trees in new or renovated homes and new development provide maximum shading and allow for winter lighting and passive solar heating. **Responsibility:** Community Development Department **Timeframe:** 2011-2012	N/A	N/A	Language supporting climate-appropriate shade trees and landscaping is included in the City's Climate Action Plan, which was adopted in August 2014.	Delete
Program 48	**Build It Green Standards.** The City shall adopt an ordinance requiring that all new housing units obtain Build It Green certification, based on then-current Build It Green standards, or comply with a green building program that the City, after consultation with the Attorney General, determines is of comparable effectiveness. **Responsibility:** City Council, Community Development Department, Revitalization Department **Timeframe:** 2010-2011	N/A	N/A	Changes to the California Building Code in recent years have resulted in improvements to overall residential building energy efficiency.	Delete
Program 49	**Local Assessment District.** The City shall conduct a study on the feasibility of creating a local assessment district or other financing mechanism to fund voluntary actions by homeowners (and owners of commercial/mixed-use properties) during new construction or retrofit to undertake energy efficiency measures, install solar rooftop panels, install "cool" roofs, and take other measures to reduce greenhouse gas emissions. **Responsibility:** Community Development Department, Revitalization Department **Timeframe:** 2010-2011	N/A	N/A	City Council approved the Property Assessed Clean Energy (PACE) Program in 2013. The PACE Program allows property owners to finance the purchase and installation of clean energy improvements on their properties.	Delete

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 50	**Enforce Energy Efficiency Standards.** The City shall continue to implement California's energy efficiency standards for new residential construction contained in the State's Building Standards Code (Title 24 of the California Code of Regulations). These standards require that energy efficient devices, materials, fixtures and appliances, and construction techniques be incorporated into all new housing construction, including additions to existing homes. **Responsibility:** Community Development Department **Timeline:** Ongoing	N/A	N/A	Ongoing implementation of energy efficiency standards by the Building Division of the Community Development Department.	Maintain as a policy
Program 51	**Energy Efficiency Through Planning and Design.** Through its subdivision site plan review and design review processes, pre-application meetings, promotional literature available at the permit counter, and the posting of information on energy conservation on the City's web site, the City shall continue to promote energy efficiency in residential land use planning and design through techniques, such as: ▪ the layout and configuration of homes to take advantage of solar access; ▪ the use of landscaping to reduce heat gain during warm weather; ▪ the configuration of new developments to provide opportunities for non-motorized forms of travel; ▪ the promotion of infill development to reduce travel distances; and landscaping of parking areas to provide shade. **Responsibility:** Community Development Department **Timeframe:** Ongoing	N/A	N/A	Ongoing.	Maintain as a policy

TABLE 4-70
EVALUATION OF STOCKTON 2010 HOUSING ELEMENT PROGRAMS

	Program	Objective	Result	Evaluation	Continue/ Modify/Delete
Program 52	**Weatherization Activities.** The City shall continue to finance, when funding is available, the weatherization of dwellings in project rehabilitation areas, and to refer elderly homeowners, low-income households within certain income limits, and the general public, to agencies offering weatherization programs. The City shall advertise the weatherization activities by posting information on the City's website, distributing fliers and brochures, and/or advertisings on local public broadcasting channels. **Responsibility:** Revitalization Department	N/A	N/A	Weatherization and energy efficiency upgrades are a part of the NSP and Rehabilitation Program.	Continue

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APPENDICES

Appendix A: Residential Sites Inventory

Appendix B: Responses to SB 520 Analysis Questions

Appendix C: Community/Stakeholder Workshop Participants

Appendix D: Glossary

Appendix E: List of Acronyms

Appendix A: Residential Land Inventory

TABLE A-1
MARKET-RATE SUBDIVISIONS AND PROJECTS APPROVED AND UNDER CONSTRUCTION
Stockton
January 1, 2014 to September 23, 2015

Subdivision/Project Name	Tentative Map Gross Acreage	Tentative Map Units			Building Permits Issued		Average Gross Density	Units Remaining		
		Single Family	Multifamily	Total	Prior to 2014	2014 and After		Single Family	Multifamily	Total
Atlas Tract (The Preserve/Delta Cove)	360	1,164	381	1,545	0	0	4.3	1,164	381	1,545
Calaveras Estates #3	13	77	0	77	29	0	6.0	48	0	48
Cannery Park (High Density Included)	438	981	210	1,191	26	39	2.7	916	210	1,126
Charlotte's Oak	15	105	0	105	43	0	7.0	62	0	62
Cornerstone II	23	186	0	186	4	0	8.3	182	0	182
Crystal Bay	174	951	392	1,343	0	0	7.7	951	392	1,343
Dama Estates	3	18	0	18	5	0	5.0	13	0	13
Little John Creek North, Creek South	14	63	0	63	14	0	4.5	49	0	49
Malisa Manor	4	16	0	16	6	0	4.1	10	0	10
Mariana Estates (Darrah)	25	73	0	73	0	0	2.9	73	0	73
Montego I & II	82	389	0	389	177	0	4.7	212	0	212
Moss Garden: East and West	50	359	0	359	97	0	7.2	262	0	262
North Stockton Projects:										
Beck Ranch Unit #5	5	41	0	41	12	0	7.8	29	0	29
Destinations	110	325	0	325	16	0	3.0	309	0	309
Elk Horn Country Club Estates	32	114	0	114	59	0	3.6	55	0	55
Meadowlands I & II (Beck Estates)	31	146	0	146	103	34	4.7	9	0	9
Northbrook	71	337	0	337	233	104	4.7	0	0	0
Waterford Estates West	53	242	0	242	232	0	4.6	10	0	10
Old Oak Estates	14	62	0	62	7	0	4.4	55	0	55

TABLE A-1
MARKET-RATE SUBDIVISIONS AND PROJECTS APPROVED AND UNDER CONSTRUCTION

Stockton
January 1, 2014 to September 23, 2015

Subdivision/Project Name	Tentative Map Gross Acreage	Tentative Map Units			Building Permits Issued		Average Gross Density	Units Remaining		
		Single Family	Multifamily	Total	Prior to 2014	2014 and After		Single Family	Multifamily	Total
Riverwalk	10	102	0	102	65	0	10.5	37	0	37
Sanctuary	1,093	5,452	1,618	7,070	0	0	6.5	5,452	1,618	7,070
Seabreeze I and II	50	249	0	249	166	0	5.0	83	0	83
Gold Springs	14	34	0	34	3	0	2.4	31	0	31
Simbad Estates	5	28	0	28	8	0	5.6	20	0	20
Tidewater Crossing	265	2,101	264	2,365	0	0	8.9	2,101	264	2,365
Tuscany Cove	4	14	0	14	0	0	3.2	14	0	14
Westlake Villages	680	2,630	0	2,630	322	0	3.9	2,308	0	2,308
TOTAL	**3,638**	**16,259**	**2,865**	**19,124**	**1,627**	**177**	**--**	**14,455**	**2,865**	**17,320**

Source: City of Stockton, September 23, 2015; Mintier Harnish, 2015.

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
Housing Opportunity Sites Area A1												
A1-1	6602002	2.84	Vacant	No	Yes	Mixed Use	MX	29	22	21	16	Lower
	6602033	12.07	Vacant	No	Yes	Mixed Use	MX	29	22	88	66	
	Subtotal	***14.91***								***108***	***82***	
A1-2	6602008	4.32	Vacant	No	Yes	Mixed Use	MX	29	22	31	24	Lower
	6602007	22.37	Vacant	No	Yes	Mixed Use	MX	29	22	162	123	
	6602005	2.02	Vacant	No	Yes	Mixed Use	MX	29	22	15	11	
	6602004	17.98	Vacant	No	Yes	Mixed Use	MX	29	22	130	99	
	6602003	1.64	Vacant	No	Yes	Mixed Use	MX	29	22	12	9	
	Subtotal	***48.33***								***350***	***266***	
A1-3	6602028	0.75	Vacant	No	Yes	Mixed Use	MX	29	22	5	4	Lower
	6602029	0.76	Vacant	No	Yes	Mixed Use	MX	29	22	6	4	
	Subtotal	***1.51***								***11***	***8***	
A1-4	6603004	12.40	Vacant	No	Yes	Mixed Use	MX	29	22	90	68	Lower
A1 Subtotal		**77.15**								**560**	**424**	
A1 Subtotal Lower		**77.15**								**559**	**424**	
A1 Subtotal Moderate		**0.00**								**0**	**0**	
A1 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area B1												
B1-1	7067002	5.90	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	43	18	Lower
	7067001	10.09	Vacant	No	Yes	High Density Residential	RH	29	22	293	222	
	Subtotal	***15.99***								***335***	***240***	

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-2	8404004	0.81	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower
	8404002	0.59	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	8404001	12.79	Vacant	No	Yes	Commercial	CG	29	22	93	70	
	8404005	13.00	Vacant	No	Yes	High Density Residential	RH	29	22	377	286	
	8404003	0.71	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	Subtotal	***27.90***								***485***	***368***	
B1-3	8030014	1.38	Vacant	No	Yes	Commercial	CG	29	22	10	8	Lower
	8030015	0.99	Vacant	No	Yes	Commercial	CG	29	22	7	5	
	Subtotal	***2.37***								***17***	***13***	
B1-4	8032006	3.59	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	62	43	Moderate
	8032007	3.24	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	56	39	
	Subtotal	***6.83***								***119***	***82***	
B1-5	9746109	0.56	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	10	7	Moderate
	9746124	0.33	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	6	4	
	9746126	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	***1.03***								***18***	***12***	
B1-6	8126055	0.49	Vacant	No	Yes	Commercial	CL	29	22	4	3	Lower
	8126056	0.43	Vacant	No	Yes	Commercial	CL	29	22	3	2	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7007031	13.90	Vacant	No	Yes	Commercial	CG	29	22	101	76	
	7007031	7.13	Vacant	No	Yes	High Density Residential	RH	29	22	207	157	
	8126046	0.86	Vacant	No	Yes	Commercial	CL	29	22	6	5	
	Subtotal	***22.81***								***320***	***243***	
B1-7	7009001	2.02	Vacant	No	Yes	Commercial	CG	29	22	15	11	Lower
B1-9	7241043	2.12	Commercial. Underutilized parcel. Existing building and parking area for auto sales. Approximately 70% of the site is vacant and undeveloped.	No	Yes	Administrative Professional	CO	29	12	11	4	Moderate
B1-10	8403001	2.66	Vacant	No	Yes	Commercial	CG	29	22	19	15	Lower
B1-11	7118017	0.65	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-12	7120015	1.75	Commercial. Existing funeral home adjacent to Interstate 5 on ramp. Vacant area on 50% of the parcel. Access to vacant area along Shoreline Drive.	No	Yes	Commercial	CG	29	22	6	5	Lower
B1-13	7118004	0.57	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	10	7	Moderate
B1-14	7242005	0.66	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	5	2	Moderate
B1-15	7242016	0.68	Residential. Existing single-family structure, remaining land (50%) is vacant, Davis Rd.	No	Yes	Commercial	CG	29	22	2	2	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7242013	0.26	Residential. Existing single-family structure on deep, narrow lot along Davis Road, remaining 75% of lot behind house is underutilized and undeveloped.	No	Yes	Commercial	CG	29	22	1	1	
	7242012	0.26	Residential. Existing single-family structure on deep, narrow lot along Davis Road, remaining 75% of lot behind house is underutilized and undevelop-ed.	No	Yes	Commercial	CG	29	22	1	1	
	7247005	0.26	Vacant	No	Yes	Commercial	CG	29	22	2	1	
	Subtotal	***1.46***								***7***	***5***	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-16	8222016	2.53	Vacant	No	Yes	High Density Residential	RH	29	22	73	56	Lower
B1-17	8227006	15.48	Vacant	No	Yes	Low Density Residential	CO	29	12	112	46	Moderate
	8227003	2.99	Vacant	No	Yes	Medium Density Residential	CO	29	12	22	9	
	Subtotal	***18.47***		No	Yes					***134***	***55***	
B1-18	7749027	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
B1-19	9402012	0.63	Vacant	No	Yes	Commercial	CG	29	22	5	3	Lower
B1-20	7749015	1.10	Residential. Existing single-family structure on large lot.	No	Yes	Medium Density Residential	RM	17.4	12	19	13	Moderate
B1-21	7748016	1.99	Commercial. Existing small structure that contains a dance studio and associated parking lot. Approximately 50% of parcel is vacant.	No	Yes	Commercial	CG	29	22	7	5	Lower
B1-22	8134625	0.61	Vacant	No	Yes	Commercial	CN	29	22	4	3	Lower
B1-23	6808015	0.55	Vacant	No	Yes	Commercial	CN	29	22	4	3	Lower
B1-24 (TOD)	7935020	0.63	Commercial	No	Yes	Commercial	CG	29	22	5	3	Lower
B1-25 (TOD)	7749019	0.45	Commercial	No	Yes	Commercial	CG	29	22	3	2	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7749021	0.14	Commercial	No	Yes	Medium Density Residential	CG	29	22	6	4	
	7749020	0.78	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	7749024	0.16	Commercial	No	Yes	Medium Density Residential	CG	29	22	1	1	
	7749023	0.06	Office	No	Yes	Medium Density Residential	CG	29	22	1	0	
	7749022	0.07	Office	No	Yes	Medium Density Residential	CG	29	22	0	0	
	7749025	0.37	Commercial	No	Yes	Medium Density Residential	CG	29	22	1	1	
	Subtotal	***2.04***								***15***	***11***	
B1-27 (TOD)	7935037	0.54	Commercial	No	Yes	Commercial	CG	29	22	15	11	Lower
	7935018	1.93	Commercial	No	Yes	Commercial	CG	29	22	4	3	
	7935042	1.09	Commercial	No	Yes	Commercial	CG	29	22	14	11	
	7935016	0.51	Commercial	No	Yes	Commercial	CG	29	22	4	3	
	7935015	2.08	Commercial	No	Yes	Commercial	CG	29	22	8	6	
	Subtotal	***6.15***								***45***	***34***	
Area B1 Subtotal		**108.08**								**1,350**	**961**	
Area B1 Subtotal Lower		**77.30**								**1,035**	**785**	
Area B1 Subtotal Moderate		**30.78**								**315**	**176**	
Area B1 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area C1												
C1-5	12618020	3.42	Vacant	No	Yes	Commercial	CA	29	22	25	19	Lower

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12618019	8.23	Vacant	No	Yes		CA	29	22	60	45	
	Subtotal	***11.65***								***84***	***64***	
C1-6	12610005	1.69	Vacant	No	Yes	Commercial	CG	29	22	12	9	Lower
	12610005	3.14	Vacant	No	Yes	Commercial	CG	29	22	23	17	
	12610005	7.92	Vacant	No	Yes	Commercial	CA	29	22	57	44	
	Subtotal	***12.75***								***92***	***70***	
C1-7	12802015	2.03	Vacant	No	Yes	Commercial	CA	29	22	15	11	Lower
	12801002	8.79	Vacant	No	Yes	Commercial	CA	29	22	64	48	
	Subtotal	***10.82***								***78***	***60***	
C1-8	9055065	1.99	Vacant	No	Yes	Commercial	CN	29	22	14	11	Lower
	9055064	0.77	Vacant	No	Yes	Commercial	CN	29	22	6	4	
	Subtotal	***2.76***								***20***	***15***	
C1-11	9405004	0.82	Vacant	No	Yes	Commercial	CO	29	12	6	2	Lower
C1-12	12803005	3.00	Vacant	No	Yes	Commercial	CA	29	22	22	17	Lower
C1-13	9406007	2.08	Commercial. Existing restaurant and associated parking. Remaining 50% of parcel is vacant..	No	Yes	Commercial	CG	29	22	8	6	Lower

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C1-14	9406031	2.26	Commercial. Underutilized parcel with office building for California Teachers Association and associated parking. 50% of the parcel is vacant.	No	Yes	Commercial	CG	29	22	8	6	Lower
C1-15	9404004	2.07	Commercial. Existing office building that is owned by the Builder's Exchange of Stockton. 50% of the parcel is vacant.	No	Yes	Commercial	CG	29	22	8	6	Lower
C1-16	9428019	0.99	Vacant	No	Yes	Commercial	CG	29	22	7	5	Lower
C1-17	9404007	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
C1-19	12802002	1.02	Vacant	No	Yes	Commercial	CG	29	22	7	6	Lower
C1-21	9026038	0.20	Vacant	No	Yes	Medium Density Residential	CO	29	12	1	1	Moderate
C1-22	9057007	2.45	Vacant	No	Yes	Commercial	CG	29	22	18	13	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C1-23	9056001	0.74	Vacant	No	Yes	Administrative Professional		29	12	5	2	Moderate
C1-24	9416006	0.81	Commercial. Existing car wash with frontage along Tam O Shanter Way, Underutiliz-ed, vacant area on 90% of the parcel.	No	Yes	Commercial		29	22	5	4	Lower
C1-25 (TOD)	12803003	8.32	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	145	100	Moderate
C1-26 (TOD)	12803004	5.12	Vacant	No	Yes	Commercial	RM	17.4	12	89	61	Moderate
C1-27 (TOD)	12803001	2.66	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	46	32	Moderate
Area C1 Subtotal		**71.16**								**656**	**473**	
Area C1 Subtotal Lower		**70.22**								**650**	**470**	
Area C1 Subtotal Moderate		**0.94**								**6**	**3**	
Area C1 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area B2												
B2-15	11025014	0.50	Vacant	No	Yes	Commercial	CO	29	12	4	1	Moderate

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B2-18	10222020	2.84	Commercial. Existing church on site. Remaining 50% of parcel is vacant.	No	Yes	Administrat-ive Professional	CO	29	12	10	4	Moderate
B2-20	9746411	0.98	Residential. A large lot with an existing single-family structure oriented towards Swain Road. 80% of the lot is undevelope d.	No	Yes	High Density Residential	RH	29	22	23	17	Lower
B2-21	11627013	1.54	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	11	5	Moderate
B2-22	11627010	2.19	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	16	7	Moderate
B2-23	11806017	15.06	Existing school (Don Riggio) with surrounding undevelope d land.	No	Yes	Admin-istrative Professional	CO	29	12	109	45	Moderate

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B2-28	13307006	4.70	Vacant	Partially in flood	Yes	Medium Density Residential	RM	17.4	12	82	56	Lower
B2-29	12304035	2.66	Commercial. Existing building for American Legion Post. Underutilized area on 50% of the parcel.	Floodplain	Yes	High Density Residential	CO	29	12	10	5	Moderate
B2-30	12118030	2.20	Vacant	Floodplain	Yes	Institutional	RH	29	22	64	48	Lower
B2-32	13341136	0.66	Vacant	No	Yes	Commercial	CN	29	22	5	4	Lower
B2-33	11022017	0.52	Vacant	No	Yes	Admin-istrative Professional	CN	29	22	4	3	Lower
B2-34	11018002	3.05	Commercial. Existing church surrounded by undeveloped land. Underutilized area on 80% of the parcel.	No	Yes	High Density Residential	RH	29	22	71	54	Lower
B2-8	11024001	0.48	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	3	1	Moderate
	11022006	9.70	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	70	29	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	***10.18***								***74***	***30***	
B2-9	12117024	0.17	Vacant	Floodplain	Yes	High Density Residential	RH	29	22	5	4	Lower
	12117025	0.81	Vacant	Floodplain	Yes	High Density Residential	RH	29	22	23	18	
	Subtotal	***0.98***								***28***	***22***	
B2-35 (TOD)	13705010	0.61	Mixed Use Commercial and Office	No	Yes	Mixed Use	CG	29	22	4	3	Lower
	13705011	1.18	Mixed Use Commercial and Office	No	Yes	Mixed Use	CG	29	22	9	6	
	Subtotal	***1.79***								***13***	***10***	
B2-38 (TOD)	10812030	2.31	Commercial	No	Yes	Medium Density Residential	CG	29	22	17	13	Lower
Area B2 Subtotal		**52.16**								**540**	**324**	
Area B2 Subtotal Lower		**17.19**								**307**	**227**	
Area B2 Subtotal Moderate		**34.97**								**233**	**97**	
Area B2 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area C2												
C2-1	17110021	2.41	Commercial. Structure for smog services; used car sales. Underutilized area on 60% of the parcel.	No	Yes	Commercial	CG	29	22	10	8	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	17110004	1.14	Residential. Existing single family structure along Mariposa Road; Undevelop-ed area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	4	3	
	17109009	2.00	Commercial. Existing single family residence on corner of Dr. Martin Luther King Jr. Drive and B Street; Underutilize d dilapidated vacant building.	No	Yes	Commercial	CG	29	22	15	11	
	17109003	6.45	Residential. Underutilize d site that contains an existing mobile home park with undevelope d land.	No	Yes	Commercial	CG	29	22	47	35	

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	17137001	6.15	Commercial. Funeral home on parcel; remaining land vacant, inventoried at 40%.	No	Yes	Commercial	CG	29	22	18	14	
	17137002	6.46	Commercial. Self storage facility along E. Martin Luther King Jr. Dr., Remaining land vacation; inventoried at 40%.	No	Yes	Commercial	CG	29	22	19	14	
	17110022	0.15	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	17110019	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5	
	17110018	0.77	Vacant	No	Yes	Commercial	CG	29	22	6	4	
	Subtotal	***26.40***								***126***	***95***	
C2-10	15522060	0.07	Vacant	No	Yes	Commercial	CG	29	22	0	0	Moderate
	15522061	0.24	Vacant	No	Yes	Commercial	CG	29	22	2	1	
	Subtotal	***0.31***							22	***2***	***2***	
C2-100	11733052	0.34	Commercial. Parking lot supporting veterinarian on adjacent parcel.	No	Yes	Commercial	CG	29	22	2	2	Moderate

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-108	15307047	0.46	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	8	6	Moderate
C2-110	14124023	0.48	Commercial. Building for hair salon and restaurants; parking lot. Underutilized area on 70% of the parcel.	No	Yes	Low Density Residential	CG	29	22	2	2	Moderate
C2-111	14343049	0.87	Commercial. Building for eating place, beauty salons, and office for temporary labor services. Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	3	2	Lower

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-112	14121402	0.89	Commercial. Veterinarian hospital along Fremont Street. Remaining area on parcel is vacant; inventoried at 50%. Access to vacant area along E Street.	No	Yes	Commercial	CG	29	22	3	2	Lower
C2-12	15502067	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15522055	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	***0.24***								***4***	***3***	

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-120	15710202	0.65	Commercial. Vacant commercial structure with two floors; adjacent dilapidated accessory structures; remaining portion of parcel is 50% undeveloped.	No	Yes	Commercial	CG	29	22	2	4	Lower
C2-121	15708227	0.36	Commercial. Vacant parcel containing a dilapidated 1 story structure on the corner of Golden Gate Avenue and Main Street. Remaining portion of parcel is undeveloped.	No	Yes	Commercial	CG	29	22	3	2	Moderate

TABLE A-2
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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-122	15708317	0.55	Commercial. Existing one story building for Delta Glass along Main Street and vacant, dilapidated stand alone garage; remaining portion of site underutilized.	No	Yes	Commercial	CG	29	22	4	3	Lower

TABLE A-2
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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-127	15533032	0.12	Residential. Cal Water pump station; remaining portion of land vacant; inventoried at 50%.	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15528034	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	15539031	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15539023	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15538029	0.29	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	4	
	Subtotal	***0.87***								***14***	***10***	
C2-129	15542001	0.50	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-13	15502032	0.12	Vacant	No	Yes	Commercial	CG	29	22	1	1	Moderate
	15502033	0.17	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	***0.29***								***4***	***3***	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-130	15320615	0.21	Commercial. Church building surrounded by vacant land; inventoried at 75%.	No	Yes	Commercial	CG	29	22	1	1	Lower
	15320616	0.19	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15320615	0.33	Commercial. Church building surrounded by vacant land; inventoried at 75%.	No	Yes	Medium Density Residential	RM	17.4	12	4	3	
	Subtotal	***0.73***								***7***	***5***	
C2-133	15524030	0.10	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	15320214	0.40	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	
	Subtotal	***0.50***								***8***	***6***	
C2-135	15310508	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	Moderate
	15310501	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.25***								***2***	***1***	
C2-14	15519025	0.27	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	3	Moderate
	15519022	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	***0.41***								***7***	***5***	

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15504020	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
C2-141	15504021	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504022	0.38	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	Moderate
	15519050	0.32	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	4	
	15504023	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	***1.11***								***19***	***13***	
C2-142	11720028	0.74	Commercial. Kentucky Fried Chicken. Underutilized area on 60% of the parcel..	No	Yes	Commercial	CG	29	22	3	2	Lower
C2-143	15310213	0.16	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15310213	0.10	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	Subtotal	***0.26***								***3***	***2***	
C2-144	15522058	0.22	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	3	Moderate
C2-146	15523033	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-147	15505005	0.58	Commercial. Vacant parcel with two dilapidated storage sheds. (100% underutilized)	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-15	15504031	0.20	Residential. Existing single family structure along Della; deep, narrow lot with remaining 50% of parcel undeveloped.	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15504009	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504008	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504032	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	Subtotal	***0.52***								***7***	***5***	
C2-2	15509016	0.78	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	14	9	Moderate
	15509059	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	***0.91***								***16***	***11***	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-4	15709031	0.20	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	15709034	0.12	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709033	0.14	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709032	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709030	0.20	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.84***								***6***	***5***	
C2-5	15710303	0.33	Vacant	No	Yes	Commercial	CG	29	22	2	2	Lower
	15710318	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	Subtotal	***0.97***								***7***	***5***	
C2-6	15535008	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	Moderate
	15535007	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	
	Subtotal	***0.20***								***2***	***2***	
C2-60	9614039	0.90	Vacant	No	Yes	Administrative Professional	CO	29	12	7	3	Moderate
	9614061	0.58	Vacant	No	Yes	Administrative Professional	CO	29	12	4	2	
	9614037	0.46	Vacant	No	Yes	Administrative Professional	CO	29	12	3	1	
	9614063	0.54	Vacant	No	Yes	Administrative Professional	CO	29	12	4	2	
	9614064	1.54	Vacant	No	Yes	Administrative Professional	CO	29	12	11	5	
	Subtotal	***4.02***								***29***	***12***	
C2-61	9614019	0.65	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	9614044	0.80	Vacant	No	Yes	Commercial	CG	29	22	6	4	
	9614055	3.51	Vacant	No	Yes	Commercial	CG	29	22	25	19	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	9614016	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	9603029	1.19	Vacant	No	Yes	Commercial	CG	29	22	9	7	
	Subtotal	***6.76***								***49***	***37***	
C2-62	9614067	0.57	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
	9614066	0.58	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	9614068	2.11	Vacant	No	Yes	Commercial	CG	29	22	15	12	
	Subtotal	***3.26***								***24***	***18***	
C2-63	10416012	1.26	Commercial. Self storage and parking area (RV's, boats) (50% underutilize-ed)	No	Yes	Commercial	CG	29	22	5	3	Lower
	10416006	3.56	Commercial. Self storage and parking area (RVs, boats)	No	Yes	Commercial	CG	29	22	13	20	
	10416033	0.64	Commercial. One story commercial building for furniture-retail. Underutiliz-ed area on 50% of the parcel..	No	Yes	Commercial	CG	29	22	2	2	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	10416031	0.95	Commercial. Eating place; Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	3	3	
	10416041	0.35	Vacant	No	Yes	Commercial	CG	29	22	3	2	
	10416040	2.37	Vacant	No	Yes	Commercial	CG	29	22	17	13	
	10416008	1.90	Vacant	No	Yes	Commercial	CG	29	22	14	10	
	10416036	3.01	Vacant	No	Yes	Commercial	CG	29	22	22	17	
	Subtotal	***14.04***								***78***	***69***	
C2-64	9614070	1.60	Vacant	No	Yes	Commercial	CG	29	22	12	9	Lower
	9614069	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5	
	9614072	1.73	Vacant	No	Yes	High Density Residential	RH	29	22	50	38	
	9614071	3.66	Vacant	No	Yes	High Density Residential	RH	29	22	106	81	
	Subtotal	***7.86***								***174***	***132***	
C2-66	12534001	1.67	Commercial. Destination Fine Furniture Warehouse along California Street; remaining parcel vacant; inventoried at 50%.	No	Yes	Administrative Professional	CO	29	12	6	3	Moderate

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12536021	1.50	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	11	5	
	Subtotal	***3.17***								***17***	***7***	
C2-76	14104018	0.26	Vacant	No	Yes	Commercial	CG	29	22	2	1	Lower
	14104017	0.14	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	14107022	5.90	Vacant	No	Yes	Commercial	CG	29	22	43	32	
	14102013	0.06	Vacant	No	Yes	Commercial	CG	29	22	0	0	
	Subtotal	***6.36***								***46***	***35***	
C2-79	11714022	0.18	Commercial. Underutiliz-ed dilapidated structure.	No	Yes	Commercial	CG	29	22	1	1	Lower
	11714024	0.18	Commercial. Used auto sales car lot with small, structure. (100% underutilize d)	No	Yes	Commercial	CG	29	22	1	1	
	11714026	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	11714028	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.72***								***5***	***4***	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-80	14308057	3.64	Commercial. United Rentals building and business for renting heavy equipment, industrial equipment and construction tools. 100% underutilize-ed dilapidated structure.	No	Yes	Commercial	CG	29	22	26	20	Lower
	14308028	0.36	Vacant	No	Yes	Commercial	CG	29	22	3	2	
	14308024	4.46	Vacant	No	Yes	Commercial	CG	29	22	32	25	
	14308055	0.32	Vacant	No	Yes	Commercial	CG	29	22	2	2	
	14308033	1.64	Commercial. 2 story apartment building with 11 units; dilapidated single family structure; remaining portion of parcel inventoried at 90% vacant.	No	Yes	Medium Density Residential	RM	17.4	12	26	18	
	14308037	2.58	Commercial. Existing duplex; remaining 90% of parcel is underutilized/v acant.	No	Yes	Medium Density Residential	RM	17.4	12	40	28	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14308036	1.35	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	24	16	
	Subtotal	***14.35***								***153***	***110***	
C2-83	10416030	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5	Lower
C2-84	10416038	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-9	15504029	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	Moderate
	15504030	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	15504028	0.38	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	
	15504024	0.21	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	3	
	15504025	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504026	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504033	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504034	0.15	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	***1.44***								***25***	***17***	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Des.	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-148 (TOD)	15302039	2.24	Public	No	Yes	Commercial	CG	29	22	2	1	Lower
	15302041	1.24	Public	No	Yes	Commercial	CG	29	22	16	12	
	15302040	0.72	Public	No	Yes	Commercial	CG	29	22	5	4	
	15307047	0.98	Public	No	Yes	Medium Density Residential	CG	29	22	9	7	
	15302001	0.23	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	15307002	0.11	Single-Family Residential	No	Yes	Medium Density Residential	CG	29	22	1	1	
	15302002	0.12	Commercial	No	Yes	Commercial	CG	29	22	1	1	
	15307046	0.37	Commercial	No	Yes	Medium Density Residential	CG	29	22	3	2	
	Subtotal	***6.00***								***39***	***30***	
C2-151 (TOD)	14129026	1.52	Vacant	No	Yes	Commercial	CG	29	22	11	8	Lower
Area C2 Subtotal		**112.90**								**938**	**700**	
Area C2 Subtotal Lower		**97.14**								**768**	**593**	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Des.	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
Area C2 Subtotal Moderate		**15.76**								**170**	**107**	
Area C2 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area C3												
C3-10	16522002	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	16522001	0.73	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	Subtotal	***0.86***								***6***	***5***	
C3-11	16707001	0.44	Vacant	No	Yes	High Density Residential	CO	29	12	3	1	Moderate
	16707028	7.06	Vacant	No	Yes	High Density Residential	CO	29	12	51	21	
	Subtotal	***7.50***								***54***	***23***	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-14	17508020	0.98	Vacant	Floodplain	Yes	Commercial	CG	29	22	7	5	Lower
	17508019	1.00	Vacant	Floodplain	Yes	Commercial	CG	29	22	7	6	
	17508018	0.33	Vacant	Floodplain	Yes	Commercial	CG	29	22	2	2	
	17508017	6.08	Vacant	Floodplain	Yes	Commercial	CG	29	22	44	33	
	Subtotal	***8.39***								***61***	***46***	
C3-15	16817007	7.12	Vacant	No	Yes	Commercial	CG	29	22	52	39	Lower
	16817007	22.16	Vacant	No	Yes	High Density Residential	RH	29	22	643	488	
	16817001	3.59	Vacant	No	Yes	High Density Residential	RH	29	22	104	79	
	16817002	1.90	Vacant	No	Yes	High Density Residential	RH	29	22	55	42	
	Subtotal	***34.77***								***853***	***647***	
C3-16	19304025	0.56	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
	19304026	1.47	Vacant	No	Yes	Commercial	CG	29	22	11	8	
	19304028	9.24	Vacant	Floodplain	Yes	Commercial	CG	29	22	67	51	
	19304027	13.68	Vacant	No	Yes	Commercial	CG	29	22	99	75	
	Subtotal	***24.95***								***181***	***137***	
C3-17	16422001	12.95	Vacant	No	Yes	High Density Residential	RH	29	22	376	285	Lower
C3-2	16702109	0.08	Vacant	No	Yes	Commercial	CG	29	22	1	0	Lower
	16702108	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702110	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	
	16702107	0.17	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702111	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	
	16702112	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702113	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16702114	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702106	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.96***								***7***	***5***	
C3-24	16705021	1.94	Vacant	No	Yes	Commercial	CG	29	22	14	11	Lower
C3-28	16531017	1.03	Commercial. Existing structure for used appliances/ retail; remaining 50% of the parcel is undevelop-ed.	No	Yes	Commercial	RH	29	22	4	3	Lower
C3-30	16916201	1.02	Commercial. Existing Ralph Square Mini Mart; underutilize d, paved area on 90% of the parcel.	No	Yes	Commercial	CG	29	22	7	6	Lower

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-32	16915101	1.22	Commercial. Vacant building that was previously a super-market. 100% underutiliz-ed.	No	Yes	Commercial	CG	29	22	9	7	Lower
C3-35	16915210	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C3-36	16913326	0.75	Commercial. Parking/storage area for motorized food wagons. (100% underutilize-ed)	No	Yes	Commercial	CG	29	22	5	4	Lower
	16913325	1.47	Vacant	No	Yes	Commercial	CG	29	22	11	8	
	Subtotal	***2.22***								***16***	***12***	
C3-37	16913524	0.77	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-38	16919021	0.65	Residential. Multi-family four-plex and small accessory structure along Sixth Street. Underutiliz-ed area on 80% of the parcel.	No	Yes	High Density Residential	RH	29	22	15	14	Lower
C3-4	16903013	0.68	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	16902011	2.51	Vacant	No	Yes	Commercial	CG	29	22	18	14	
	Subtotal	***3.19***								***23***	***18***	
C3-40	19302036	1.33	Vacant	No	Yes	Commercial	CG	29	22	10	7	Lower
C3-41	19302038	2.29	Vacant	No	Yes	Commercial	CG	29	22	17	13	Lower
C3-45	17304033	0.78	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower
C3-5	16905003	8.39	Commercial. Wilson Way Tow. Underutilize d area on 50% of the parcel used to store towed cars.	No	Yes	Commercial	CG	29	22	49	46	Lower
	16904008	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	16904007	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16905002	1.43	Vacant	No	Yes	Commercial	CG	29	22	10	8	
	16904003	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16904002	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***10.90***								***67***	***60***	
C3-6	16504001	0.67	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	16504021	1.09	Vacant	No	Yes	Commercial	CG	29	22	8	6	
	Subtotal	***1.76***								***13***	***10***	
C3-8	16314013	4.66	Residential. Small single family residence and detached garage oriented towards Eighth Street. Some storage sheds located on this deep lot. Remaining 90% of lot is vacant/unde veloped.	No	Yes	Commercial	CG	29	22	30	26	Lower

TABLE A-2
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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16314012	9.24	Vacant. Dilapidated, vacant structure on site that was previously used for a golfing range. (100% underutilized)	No	Yes	Commercial	CG	29	22	67	51	
	16314029	0.59	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	16314044	0.33	Vacant	No	Yes	Commercial	CG	29	22	2	2	
	16314014	3.24	Vacant	No	Yes	Commercial	CG	29	22	24	18	
	Subtotal	***18.06***								***128***	***99***	
C3-9	16536031	0.47	Vacant	No	Yes	Commercial	CG	29	22	3	3	Lower
	16536023	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.65***								***5***	***4***	
C3-49 (TOD)	16703102	0.27	Commercial	No	Yes	Commercial	CG	29	22	2	2	Lower
	16703101	0.42	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	16703103	0.15	Commercial	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	***0.84***								***6***	***5***	
Area C3 Subtotal		**139.82**								**1,887**	**1,430**	
Area C3 Subtotal Lower		**132.32**								**1,833**	**1,408**	
Area C3 Subtotal Moderate		**7.50**								**54**	**22**	
Area C3 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Area D3												

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
D3-1	17307035	4.58	Vacant	No	Yes	Commercial	CG	29	22	33	25	Lower
	17306028	1.79	Vacant	No	Yes	Commercial	CG	29	22	13	10	
	Subtotal	***6.37***								***46***	***35***	
D3-2	17926001	3.16	Vacant	Floodplain	Yes	Commercial	CG	29	22	23	17	Lower
	17926002	4.74	Vacant	Floodplain	Yes	Commercial	CL	29	22	34	26	
	Subtotal	***7.90***								***57***	***43***	
D3-3	17926057	5.43	Vacant	Floodplain	Yes	Commercial	CL	29	22	39	30	Lower
	17926056	4.72	Vacant	Floodplain	Yes	Commercial	CG	29	22	34	26	
	Subtotal	***10.15***								***74***	***56***	
D3-4	17948007	1.79	Vacant	Floodplain	Yes	Commercial	CG	29	22	13	10	Lower
	17948006	2.81	Vacant	Floodplain	Yes	Commercial	CG	29	22	20	15	
	17948005	1.02	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	7	6	
	17948001	1.80	Vacant	No	Yes	Commercial	CG	29	22	13	10	
	17948002	1.34	Vacant	No	Yes	Commercial	CG	29	22	10	7	
	17948003	1.44	Vacant	No	Yes	Commercial	CG	29	22	10	8	
	17948004	2.40	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	17	13	
	Subtotal	***12.60***								***91***	***69***	
D3-6	17306031	0.36	Vacant	No	Yes	Commercial	CL	29	22	3	2	Lower
	17306002	2.64	Commercial. Underutilized dilapidated structure. Trucking and storage business.	No	Yes	Commercial	CL	29	22	19	15	

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Stockton
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	***3.00***								***22***	***17***	
D3-7	17919003	0.62	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	4	3	Lower
	17931006	0.50	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	4	3	
	17306032	2.61	Vacant	No	Yes	Commercial	CL	29	22	19	14	
	Subtotal	***3.73***								***27***	***21***	
D3-8	17931007	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
D3-9	17926036	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
Area D3 Subtotal		**45.00**								**324**	**247**	
Area D3 Subtotal Lower		**45.00**								**324**	**247**	
Area D3 Subtotal Moderate		**0.00**								**0**	**0**	
Area D3 Subtotal Above		**0.00**								**0**	**0**	
Housing Opportunity Sites Greater Downtown Area												
GDA-158	13721411	0.33	Underutilized parking area.	Partially in floodplain	Yes	Commercial	CG	29	25	5	4	Lower
	13721408	0.18	Vacant	Floodplain	Yes	Commercial	CG	29	25	3	2	
	Subtotal	***0.51***								***7***	***6***	
GDA-159	13713059	0.54	Underutilized parking area.	No	Yes	High Density Residential	RH	29	25	16	13	Lower
GDA-160	13718018	0.26	Underutilized parking area.	No	Yes	High Density Residential	RH	29	25	8	7	Lower
	13718020	0.08	Underutilized parking area.	No	Yes	Administrative Professional	CO	29	15	1	1	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13718019	0.19	Underutilized parking area.	No	Yes	Administrative Professional	CO	29	15	3	1	
	Subtotal	***0.53***								***11***	***9***	
GDA-162	13902018	0.18	Commercial. Vacant, one story structure and paved, underutilized area on 80% of the parcel.	No	Yes	Low Density Residential	CO	29	15	2	1	Moderate
	13902019	0.29	Underutilized parking area.	No	Yes	Low Density Residential	CO	29	15	4	2	
	Subtotal	***0.47***								***6***	***3***	
GDA-164	15109411	0.35	Underutilized parking area.	No	Yes	High Density Residential	CG	29	25	5	4	Lower
	15109410	0.18	Underutilized parking area.	No	Yes	High Density Residential	CG	29	25	3	2	
	Subtotal	***0.53***								***8***	***7***	
GDA-165	15112044	0.47	Commercial. Building for Water Components and Building Supply. Underutilized area on 80% of the parcel.	No	Yes	Commercial	CG	29	25	5	5	Moderate

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-100	15136012	0.17	Vacant	No	Yes	Commercial	CG	29	25	3	2	Moderate
	15136010	0.06	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	***0.23***								***3***	***3***	
GDA-11	13719006	0.13	Vacant	No	Yes	Admin-istrative Professional	CO	29	15	2	1	Moderate
	13719031	0.26	Commercial. Vacant, two story building and underutilize-ed area on 80% of the parcel.	No	Yes		CO	29	15	2	1	
	Subtotal	***0.39***								***4***	***2***	
GDA-110	14716028	0.27	Vacant	No	Yes	Commercial	CG	29	25	4	3	Moderate
GDA-114	14708610	0.30	Vacant	No	Yes	Commercial	CG	29	25	4	4	Lower
	14716032	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	14716033	0.40	Vacant	No	Yes	Commercial	CG	29	25	6	5	
	Subtotal	***0.81***								***12***	***10***	
GDA-115	14705010	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	Moderate
	14705005	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	
	14705011	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	
	14705004	0.19	Vacant	No	Yes	Industrial	RM	17.4	15	3	3	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14708604	0.17	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	***0.91***								***15***	***13***	
GDA-117	14705077	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
	14705068	0.46	Residential. Triplex along Anderson Street. Rear 50% of the parcel is underutilized and undevelop-ed.	No	Yes	Medium Density Residential	RM	17.4	15	4	3	
	14705067	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	***0.70***								***8***	***7***	
GDA-12	13719032	0.35	Commercial. City parking lot.	No	Yes	High Density Residential	RH	29	25	10	9	Lower
	13719021	0.17	Vacant	No	Yes	Admin-istrative Professional	CO	29	15	3	1	
	13719032	0.74	Commercial. City parking lot.	No	Yes	Admin-istrative Professional	CO	29	15	11	6	
	Subtotal	***1.26***								***23***	***16***	
GDA-120	14522087	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14522086	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	***0.28***								***5***	***4***	
GDA-121	14522027	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
	14522089	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	14522089	0.21	Residential. Single family structure Underutilized area on 50% of the parcel	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	***0.49***								***6***	***6***	
GDA-123	14522051	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	Moderate
GDA-125	14524004	0.28	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-128	14524016	0.26	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-13	13718032	0.13	Vacant	No	Yes	High Density Residential	RH	29	25	4	3	Lower
	13718031	0.18	Vacant	No	Yes	High Density Residential	RH	29	25	5	4	
	13718030	0.30	Vacant	No	Yes	High Density Residential	RH	29	25	9	7	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13718030	0.53	Vacant	No	Yes	Admin-istrative Professional	CO	29	15	8	4	
	Subtotal	***1.14***								***25***	***19***	
GDA-131	14525012	0.24	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	4	4	Moderate
GDA-132	14525020	0.29	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-133	14524040	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14524039	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	14524038	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	
	Subtotal	***0.29***								***5***	***4***	
GDA-138	13720418	0.46	Parking lot for downtown arena.	No	Yes	Commercial	CO	29	15	7	3	Moderate
GDA-140	13917501	0.23	Parking. Underutiliz-ed parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	2	1	Moderate
	13917204	0.24	Parking. Underutiliz-ed parking area on 50% of the lot.	No	Yes	Commercial	CO	29	15	2	1	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	***0.47***								***3***	***2***	
GDA-152	14717037	0.49	Vacant	No	Yes	Commercial	CG	29	25	7	6	Moderate
GDA-153	14724037	0.25	Vacant	No	Yes	Low Density Residential	RH	29	25	7	6	Moderate
GDA-154	14716040	2.10	Old water tower on vacant lot.	No	Yes	Commercial	RH	29	25	61	52	Lower
GDA-155	14716005	0.33	Commercial. Underutilized dilapidated structure. Existing business license for auto related use.	No	Yes	Commercial	CG	29	25	5	4	Lower
	14716003	0.30	Commercial. Underutilized dilapidated structure for lawn mower repair shop. Storage yard for lawn mowers.	No	Yes	Commercial	CG	29	25	4	4	
	Subtotal	***0.63***								***9***	***8***	
GDA-16	13903050	0.36	Vacant	No	Yes	Administrative Professional	CO	29	12	5	2	Moderate

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-18	13902070	0.53	Underutilized parking area. Abundant, paved parking area for Bank of the West.	No	Yes	Administrative Professional	CO	29	12	8	3	Moderate
GDA-19	13904020	0.11	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	Moderate
	13904021	0.11	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	
	13904019	0.12	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	
	13904022	0.69	Public Assembly. Philo-mathean Club. Underutiliz-ed paved area on 50% of the parcel.	No	Yes	Administrative Professional	CO	29	15	5	3	
	Subtotal	***1.03***								***10***	***5***	
GDA-21	13905612	0.35	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CO	29	15	3	1	Moderate

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-26	13906031	1.67	Commercial. Bekins storage facility at corner of Hunter and Fremont. 2 story brick building for eating place along Oak Street. Underutiliz-ed, paved area on 50% of the parcel.	No	Yes	Commercial	CD	29	25	12	10	Lower
GDA-27	13906015	0.51	Vacant	No	Yes	Commercial	CD	29	25	7	6	Lower
	13906014	0.18	Vacant	No	Yes	Commercial	CD	29	25	3	2	
	Subtotal	***0.69***								***10***	***9***	
GDA-28	13906036	0.07	Vacant	No	Yes	Commercial	CD	29	25	1	1	Moderate
	13906037	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	2	
	13906023	0.10	Vacant	No	Yes	Commercial	CD	29	25	1	1	
	Subtotal	***0.31***								***4***	***3***	
GDA-29	13916206	0.54	Parking. Underutiliz-ed parking area on 50% of the lot.	No	Yes	Commercial	CD	29	25	4	3	Lower

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-30	13917409	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	1	Lower
	13917408	0.12	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	13917407	0.17	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	13917410	0.11	Parking. Underutilized parking area.	No	Yes	Commercial	CO	29	15	2	1	
	Subtotal	***0.52***								***7***	***5***	
GDA-31	13917613	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	Lower
	13917615	0.14	Parking along California Street. Remaining 65% of lot is vacant/un-developed..	No	Yes	Commercial	CG	29	25	1	1	
	13917618	0.18	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	

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Stockton
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13917602	0.13	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	13917619	0.10	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	***0.67***								***6***	***5***	
GDA-36	13922218	0.13	Vacant	No	Yes	High Density Residential	CO	29	15	2	1	Moderate
GDA-37	13922312	0.16	Vacant	No	Yes	High Density Residential	CO	29	15	2	1	Moderate
	13922314	0.50	Commercial. Furniture store at Park Street and Stanislaus Street. Galatians community church along Stanislaus Street. Underutiliz-ed area on 50% of the parcel.	No	Yes	High Density Residential	CO	29	15	4	2	
	Subtotal	***0.66***								***6***	***3***	
GDA-38	13922513	0.05	Vacant	No	Yes	High Density Residential	CG	29	25	1	1	Lower

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13922512	0.13	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	
	13922511	0.11	Vacant	No	Yes	High Density Residential	CG	29	25	2	1	
	13922510	0.12	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	
	13922509	0.24	Vacant	No	Yes	High Density Residential	CG	29	25	3	3	
	Subtotal	***0.65***								***10***	***8***	
GDA-40	15102428	0.23	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	3	Moderate
GDA-41	15107407	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
GDA-54	15116059	0.40	Vacant	No	Yes	Commercial	CG	29	25	6	5	Lower
	15116023	0.05	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15116024	0.06	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15116026	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15116070	0.15	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	***0.78***								***11***	***10***	
GDA-55	15117008	0.23	Vacant	No	Yes	Commercial	CG	29	25	3	3	Moderate
	15117007	0.16	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	***0.39***		No	Yes					***6***	***5***	
GDA-56	15117046	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15117045	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15117043	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	***0.33***								***5***	***4***	

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-60	15116019	0.08	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	1	1	Lower
	15116018	0.16	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	2	
	15116020	0.18	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	15116021	0.18	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	Subtotal	***0.60***								***9***	***8***	
GDA-48	15116069	0.02	Vacant	No	Yes	Commercial	CG	29	25	0	0	Lower
	15116071	0.87	Special school site for Person Centered Services. Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	25	6	5	
	Subtotal	***0.89***								***6***	***5***	
GDA-62 (TOD)	15121061	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	Moderate

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15121026	0.18	Vacant	No	Yes	Medium Density Residential	CG	29	25	3	2	
	Subtotal	***0.529851***										
GDA-66	15120406	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	2	Lower
	15120301	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	
	Subtotal	***0.82***								***12***	***10***	
GDA-67	15120413	0.05	Vacant	No	Yes	Commercial	RH	29	25	1	1	Lower
	15120414	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15120417	0.09	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15120415	0.20	Vacant	No	Yes	Commercial	CG	29	25	3	3	
	15120403	0.09	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	***0.55***								***9***	***7***	
GDA-70	15124009	0.08	Vacant	No	Yes	Commercial	RH	29	25	2	2	Moderate
	15124008	0.20	Vacant	No	Yes	Commercial	RH	29	25	6	5	
	Subtotal	***0.28***								***8***	***7***	
GDA-74	15127604	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15127605	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	***0.24***								***3***	***3***	
GDA-8	13708001	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	Moderate
GDA-81	15125306	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15125307	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	***0.23***								***3***	***3***	

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-9	13707051	0.13	Vacant	No	Yes	Commercial	CG	29	25	2	2	Moderate
	13707052	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	13707053	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	***0.36***								***5***	***4***	
GDA-95	15133508	0.14	Vacant	No	Yes	Commercial	CG	29	25	2	2	Moderate
	15133507	0.14	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	***0.28***								***4***	***4***	
GDA-166 (TOD)	13721614	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	Lower
	13721611	0.10	Parking Lot	Partially in floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721610	0.09	Parking Lot	Partially in floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721609	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13721613	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721612	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	
	Subtotal	***0.55***								***4***	***3***	
GDA-167 (TOD)	13720215	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	5	4	Lower
	13720216	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	3	3	
	13720212	0.10	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720218	0.19	Parking Lot	No	Yes	High Density Residential	CG	29	25	2	2	
	13720217	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	2	2	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13720214	0.15	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720420	0.17	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720213	0.12	Parking Lot	No	Yes	High Density Residential	CG	29	25	3	2	
	13720204	0.17	Vacant	No	Yes	High Density Residential	RH	29	25	2	2	
	Subtotal	***1.22***								***22***	***19***	
GDA-169 (TOD)	14731016	0.18	Multi-Family Residential	No	Yes	Parks	RH	29	25	3	3	Lower
	14731017	0.18	Vacant	No	Yes	Parks	RH	29	25	3	3	
	14731004	0.12	Single-Family Residential	No	Yes	Parks	RH	29	25	5	4	
	14731003	0.12	Single-Family Residential	No	Yes	Parks	RH	29	25	5	4	
	14731005	0.23	Vacant	No	Yes	Parks	RH	29	25	7	6	
	Subtotal	***0.82***								***24***	***20***	
GDA-174 (TOD)	15126031	0.24	Vacant	No	Yes	Low Density Residential	RH	29	25	3	3	Lower
	15126030	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	5	4	
	15126032	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	7	6	
	Subtotal	***0.53***								***15***	***13***	
GDA-175 (TOD)	14716037	0.63	Commercial	No	Yes	Commercial	CG	29	25	9	8	Lower
GDA-177 (TOD)	13525004	0.60	Vacant	No	Yes	Low Density Residential	CG	29	25	9	8	Lower
GDA-181 (TOD)	13916502	0.14	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	Above

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-182 (TOD)	13916507	0.08	Multi-Family Residential	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-183 (TOD)	13916508	0.07	Vacant	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-184 (TOD)	13922201	0.09	Vacant	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-185 (TOD)	13922307	0.15	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	Above
GDA-187 (TOD)	13922410	0.04	Vacant	No	Yes	High Density Residential	CG	29	25	1	1	Above
GDA-188 (TOD)	13922505	0.24	Vacant	No	Yes	High Density Residential	CG	29	25	3	3	Moderate
GDA Subtotal		**35.39**								**562**	**443**	
GDA Subtotal Lower		**20.44**								**351**	**285**	
GDA Subtotal Moderate		**14.38**								**203**	**152**	
GDA Subtotal Above		**0.57**								**8**	**6**	
Housing Opportunity Sites Downtown Area												
DWT_1	14926116	0.13	Vacant	No	Yes	High Density Residential	RH	87	60	12	8	Lower
	14926115	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926114	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926112	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926111	0.13	Vacant	No	Yes	High Density Residential	RH	87	60	11	8	
	14926113	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	12	9	
	14926117	0.18	Vacant	No	Yes	Commercial	RH	87	60	16	11	
	14926110	0.07	Vacant	No	Yes	Commercial	RH	87	60	6	4	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14926109	0.08	Vacant	No	Yes	Commercial	RH	87	60	7	5	
	14926118	0.19	Vacant	No	Yes	Commercial	RH	87	60	16	11	
	14926108	0.06	Vacant	No	Yes	Commercial	RH	87	60	5	4	
	14926107	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926101	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926102	0.10	Vacant	No	Yes	Commercial	RH	87	60	9	6	
	14926103	0.13	Vacant	No	Yes	Commercial	RH	87	60	12	8	
	14926104	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926105	0.10	Vacant	No	Yes	Commercial	RH	87	60	9	6	
	14926106	0.13	Vacant	No	Yes	Commercial	RH	87	60	11	8	
	14926119	0.42	Vacant	No	Yes	High Density Residential	RH	87	60	37	25	
	14909603	0.62	Vacant	No	Yes	High Density Residential	RH	87	60	54	37	
	14909502	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	14909503	0.09	Vacant	No	Yes	Commercial	CD	87	60	4	3	
	14909504	0.15	Vacant	No	Yes	Commercial	CD	87	60	6	4	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14909515	0.17	Commercial. One story, brick building for auto repair (California Radiator Works) along California Street. Remaining 60% of parcel is underutilize-ed.	No	Yes	Commercial	CD	87	60	4	3	
	14909501	0.35	Commercial. Vacant gas service station.	No	Yes	Commercial	CD	87	60	15	11	
	14909516	0.18	Vacant	No	Yes	Commercial	CD	87	60	8	5	
	Subtotal	***6.72***								***536***	***369***	
DWT_17	14906510	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	3	Lower
	14906508	0.09	Vacant	No	Yes	Commercial	CG	87	60	4	3	
	14906507	0.17	Vacant	No	Yes	Commercial	CD	87	60	8	5	
	Subtotal	***0.38***								***17***	***11***	
DWT_18	14906516	0.10	Vacant	No	Yes	Commercial	CD	87	60	4	3	Lower

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14906515	0.24	Confucius Church. 50% of parcel undeveloped/underutilized	No	Yes	Commercial	CD	87	60	5	4	
	Subtotal	***0.34***								***10***	***7***	
DWT_21	14906312	0.11	Vacant	No	Yes	Commercial	CD	87	60	5	3	Lower
	14906311	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	14906310	0.07	Vacant	No	Yes	Commercial	CD	87	60	3	2	
	14906309	0.06	Multi-Family Residential	No	Yes	Commercial	CD	87	60	3	2	
	Subtotal	***0.30***								***13***	***9***	
DWT_22	14906412	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	4	Lower
	14906413	0.37	Vacant	No	Yes	Commercial	CD	87	60	16	11	
	14906411	0.11	Vacant	No	Yes	Parks	CG	87	60	5	3	
	Subtotal	***0.49***								***21***	***14***	
DWT_24	14906410	0.24	Vacant	No	Yes	Commercial	CG	87	60	10	7	Lower
DWT_25	14907010	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	Lower
	14907011	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	3	
	Subtotal	***0.24***								***10***	***7***	
DWT_28	13732004	0.61	PG&E Corp yard. Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	26	18	Lower

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13732002	2.14	PG&E Corp yard. Underutilized area on 80% of the parcel.	No	Yes	Commercial	CD	87	60	75	51	
	Subtotal	***2.75***								***101***	***70***	
DWT_29	14906210	0.28	Vacant	No	Yes	Commercial	CD	87	60	12	9	Lower
	14906214	0.68	Vacant	No	Yes	Parks	CD	87	60	29	20	
	Subtotal	***0.96***										
DWT_30	13731022	0.24	Vacant	No	Yes	Commercial	CD	87	60	10	7	Lower
DWT_31	13731017	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	Lower
	13731016	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	
	13731015	0.06	Vacant	No	Yes	Commercial	CG	87	60	2	2	
	13731014	0.06	Vacant	No	Yes	Commercial	CG	87	60	3	2	
	13731012	0.24	Vacant	No	Yes	Commercial	CG	87	60	10	7	
	13731013	0.23	Vacant	No	Yes	Commercial	CG	87	60	10	7	
	13731006	0.40	Vacant	No	Yes	Commercial	CG	87	60	17	12	
	13731007	0.04	Vacant	No	Yes	Commercial	CG	87	60	2	1	
	13731010	0.14	Vacant	No	Yes	Commercial	CG	87	60	6	4	
	13731008	0.05	Vacant	No	Yes	Commercial	CG	87	60	2	2	
	13731009	0.11	Vacant	No	Yes	Commercial	CG	87	60	5	3	
	13731011	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	
	Subtotal	***1.57***								***68***	***47***	
DWT_32	13730012	0.42	Vacant	No	Yes	Commercial	CD	87	60	18	13	Lower
DWT_34	13733018	0.15	Vacant	No	Yes	Commercial	CO	87	60	6	4	Lower

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13733017	0.18	Vacant	No	Yes	Commercial	CO	87	60	8	5	
	13733019	0.17	Vacant	No	Yes	Commercial	CO	87	60	7	5	
	13733009	0.05	Vacant	No	Yes	Commercial	CO	87	60	2	1	
	13733016	0.18	Vacant	No	Yes	Commercial	CO	87	60	8	5	
	13733015	0.09	Vacant	No	Yes	Commercial	CO	87	60	4	3	
	13733008	0.07	Vacant	No	Yes	Commercial	CO	87	60	3	2	
	13733010	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733011	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733012	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733013	0.06	Vacant	No	Yes	Commercial	CO	87	60	3	2	
	13733014	0.10	Vacant	No	Yes	Commercial	CO	87	60	4	3	
	Subtotal	***1.41***								***61***	***42***	
DWT_35	13733001	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	Lower
	13733002	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733003	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733004	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733020	0.77	Vacant	No	Yes	Commercial	CO	87	60	33	23	
	Subtotal	***1.25***								***54***	***37***	
DWT_36	13736027	0.28	Vacant	No	Yes	Commercial	CO	87	60	12	9	Lower
	13736028	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	3	
	13736024	0.09	Vacant	No	Yes	Commercial	CO	87	60	4	3	
	13736039	0.26	Vacant	No	Yes	Commercial	CO	87	60	11	8	
	13736026	0.55	Vacant	No	Yes	Commercial	CO	87	60	24	17	
	Subtotal	***1.30***								***56***	***39***	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT_37	13737006	0.90	Vacant	No	Yes	High Density Residential	RH	87	60	79	54	Lower
	13737005	0.29	Vacant	No	Yes	High Density Residential	RH	87	60	25	18	
	13736047	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	12	8	
	13737004	2.76	Vacant	No	Yes	Commercial	RH	87	60	240	166	
	14527015	1.05	Vacant	No	Yes	High Density Residential	RH	87	60	92	63	
	13737002	0.90	Vacant	No	Yes	Commercial	CD	87	60	39	27	
	13737003	2.76	Vacant	No	Yes	Commercial	CD	87	60	120	83	
	Subtotal	***8.80***								***607***	***419***	
DWT_4	14926309	0.31	Vacant	No	Yes	High Density Residential	RH	87	60	27	19	Lower
	14926308	0.18	Vacant	No	Yes	High Density Residential	RH	87	60	16	11	
	Subtotal	***0.49***		No	Yes					***43***	***30***	
DWT_40	13741009	1.16	Vacant	Floodplain	Yes	Admin-istrative Professional	CO	87	60	50	35	Lower
	13741009	0.84	Vacant	Floodplain	Yes	Admin-istrative Professional	CO	87	60	37	25	
	Subtotal	***2.00***								***87***	***60***	
DWT_46	13742001	1.32	Vacant	No	Yes	Commercial	CD	87	60	57	40	Lower
DWT_47	13741015	2.98	Vacant	No	Yes		CD	87	60	130	90	Lower
DWT_5	14926413	0.07	Vacant	No	Yes	High Density Residential	RH	87	60	6	4	Lower
	14926412	0.25	Vacant	No	Yes	High Density Residential	RH	87	60	22	15	
	Subtotal	***0.32***								***28***	***19***	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT_50	13908009	0.24	Parking for eating place. Underutilized parking area.	No	Yes	Commercial	CD	87	60	10	7	Lower
	13908007	0.41	City parking lot.. Underutilized parking area	No	Yes	Commercial	CD	87	60	18	12	
	Subtotal	***0.65***		No	Yes					***28***	***19***	
DWT_54	13924017	0.35	Vacant	No	Yes	Commercial	CD	87	60	15	10	Lower
DWT_55	13923001	0.21	Vacant	No	Yes	Commercial	CD	87	60	9	6	Lower
	13923002	0.08	Vacant	No	Yes	Commercial	CD	87	60	4	2	
	13923003	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	13923007	0.41	Other	No	Yes	Parks	CD	87	60	18	12	
	Subtotal	***0.41***								***18***	***12***	
DWT_56	13925026	0.23	Vacant	No	Yes	Commercial	CD	87	60	10	7	Lower
DWT_59	13923019	0.06	Vacant	No	Yes	Commercial	CG	87	60	3	2	Lower
	13923018	0.19	Vacant	No	Yes	Commercial	CG	87	60	8	6	
	Subtotal	***0.25***								***11***	***8***	
DWT_6	14908310	0.26	Vacant	No	Yes	High Density Residential	RH	87	60	23	16	Lower
	14908308	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	13	9	
	Subtotal	***0.40***								***35***	***24***	
DWT_61	13927014	0.81	Vacant	No	Yes	Commercial	CD	87	60	35	24	Lower
DWT_62	13934005	0.36	Vacant	No	Yes	Commercial	CO	87	60	16	11	Lower

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13934004	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	Subtotal	***1.29***								***56***	***39***	
DWT_63	13931025	0.85	Vacant	No	Yes	Commercial	CD	87	60	37	26	Lower
DWT_64	13929016	0.42	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	18	13	Lower
DWT_65	13931027	0.39	Vacant	No	Yes	Commercial	CD	87	60	17	12	Lower
DWT_74	14919009	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	5	4	Lower
	14919010	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	5	4	
	Subtotal	***0.24***								***10***	***7***	
DWT_80	14909313	0.19	Vacant	No	Yes	Commercial	CD	87	60	8	6	Lower
	14909302	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	4	
	14909303	0.11	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	Subtotal	***0.42***		No	Yes					***19***	***13***	
DWT-82 (TOD)	13727023	1.30	Vacant	Partially in floodplain	Yes	Parks	CD	87	60	56	39	Lower
DWT-54 (TOD)	13913016	0.24	Parking Lot	No	Yes	Commercial	CD	87	60	5	4	Lower
	13913017	0.67	Commercial	No	Yes	Commercial	CD	87	60	15	10	
	Subtotal	***0.90***		No	Yes					***20***	***14***	
DWT-85 (TOD)	14917029	0.12	Commercial	No	Yes	Commercial	CD	87	60	5	4	Above

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14917030	0.12	Mixed Use Commercial and Office	No	Yes	Commercial	CD	87	60	5	3	
	14917011	0.12	Mixed Use Residential and Commercial	No	Yes	Commercial	CD	87	60	5	4	
	14917012	0.11	Public	No	Yes	Commercial	CD	87	60	5	3	
	Subtotal	***0.47***		No	Yes					***20***	***14***	
DWT-86 (TOD)	14926120	1.07	Vacant	No	Yes	High Density Residential	RH	87	60	93	64	
	Subtotal	***1.07***								***134***	***92***	
DWT-87 (TOD)	13931031	0.18	Commercial	No	Yes	High Density Residential	CD	87	60	5	3	Lower
	13931030	0.17	Commercial	No	Yes	High Density Residential	CD	87	60	8	5	
	13931028	0.12	Commercial	No	Yes	High Density Residential	CD	87	60	8	5	
	Subtotal	***0.47***								***21***	***14***	
DWT-89 (TOD)	14918007	0.25	Parking Lot	No	Yes	Parks	CD	87	60	11	7	
DWT-90 (TOD)	14918004	0.12	Parking Lot	No	Yes	Parks	CD	87	60	5	4	
DWT-91 (TOD)	13929011	0.60	Commercial	No	Yes	High Density Residential	CD	87	60	26	18	
	13929012	0.39	Commercial	No	Yes	High Density Residential	CD	87	60	17	12	
	Subtotal	***0.99***								***59***	***41***	
DWT-92 (TOD)	13932008	0.37	Commercial	No	Yes	High Density Residential	CG	87	60	16	11	Above
DWT-93 (TOD)	14904007	0.14	Parking Lot	No	Yes	Commercial	CD	87	60	6	4	
	14904012	0.21	Parking Lot	No	Yes	Commercial	CD	87	60	9	6	

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	***0.35***								***31***	***21***	
DWT-98 (TOD)	13908003	1.40	Commercial	No	Yes	Institutional	CD	87	60	10	7	Lower
	13908001	0.24	Public	No	Yes	Institutional	CD	87	60	61	42	
	Subtotal	***1.64***								***71***	***49***	
DWT-99 (TOD)	13907005	0.26	Vacant	No	Yes	Parks	CD	87	60	11	8	Above
	13907012	0.15	Vacant	No	Yes	Parks	CD	87	60	7	5	
	Subtotal	***0.41***								***18***	***12***	
DWT-100 (TOD)	13925008	0.14	Parking Lot	No	Yes	Parks	CD	87	60	6	4	Above
	13925027	0.23	Commercial	No	Yes	Parks	CD	87	60	10	7	
	Subtotal	***0.38***								***16***	***11***	
DWT-102 (TOD)	13914004	0.48	Commercial	No	Yes	Commercial	CD	87	60	21	14	Lower
	13914017	0.58	Commercial	No	Yes	Commercial	CD	87	60	25	17	
	Subtotal	***1.06***								***46***	***32***	
DWT-103 (TOD)	13930001	0.36	Commercial	No	Yes	High Density Residential	CD	87	60	5	4	Above
	13928012	0.12	Vacant	No	Yes	Parks	CD	87	60	16	11	
	Subtotal	***0.48***								***21***	***14***	
DWT-104 (TOD)	14918017	0.22	Public	No	Yes	Parks	CD	87	60	5	4	Lower
	14918013	0.12	Commercial	No	Yes	Parks	CD	87	60	5	4	
	14918014	0.09	Parking Lot	No	Yes	Parks	CD	87	60	4	3	
	14918015	0.11	Mixed Use Commercial and Office	No	Yes	Parks	CD	87	60	5	3	
	14918012	0.12	Parking Lot	No	Yes	Parks	CD	87	60	10	7	
	Subtotal	***0.67***								***29***	***20***	
DWT-105 (TOD)	13927011	0.12	Vacant	No	Yes	Parks	CD	87	60	34	24	Lower

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13927010	0.79	Industrial	No	Yes	Parks	CD	87	60	5	4	
	Subtotal	***0.91***								***40***	***27***	
DWT-106 (TOD)	13931021	0.28	Commercial	No	Yes	High Density Residential	CD	87	60	12	8	Lower
	13931026	0.78	Commercial	No	Yes	High Density Residential	CD	87	60	34	23	
	Subtotal	***1.06***								***46***	***32***	
DWT-111 (TOD)	14906405	0.12	Vacant			Parks	CG	87	60	5	4	Above
DWT-113 (TOD)	14906513	0.07	Vacant	No	Yes	Parks	CG	87	60	3	2	Above
DWT-115 (TOD)	14908114	0.17	Vacant	No	Yes	Parks	CG	87	60	7	5	Above
DWT-116 (TOD)	14909113	0.07	Vacant	No	Yes	Parks	CG	87	60	3	2	Above
DWT-118 (TOD)	14912010	0.13	Mixed Use Residential and Commercial	No	Yes	Commercial	CD	87	60	6	4	Above
DWT-119 (TOD)	14914009	0.03	Public	No	Yes	Commercial	CD	87	60	1	1	Above
DWT-120 (TOD)	14914014	0.09	Public	No	Yes	Commercial	CD	87	60	4	3	Above
DWT-127 (TOD)	14920021	0.18	Parking Lot	No	Yes	Parks	CD	87	60	8	5	Above
DWT-128 (TOD)	14915018	0.17	Commercial	No	Yes	Parks	CD	87	60	8	5	Above
DWT-129 (TOD)	14917008	0.18	Public	No	Yes	Commercial	CD	87	60	8	5	Above
DWT-130 (TOD)	14917009	0.17	Public	No	Yes	Commercial	CD	87	60	7	5	Above
DWT-131 (TOD)	14917021	0.24	Mixed Use Residential and Commercial	No	Yes	Parks	CD	87	60	10	7	Above
DWT-132 (TOD)	14918003	0.25	Commercial	No	Yes	Parks	CD	87	60	11	7	Above
DWT-133 (TOD)	13910001	2.10	Public	No	Yes	Commercial	CD	87	60	91	63	Above
DWT-136 (TOD)	13923021	0.12	Vacant	No	Yes	Parks	CG	87	60	5	3	Above

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT-138 (TOD)	13925005	0.73	Parking Lot	No	Yes	Commercial	CD	87	60	32	22	Above
DWT-140 (TOD)	13929010	0.67	Commercial	No	Yes	High Density Residential	CD	87	60	29	20	Above
DWT-144 (TOD)	13934008	0.05	Vacant	No	Yes	High Density Residential	CO	87	60	2	2	Above
DWT-145 (TOD)	13934012	0.07	Vacant	No	Yes	High Density Residential	CG	87	60	3	2	Above
DWT-146 (TOD)	13934018	0.08	Single-Family Residential	No	Yes	High Density Residential	CG	87	60	4	2	Above
DWT-147 (TOD)	13934019	0.10	Vacant	No	Yes	High Density Residential	CO	87	60	4	3	Above
DWT Subtotal		**57.34**								**2,901**	**2,012**	
DWT Subtotal Lower		**49.10**								**2,543**	**1,765**	
DWT Subtotal Moderate		**0.00**								**0**	**0**	
DWT Subtotal Above		**8.23**								**358**	**247**	
Housing Opportunity Sites: Low Density Residential Sites												
Area B1												
	8153014	2.04	Vacant	No	Yes	Low Density Residential	RL	8.7	6	18	12	80% Above Moderate-20% Moderate
	7245013	0.82	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	8026002	2.16	Vacant	No	Yes	Low Density Residential	RL	8.7	6	19	13	
	6811001	2.97	Vacant	No	Yes	Low Density Residential	RL	8.7	6	26	18	
	7007011	0.70	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
LDR Area B1 Subtotal Above		**6.95**								**61**	**42**	
LDR Area B1 Subtotal Moderate		**1.74**								**15**	**10**	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
LDR Area B1 Subtotal		**8.69**								**76**	**52**	
Area B2												
	12304049	0.83	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	7	5	80% Above Moderate-20% Moderate
	12304010	0.55	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	5	3	
	11131024	0.53	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	5	3	
	11134006	0.67	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	
	14505001	1.70	Vacant	No	Yes	Low Density Residential	RL	8.7	6	15	10	
	14505057	0.95	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	6	
	14505002	1.67	Vacant	No	Yes	Low Density Residential	RL	8.7	6	15	10	
	14505058	0.94	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	6	
	14508005	1.39	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	80% Above Moderate-20% Moderate
	14506103	0.81	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	14506102	0.87	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	14504005	1.08	Vacant	No	Yes	Low Density Residential	RL	8.7	6	9	6	
	14504004	1.21	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	7	
	14510012	0.62	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14510011	0.65	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	14510010	0.45	Vacant	No	Yes	Low Density Residential	RL	8.7	6	4	3	
LDR Area B2 Subtotal Above		**11.94**								**105**	**71**	
LDR Area B2 Subtotal Moderate		**2.98**								**26**	**18**	
LDR Area B2 Subtotal		**14.92**								**131**	**89**	
Area B3												
	11749042	0.67		Partially in floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	80% Above Moderate-20% Moderate
	9605019	0.97	Vacant	Partially in floodplain	Yes	Low Density Residential	RL	8.7	6	8	6	
	9605012	1.34	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	12811017	0.88	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	15310329	0.52	Vacant	No	Yes	Medium Density Residential	RL	8.7	6	5	3	
	15713005	1.31	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	8	
	14309005	0.74	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	17348034	1.45	Vacant	No	Yes	Low Density Residential	RL	8.7	6	13	9	
	16603005	41.72	Vacant	No	Yes	Low Density Residential	RL	8.7	6	363	250	
	16625078	1.08	Vacant	No	Yes	Low Density Residential	RL	8.7	6	9	6	
	16607027	8.98	Vacant	No	Yes	Low Density Residential	RL	8.7	6	78	54	
	16302033	5.03	Vacant	No	Yes	Low Density Residential	RL	8.7	6	44	30	

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16302043	14.65	Vacant	No	Yes	Low Density Residential	RL	8.7	6	127	88	
	16302042	1.23	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	7	
	16322007	0.54	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	16322013	0.59	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	
LDR Area B3 Subtotal Above		**65.36**								**569**	**391**	
LDR Area B3 Subtotal Moderate		**16.34**								**142**	**98**	
LDR Area B3 Subtotal		**81.70**								**711**	**489**	
Area C3												
	16819011	1.76	Vacant	No	Yes	Commercial	RL	8.7	6	15	11	80% Above Moderate-20% Moderate
	16819008	5.01	Vacant	No	Yes	Commercial	RL	8.7	6	44	30	
	17520003	2.92	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	25	18	
	17520002	2.82	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	25	17	
	17518012	0.74	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	
	16528039	3.63	Vacant	No	Yes	Low Density Residential	RL	8.7	6	32	22	
	16528032	1.12	Vacant	No	Yes	Low Density Residential	RL	8.7	6	10	7	
	16528031	0.88	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	16313009	2.46	Vacant	No	Yes	Low Density Residential	RL	8.7	6	21	15	
	16508056	0.83	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	16317004	0.59	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16317003	0.84	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	17125019	5.38	Vacant	No	Yes	Low Density Residential	RL	8.7	6	47	32	
	16321011	0.57	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	17125031	1.12	Vacant	No	Yes	Low Density Residential	RL	8.7	6	10	7	
	17125030	0.74	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	16321010	1.34	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	17305046	0.54	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	17111014	1.39	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	16817007	50.01	Vacant	No	Yes	Low Density Residential	RL	8.7	6	435	300	
LDR Area C3 Subtotal Above		**67.75**								**590**	**406**	
LDR Area C3 Subtotal Moderate		**16.94**								**147**	**102**	
LDR Area C3 Subtotal		**84.69**								**737**	**508**	
Area D3												
	17304049	0.73	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	80% Above Moderate-20%Moderate
LDR Area D3 Subtotal Above		0.58								5	3	
LDR Area D3 Subtotal Moderate		0.15								1	1	
LDR Area D3 Subtotal		0.73								6	4	
LDR Sites Subtotal		**217.40**								**1,893**	**1,301**	
Housing Opportunity Sites: Single Small Sites												

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HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	8202026	0.25	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	8002007	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	7702219	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	7542006	0.28	Vacant	No	Yes	High Density Residential	RH	29	20	8	1	Moderate
	7516001	0.03	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	13311126	0.17	Vacant	Floodplain	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	13323068	0.15	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	12117023	0.13	Vacant	Floodplain	Yes	High Density Residential	RH	29	20	4	1	Moderate
	9729040	0.42	Vacant	No	Yes	High Density Residential	RH	29	20	12	1	Moderate
	15522058	0.22	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	15522054	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15522007	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15309060	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15309061	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15309062	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15321013	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15306023	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15302027	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	15327025	0.17	Vacant	No	Yes	Low Density Residential	RH	29	20	5	1	Moderate
	15315009	0.04	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15315040	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15315027	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	13703033	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	12703036	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12522025	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	12537015	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	10418014	0.26	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	9629020	0.27	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	1	Moderate
	16517048	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	16517047	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	16517003	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	16919012	0.12	Vacant	No	Yes	Institutional	RH	29	20	3	1	Moderate
	16919014	0.19	Vacant	No	Yes	Institutional	RH	29	20	6	1	Moderate
	14726213	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14718007	0.19	Vacant	No	Yes	Low Density Residential	RH	29	25	6	1	Moderate
	14719010	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	14719007	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	14720313	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	14727040	0.16	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate

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September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14734202	0.07	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14705045	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	14727033	0.19	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate
	14725017	0.02	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14728012	0.04	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14725004	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14721208	0.08	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14724027	0.05	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14522067	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	14729509	0.11	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	14729409	0.13	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	14522004	0.17	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	14522002	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14524013	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate

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Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15133516	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	14521010	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14521011	0.04	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131057	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131024	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	15131045	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131059	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	15129407	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate
	15129509	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	15127414	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15127411	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15126020	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	15127402	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate

TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15127617	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15124024	0.08	Vacant	No	Yes	Commercial	RH	29	25	2	1	Moderate
	15125114	0.12	Vacant	No	Yes	Commercial	RH	29	25	3	1	Moderate
	15125108	0.11	Vacant	No	Yes	Commercial	RH	29	25	3	1	Moderate
	15125313	0.18	Vacant	No	Yes	Commercial	RH	29	25	5	1	Moderate
	15125106	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	15120615	0.18	Vacant	No	Yes	Commercial	RH	29	25	5	1	Moderate
	13525034	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	13524227	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	13527049	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15112016	0.05	Vacant	No	Yes	Commercial	RH	29	25	2	1	Moderate
	13916609	0.12	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	13906007	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	13905207	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	15109601	0.07	Vacant	No	Yes	High Density Residential	RH	29	25	2	1	Moderate
	15109111	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	3	1	Moderate
	15108011	0.05	Vacant	No	Yes	High Density Residential	RH	29	25	1	1	Moderate
	15106023	0.03	Vacant	No	Yes	High Density Residential	RH	29	25	1	1	Moderate

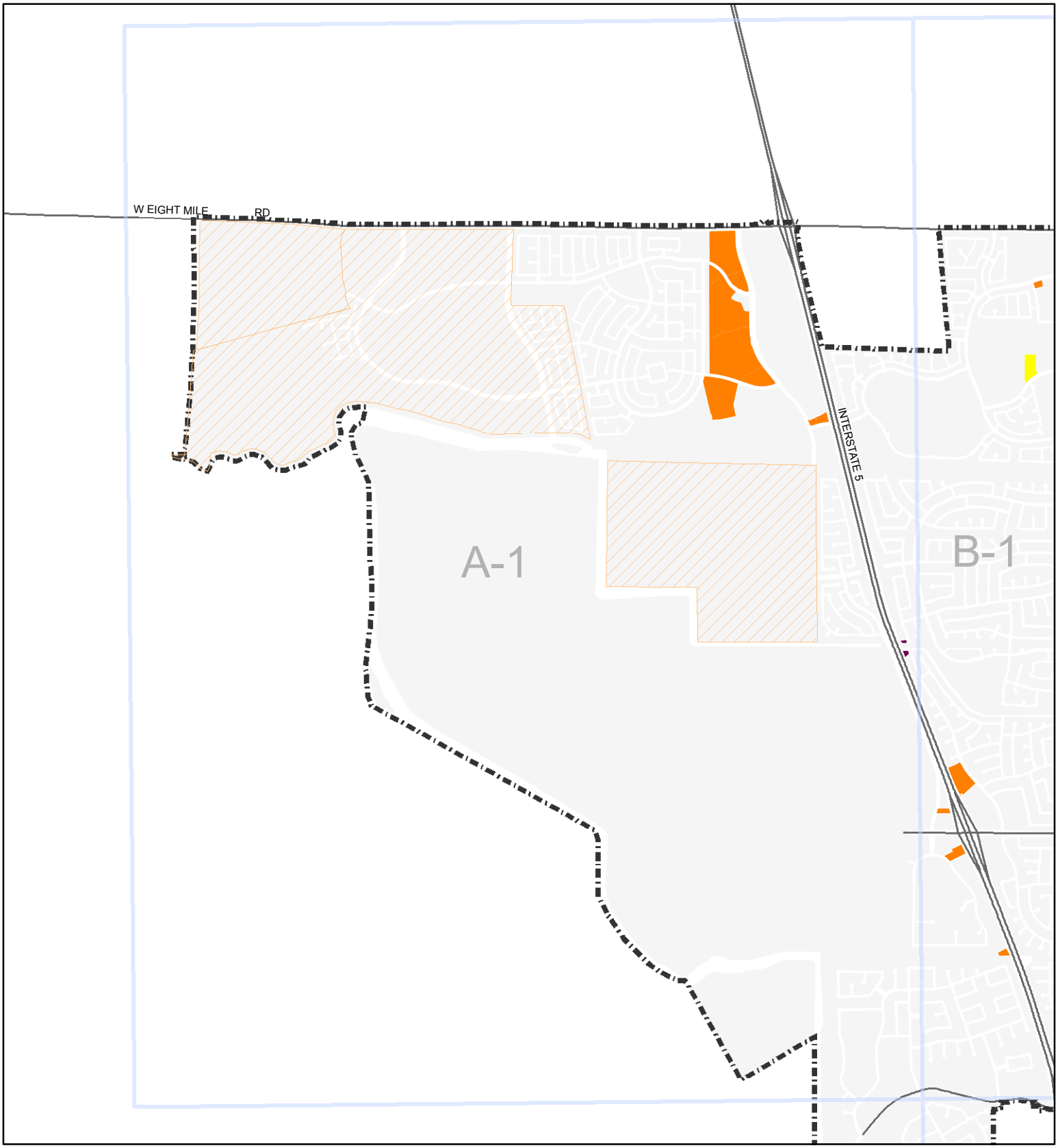
TABLE A-2
HOUSING OPPORTUNITY SITES

Stockton
September 2015

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15107608	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	3	1	Moderate
	13712410	0.18	Vacant	No	Yes	High Density Residential	RH	29	25	5	1	Moderate
	14909206	0.18	Vacant	No	Yes	Commercial	RH	87	60	15	1	Moderate
	14926415	0.07	Vacant	No	Yes	High Density Residential	RH	87	60	6	1	Moderate
	14906505	0.04	Vacant	No	Yes	Commercial	CD	87	60	2	1	Moderate
	14909103	0.18	Vacant	No	Yes	Commercial	CD	87	60	8	1	Moderate
	14926302	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	1	Moderate
	14913013	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	1	Moderate
	13728008	0.08	Vacant	No	Yes	Commercial	CD	87	60	4	1	Moderate
	13928011	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	1	Moderate
	13929014	0.10	Vacant	No	Yes	Commercial	CD	87	60	4	1	Moderate
Single Small Sites Subtotal		**11.96**								**304**	**95**	
Single Small Sites Subtotal Lower		**0.00**								**0**	**0**	
Single Small Sites Subtotal Moderate		**11.96**								**304**	**95**	
Single Small Sites Subtotal Above		**0.00**								**0**	**0**	
GRAND TOTAL		**901.68**								**11,684**	**8,250**	
TOTAL LOWER-INCOME		**585.86**								**8,372**	**6,203**	
TOTAL MODERATE-INCOME		**154.44**								**1,618**	**880**	
TOTAL ABOVE MODERATE-INCOME		**161.38**								**1,695**	**1,167**	

CITY OF STOCKTON

Figure 4-9: Subarea A1 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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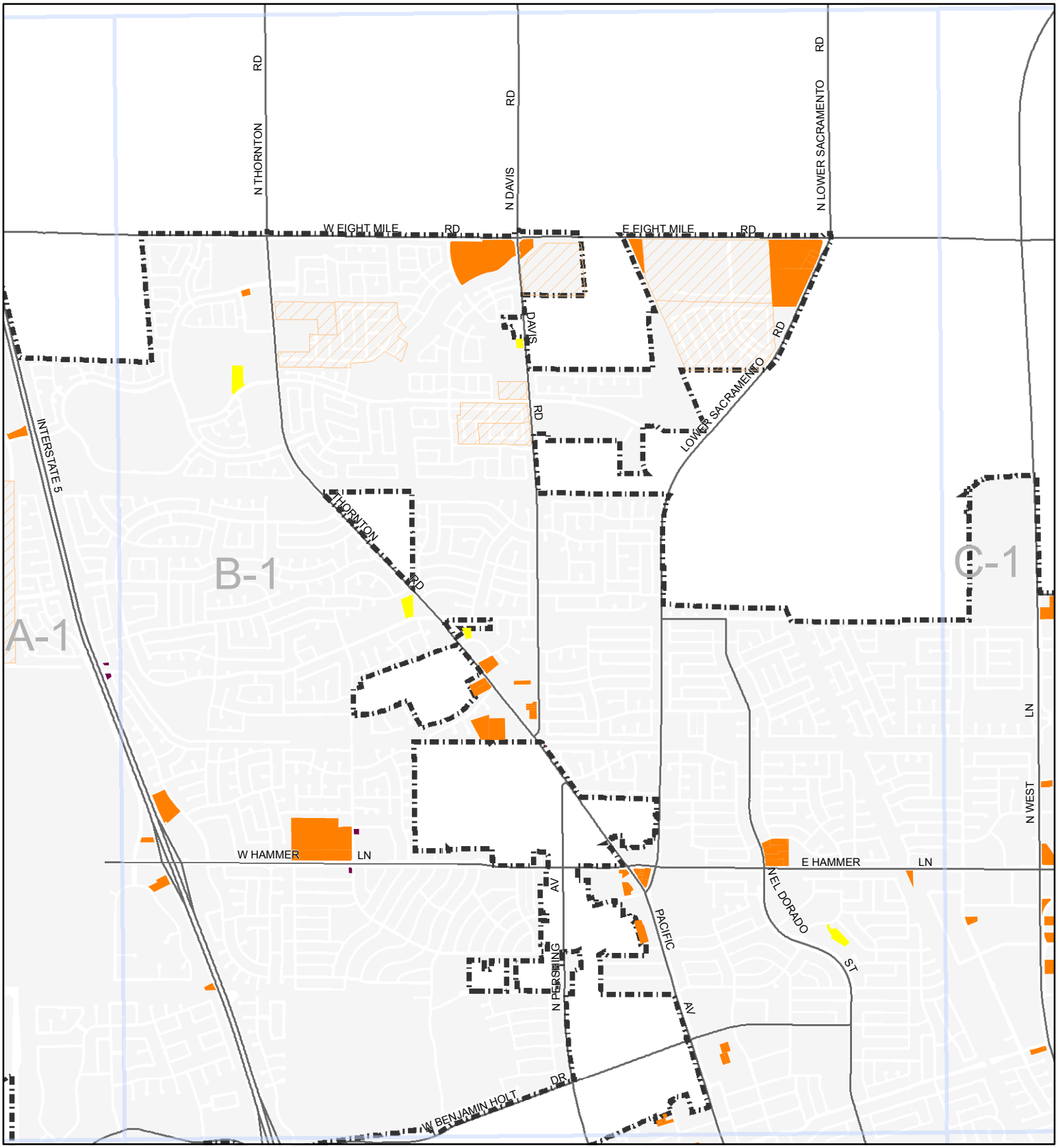
Figure 4-10: Subarea B1 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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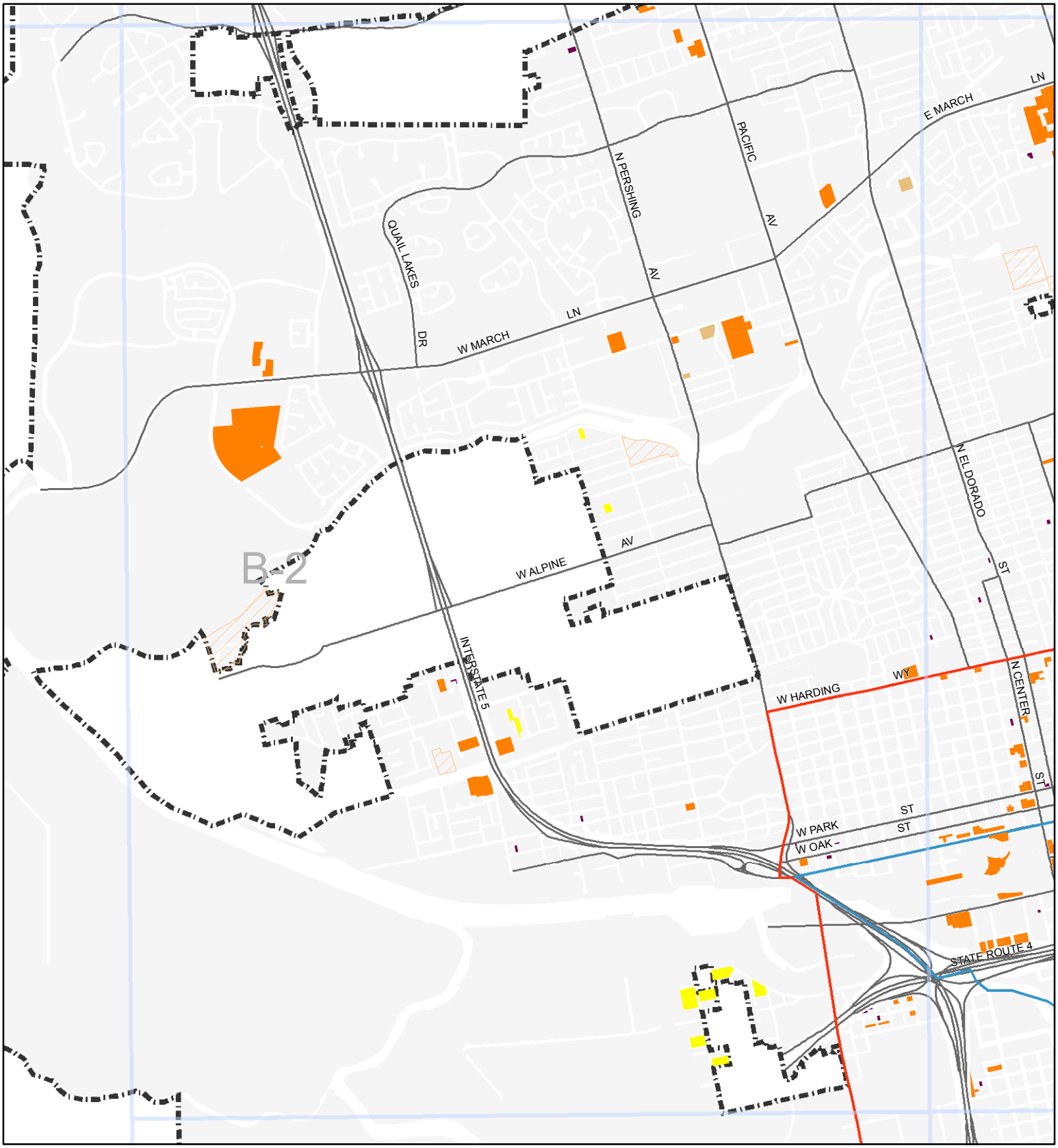
Figure 4-11: Subarea B2 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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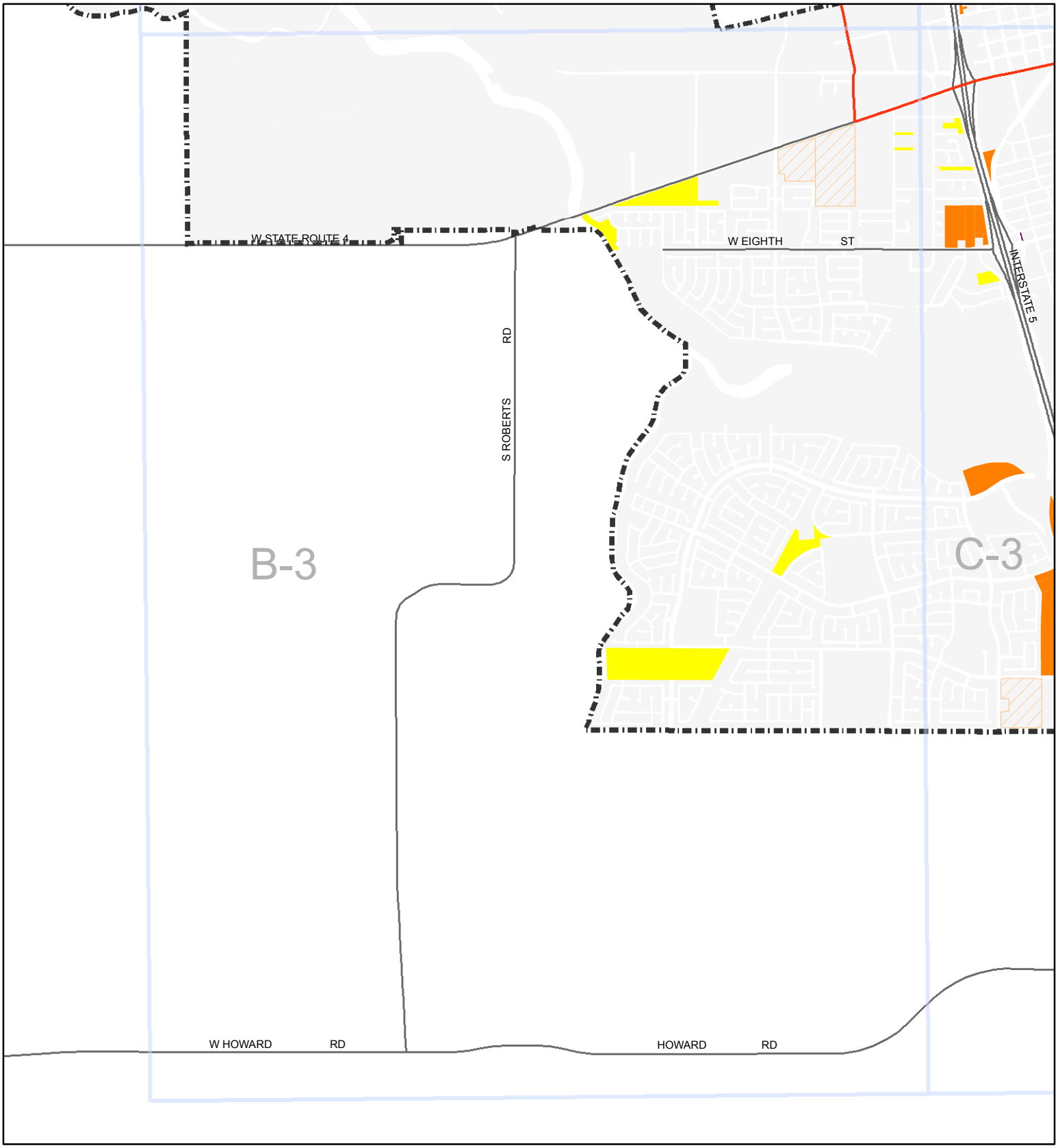
CITY OF STOCKTON

Figure 4-12: Subarea B3 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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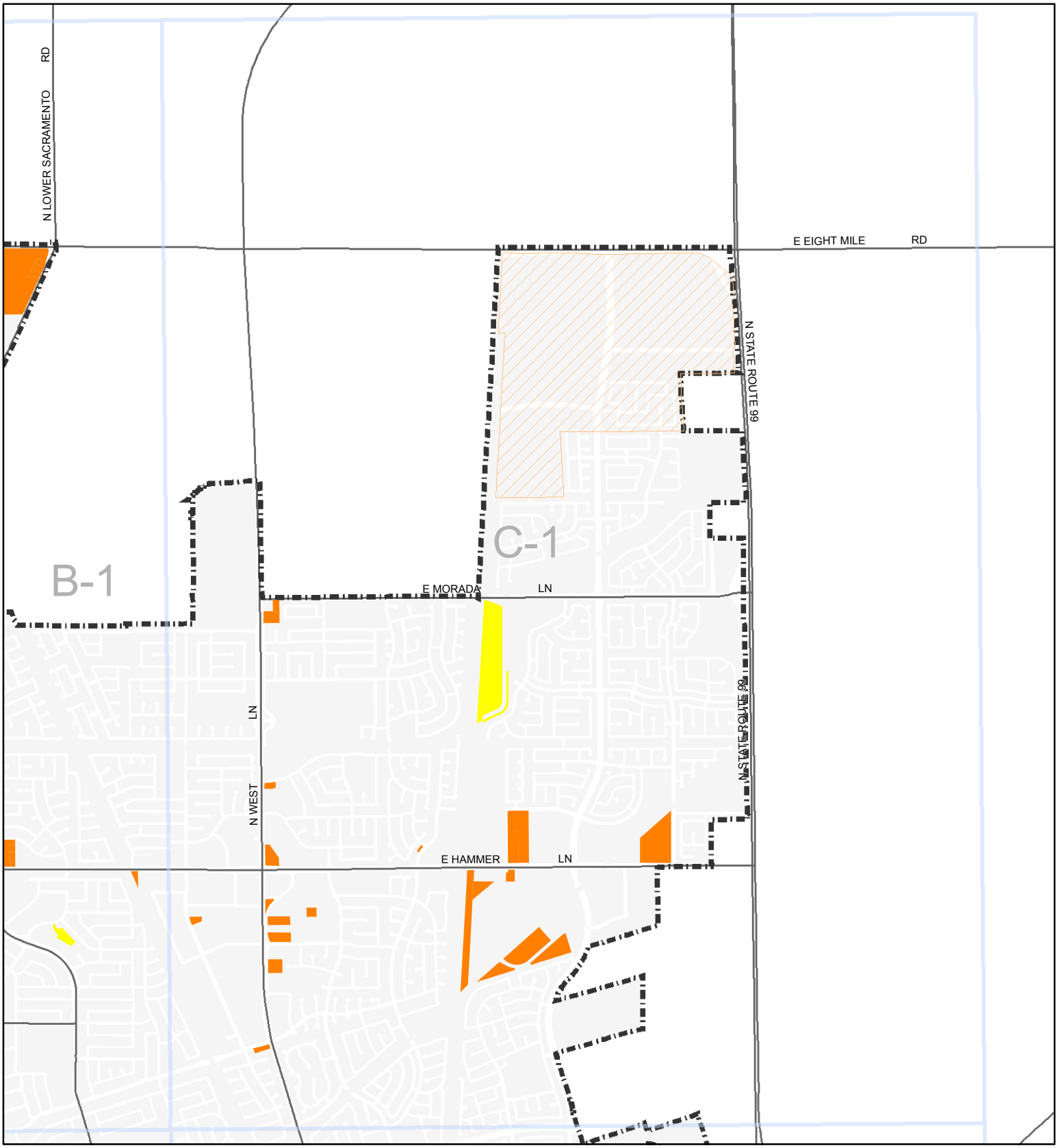
Figure 4-13: Subarea C1 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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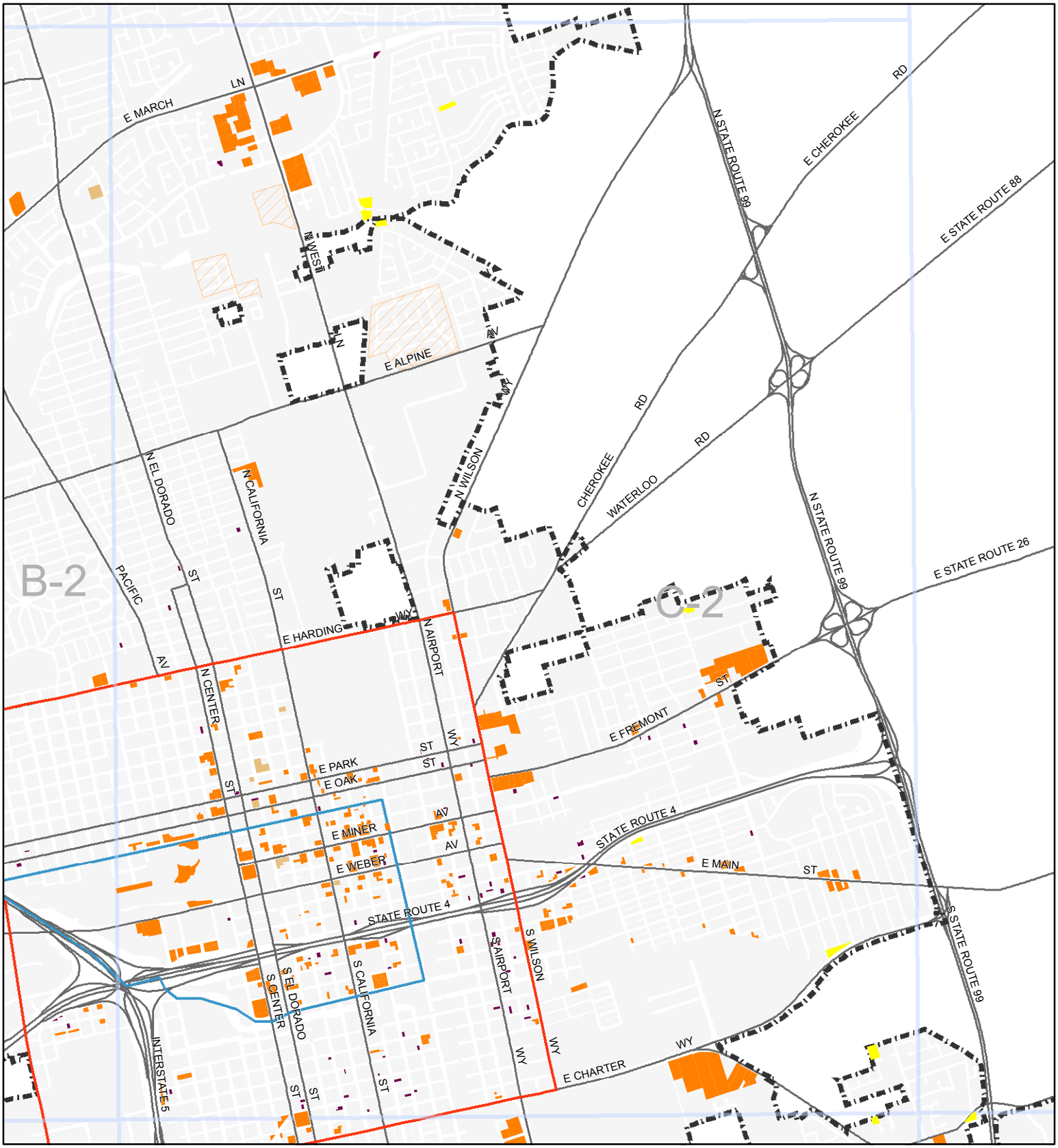
Figure 4-14: Subarea C2 Opportunity Sites



Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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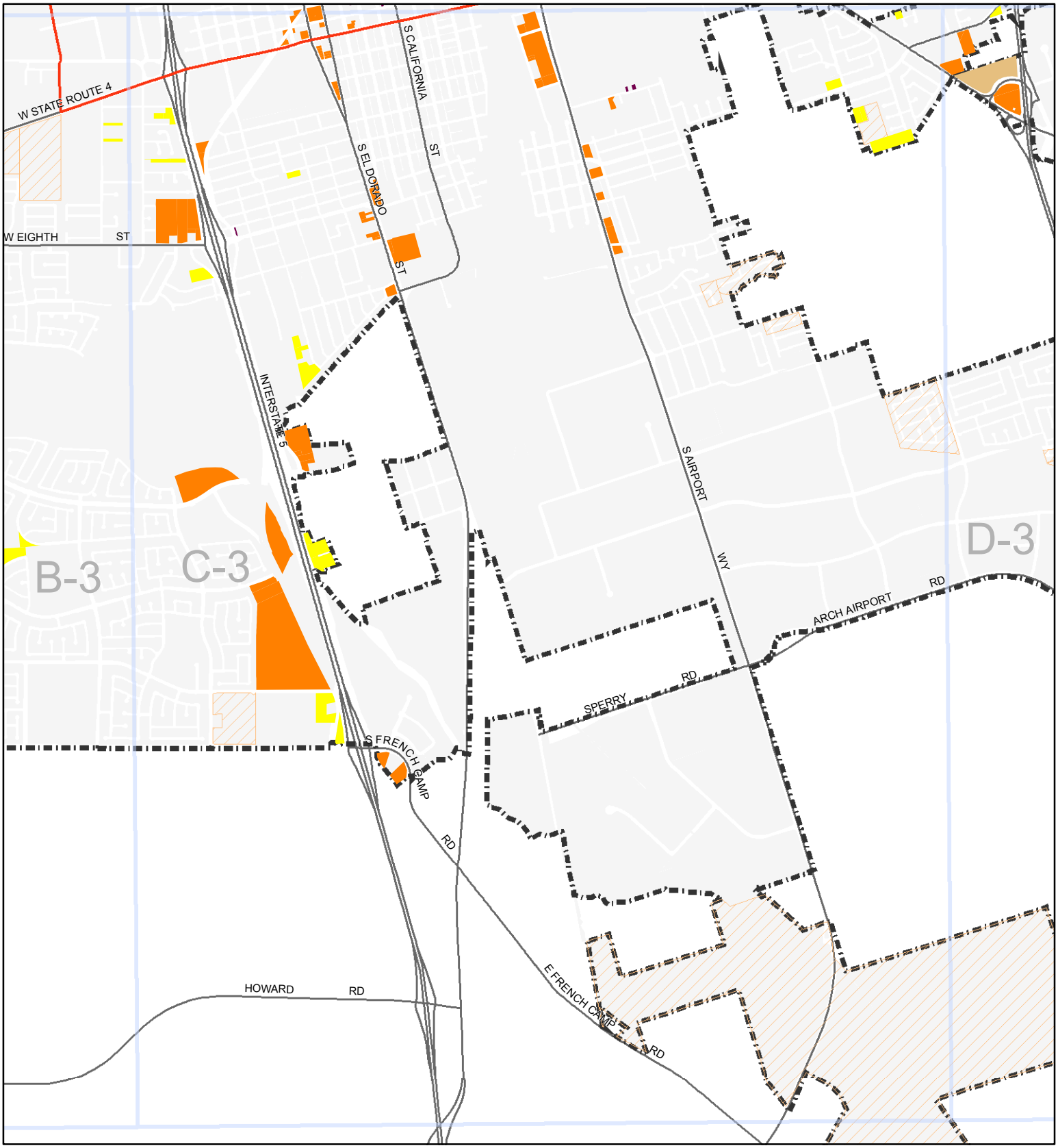
Figure 4-15: Subarea C3 Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.2 0.4 0.8 1.2 1.6 2 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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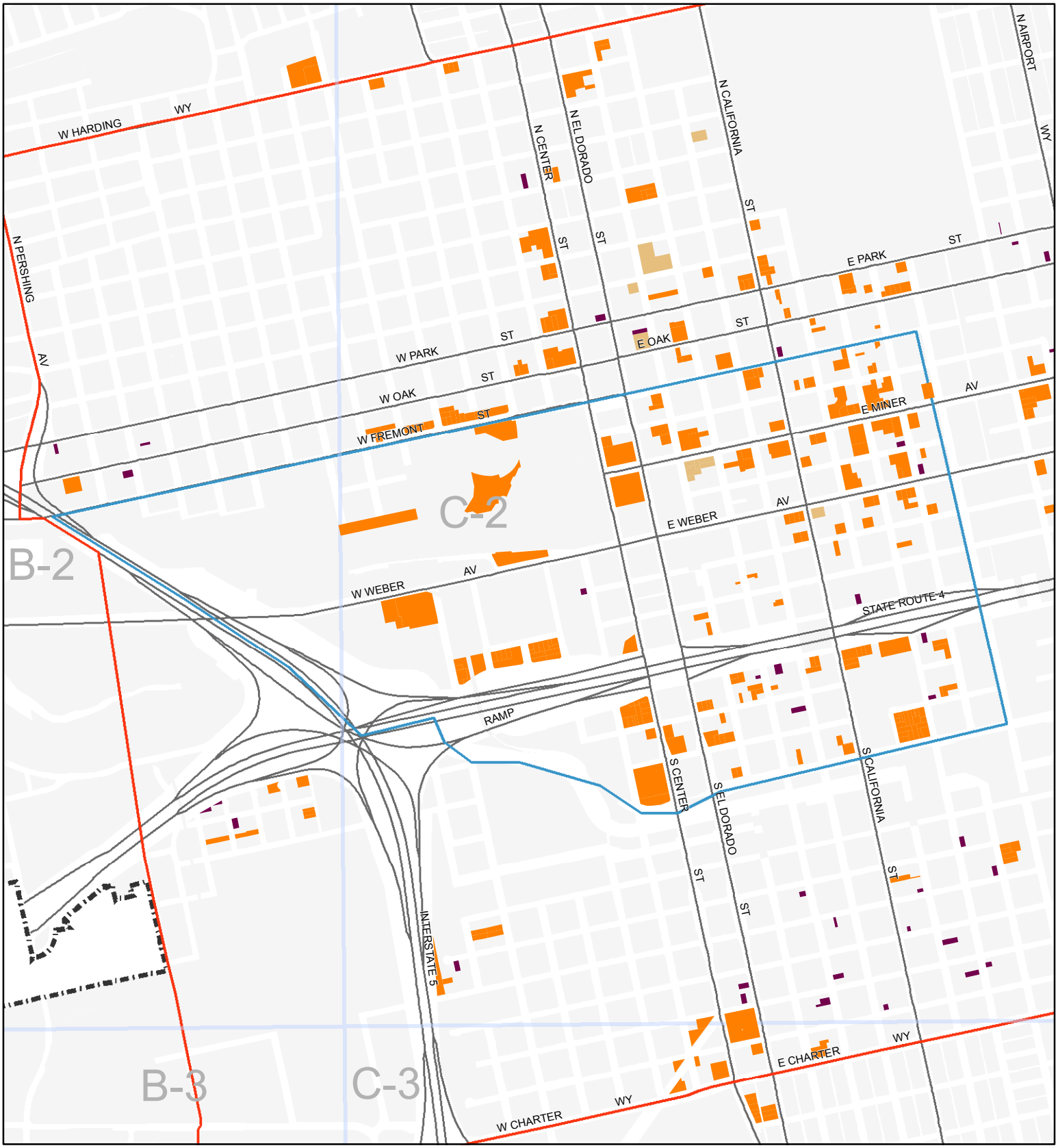
CITY OF STOCKTON

Figure 4-16: Downtown Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.075 0.15 0.3 0.45 0.6 0.75 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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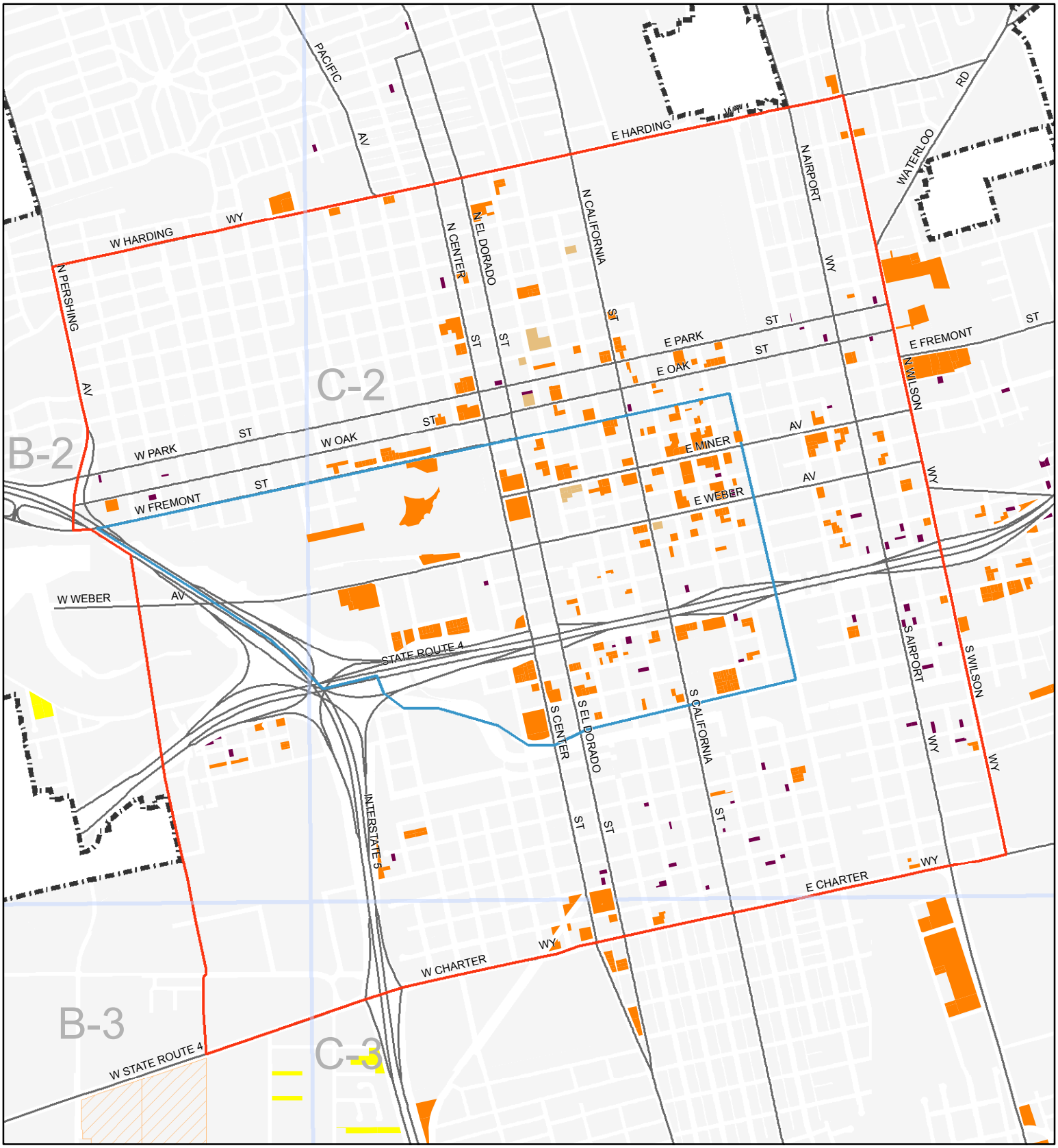
Figure 4-17: Greater Downtown Opportunity Sites



Lower Density Residential
Small Single Sites
Opportunity Sites
Affordable Housing Projects
Sites ID Grid
Downtown Area
Greater Downtown Area
Approved and Built Projects
City Limits

N

0 0.125 0.25 0.5 0.75 1 1.25 Miles

Source: City of Stockton, October 2015; Mintier Harnish, October 2015

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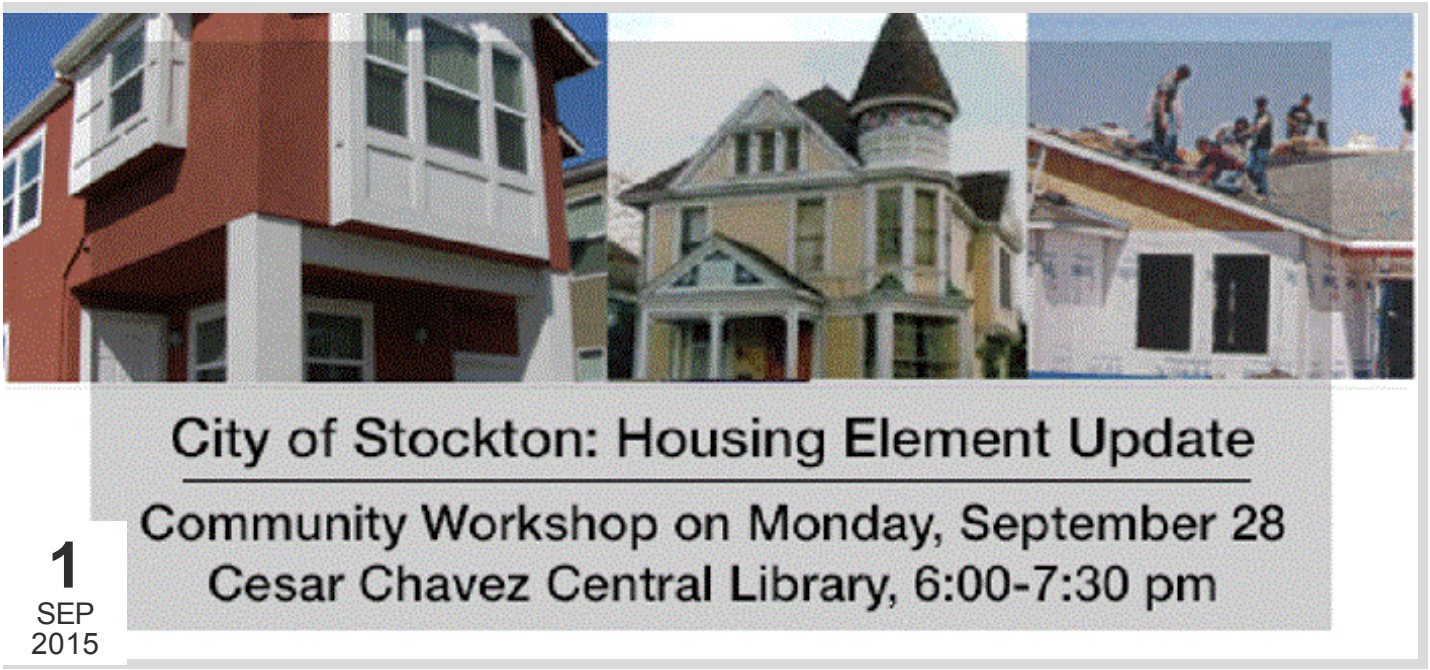
Appendix B: Publicity



City of Stockton Needs Your Input on Housing Needs

Open to the Public Monday, September 28

Event date: 9/28/2015 3:00 PM - 4:00 PM

The City of Stockton is currently updating its General Plan. The Housing Element is part of the General Plan and contains the goals, policies, and implementation programs to guide the development of housing in the city of Stockton. The City will hold two separate sessions to obtain input from stakeholders and the community about how the City can improve housing opportunities in Stockton and how the City can help all residents have safe, affordable housing.

Monday, September 28, 2015 - 2pm - 4pm
Cesar Chavez Central Library, Stewart-Hazelton Room
605 N. El Dorado Street, Stockton
Free to the Public

The Stakeholder Meeting is from 2:00 p.m. ˆ 4:00 p.m. Developers, realtors, and representatives with community-based organizations that provide housing or assistance and services to members of the community who are seeking housing should plan to attend and participate by providing ideas that will help inform analysis, strategies and policies.

The Community Workshop is from 6:00 p.m. ˆ 7:30 p.m. Members of the community, interested in learning about existing and future housing needs and wanting to provide input to the plan and policies, should plan to attend and participate in this session.

Spanish translation services are available upon request. Please contact Michael McDowell, Community Development Department, by September 24 at (209) 937-8690 or email Michael.McDowell@stocktongov.com.

For additional information or questions about the City,s General Plan Housing Element Update, please visit www.stocktongov.com/generalplan.

Recordnet.com
News worth sharing online

Print Page

By Roger Phillips
Record Staff Writer

September 27. 2015 5:21PM

Workshops to focus on affordable units

STOCKTON — Nearly two years after then-Community Development Director Steve Chase said Stockton had a "broken housing element" that was failing to meet the needs of the city's residents, work is ramping up to prepare a new, state-mandated document charting the city's future residential development plans ahead of a year-end deadline.

Stockton officials say that while the document is required to detail the future housing-development needs for people of all income levels, the city's focus is on those statistically classified as having low, very low and extremely low incomes.

Two housing-element workshops will be held by the city today at the downtown Cesar Chavez Main Library. The first will focus primarily on developers and social-service organizations, as the city seeks to learn how to spur building and how to better serve the needs of low-income residents. The second workshop will be an opportunity for residents to share their views.

"The challenge here is not necessarily with moderate and above (income earners)," city Planning Manager Mike McDowell said. "The market dictates that housing market. It's low and very low that presents a challenge, to provide something affordable so people can live in and make a home here in Stockton."

The new Housing Element document is to be in effect until 2023. According to projections developed by the state and by the San Joaquin County Council of Governments, Stockton's new document must address the need for 11,824 new housing units for people of all income levels — 5,161 of those for households classified as low, very low and extremely low. A household is considered low income if its income is less than 50 percent of the county's median household income of $53,764.

"Anytime we're talking about housing elements, we're going to definitely push for the city to work for housing for low, very low and extremely low income residents," Jon Mendelson of Central Valley Low Income Housing said. "There's a serious lack of that in the area and a serious lack of planning for that. In general, we feel affordable housing is talked about during these plans but the implementation tends to be overlooked."

Like Mendelson, Fred Sheil of STAND Affordable Housing said he will attend the Monday workshops, and he, too, sounded a note of skepticism based on history.

"The housing element is an exercise, it's a 'we-should' document," Sheil said. "There's nothing that says, 'We have to.' It's a wish list that has been promptly ignored."

Infill development — building in vacant spaces downtown and in Stockton's older neighborhoods — is expected to receive significant attention in the city's new Housing Element document.

The current document says that as of six years ago, there were nearly 8,000 "vacant and underutilized sites" in Stockton. Of those, 6,188 were classified as "lower-income" sites — 1,560 of them downtown, 220 in greater downtown and 4,408 in the rest of the city. Updated numbers were not available Friday from the city.

The task facing Stockton is to make sure developing these sites is not a losing financial proposition for builders, because if it is, they will not come.

McDowell said the city will be seeking ideas Monday for meeting the needs of low-income residents not only by trying to clear the way for building but by locating new housing in transportation-friendly areas. He said the city hopes to hear from advocates about the needs of the elderly, veterans, farm workers and people with special needs.

Developers and low-income advocates such as Mendelson and Sheil say the city must provide incentives, subsidies and reductions in construction fees if projects are to be built.

"In order to sell anything deemed affordable by legal standards you have to sell at a loss or have somebody else pay part of the construction costs," John Beckman of the Building Industry Association said.

Beckman suggested a good place to start would be for the city to slash builder fees for vacant lots next to homes that are 80 years old or older to $10,000 — an 80 percent reduction. But Beckman said some projects would not pencil out even if fees were completely eliminated.

Mendelson said measures the city could take include requiring new developments to reserve a portion of their projects for low-income residents; charging a fee to developers on the outer edges of Stockton that would be set aside to subsidize infill development; and offering "aggressive" bonuses to builders who develop high-density projects in infill areas.

Still, Mendelson added, progress in providing housing for low-income residents will come not from the new Housing Element document itself, but from long-term follow-through.

"You need a solid plan," he said. "But what really matters is how that plan is used in the real world, whether there are going to be policies that actually direct resources to making affordable-housing projects a reality."

— Contact reporter Roger Phillips at (209) 546-8299 or rphillips@recordnet.com. Follow him at recordnet.com/phillipsblog and on Twitter @rphillipsblog.

Affordable housing

How can Stockton gain more housing, especially for those who need it most? The topic will be discussed at two workshops today in the Stewart-Hazelton Room at the Cesar Chavez Central Library, 605 N. El Dorado St. All are welcome at both workshops, but the first will be directed toward builders, developers and community and social-service groups, and the second toward community members.Builders, developers community organizations and social-service groups workshop: 2-4 p.m.Community workshop: 6-7:30 p.m.

http://www.recordnet.com/article/20150927/NEWS/150929743

Print Page

City of Stockton, CA

09/14/2015 | Press release

City General Plan Housing Element Update Stakeholder Meeting and Community Workshop

distributed by noodls on 09/15/2015 00:00

Microsoft Word - NewsRelease_2015_09_11_HousingElementUpdate

NEWS RELEASE

FOR IMMEDIATE RELEASE: Contact: Connie Cochran

Monday, September 14, 2015 Public Information Officer (209) 937-8827/(209) 629-1251
connie.cochran@stocktongov.com

CITY OF STOCKTON GENERAL PLAN HOUSING ELEMENT UPDATE

STAKEHOLDER MEETING & COMMUNITY WORKSHOP

Open to the Public Monday, September 28

(Stockton, CA) - The City of Stockton is currently updating its General Plan. The Housing Element is part of the General Plan and contains the goals, policies, and implementation programs to guide the development of housing in the city of Stockton. The City will hold two separate sessions to obtain input from stakeholders and the community about how the City can improve housing opportunities in Stockton and how the City can help all residents have safe, affordable housing.

Monday, September 28, 2015

Cesar Chavez Central Library, Stewart-Hazelton Room

605 N. El Dorado Street, Stockton

The Stakeholder Meeting is from 2:00 p.m. - 4:00 p.m. Developers, realtors, and representatives with community-based organizations that provide housing or assistance and services to members of the community who are seeking housing should plan to attend and participate by providing ideas that will help inform analysis, strategies and policies.
The Community Workshop is from 6:00 p.m. - 7:30 p.m. Members of the community, interested in learning about existing and future housing needs and wanting to provide
-more-more-more-

City of Stockton

News Release - Housing Element Plan

Monday, September 14, 2015

Page 2 of 2

input to the plan and policies, should plan to attend and participate in this session.
Spanish translation services are available upon request. Please contact Michael McDowell, Community Development Department, by September 24 at (209) 937-8690 or email **Michael.McDowell@stocktongov.com**.
For additional information or questions about the City's General Plan Housing Element Update, please visit **www.stocktongov.com/generalplan**.
###

Smartlinks | **City of Stockton, CA** | **Local Administration** | **Local News** | **News** | **Social and Non-Profit** | **Top City Municipalities**

Appendix C: Public Comments

November 17, 2015

Via e-mail

Stockton Planning Commission
425 N. El Dorado Street, 2nd Floor
Stockton, CA 95202

RE: Draft Housing Element

Chair and members of the Stockton Planning Commission:

We have reviewed the Draft Housing Element and have the following comments.

The Draft Housing Element incorporates most of the previous policies and programs of the 2010 Housing Element. Most of these policies are fine and are of a "motherhood and apple pie" nature. The policies are lofty and well-meaning (and largely required by State HCD mandate or recommendation).

However, there is one glaring omission that must be rectified: adoption of an inclusionary housing ordinance.

More than one-quarter of the jurisdictions up and down the State of California have adopted such programs to ensure that market rate housing projects contribute their fair share of affordable units. In fact, in many cities and counties more affordable housing is created through inclusionary housing requirements than through any other programs, especially now that redevelopment has been killed by the Governor.

We don't have the time to provide background studies and examples of local inclusionary housing ordinances, or to make a more complete argument why the lack of affordable housing is quickly becoming a crisis in Stockton and other California cities. Please request that staff provide such documentation to the commission before you vote to send this Draft Housing Element on to the City Council for final approval.

We strongly urge that the Planning Commission direct staff to add a new policy supporting the adoption of an inclusionary housing program along the lines of the text below:

HE-3.8 Inclusionary Housing
The City shall adopt an Inclusionary Housing program prior to December 31, 2016 that requires new development of 20 housing units or more to provide at least 15 percent affordable housing units within the project, or to pay an "in lieu fee" that would be used by the City or nonprofit developers to construct affordable units.

Currently, there is no discussion in the Draft Housing Element of inclusionary housing. The only reference is on page 148 of the background report, which notes the status of a program in the previous 2010 Housing Element:

> **"Inclusionary Housing Program.** The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of some of the potential requirements, such as the appropriate percentage of affordable units, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units.
>
> The City studied a possible inclusionary housing program as part of Phase II of the Affordable Housing Strategy, however, given market conditions in the city, an inclusionary housing program was not implemented."

It is time to revisit this issue.

We are watching the City's progress (or lack thereof) on the update of the entire General Plan to comply with the Settlement Agreement with the Attorney General's Office and the Sierra Club. Although the Settlement Agreement did not explicitly refer to affordable housing, a key ingredient of any successful General Plan is to recognize the huge importance of providing affordable housing for a city's residents.

We cannot sit back and just hope that developers will provide for this type of housing, since we all know that 90% of the housing built in Stockton over the past few decades has been in cookie-cutter, single-family, market-rate subdivisions at the periphery of the city. The City must institute a new form of smart growth in the updated General Plan that includes one of the most crucial tools for providing homes for working families: inclusionary housing requirements.

Yours truly,

/s/ Eric Parfrey

Eric Parfrey, Chair
Campaign for Common Ground and
Sierra Club California
parfrey@sbcglobal.net

/s/ Dale Stocking

Dale Stocking, Chair
Delta-Sierra Group, Sierra Club
dale.stocking@gmail.com

cc: Stockton City Council

Attachment B

CENTRAL VALLEY LOW INCOME HOUSING CORP.

P.O. Box 4732 209-472-7200
Stockton, CA 95204-0732 Email:cvlihc@sbcglobal.net
Office: 2431 W. March Lane #350, Stockton CA 95207

To: The chair and members of the Stockton Planning Commission
Re: Draft Housing Element

Central Valley Low Income Housing Corp. is a nonprofit that provides housing assistance to homeless families and individuals throughout San Joaquin County, and especially in Stockton.

After reviewing the Housing Element draft before you this week, it is our opinion that several improvements should be suggested by the Planning Commission to create a Housing Element that better addresses the need for housing within the City of Stockton. Those include:

• **Adoption of an Inclusionary Housing policy**.
Proposed language (to add as a section to HE-3): The City of Stockton shall adopt an Inclusionary Housing policy prior to 2018 that requires new developments within the city of 20 units or more to provide at least 15 percent of the units in that development at a rate considered "affordable" to "low-income households," both as defined by the federal Department of Housing and Urban Development. Projects that do not set aside the required number of "affordable" units shall pay an in-lieu fee that shall be used by the City or nonprofit developers to construct affordable units within the City of Stockton. Only for-sale units are subject to this Inclusionary Housing policy.

Reason for language: This policy would help address the neglected issue of affordable housing within Stockton. Residents of all income levels — but especially those with low-, very low-, and extremely low-incomes — are being squeezed by a lack of affordable housing within Stockton, as local development of the past 30 years has focused almost exclusively on market-rate, single-family housing. The market has failed to meet this pressing need in Stockton, and so an Inclusionary Housing policy is appropriate to address this need.

• **Adoption of language supporting development of multi-family housing.**
Proposed language (to add to HE-2.3): The City of Stockton shall encourage the development of multi-family housing within the city, and will adopt specific policies to achieve this goal.

Reason for language: This general policy would help address the lack of multi-family development in Stockton. The focus of development in Stockton's recent past has been on single-family housing, while relatively few multi-family housing units have been created. This has caused a massive imbalance in the city's housing stock, as many residents cannot afford single-family housing either as purchaser or renter. As with affordable housing, the market has failed to meet this pressing need in Stockton, so a multi-family housing policy is appropriate to address this need.

Our organization urges you to direct staff to add these policies to the Housing Element the Planning Commission will recommend for the City Council's approval. Thank you sincerely for your consideration of these important issues.

~ Jon Mendelson
CVLIHC, associate director

18 November 2015

Stockton Planning Commission
425 N. El Dorado Street, 2nd Floor
Stockton, CA 95202

RE: Draft Housing Element

Chair and Members of the Stockton Planning Commission:

I am writing to ask the Commission to add the adoption of an inclusionary housing ordinance to the Draft Housing Element you sent out for review.

When the City of Stockton was reviewing its Housing Element five years ago (as mandated by state law), I was chair of the Campaign for Common Ground's Housing Committee. While I am not writing as a representative of CCG, I mention this because that experience informed me as an individual concerned citizen about housing issues in Stockton. The one thing that was immediately clear is that the City conscientiously includes the need for affordable housing in its plans – and such housing is not built. I understand that the City is not a builder or developer but is determining needs and the availability of land to meet those needs. However, this approach has not been successful in getting these needs met.

The other tool that the City has at its disposal is the creation of policies. Since merely pointing out the need for housing for low income/extremely low income families has not spurred the building of housing for this part of our community, the City needs to take the next step and create a policy that goes beyond an observational wish list and adopt an inclusionary housing ordinance in your Housing Element.

Many other cities in California have adopted such programs to ensure that market rate housing projects contribute their fair share of affordable units. In fact, in many cities and counties more affordable housing is created through inclusionary housing requirements than any other programs, especially now that redevelopment funding is no longer an option.

The City needs to go beyond the 2010 Housing Element that stated that the City "**shall** [emphasis added] conduct a study to investigate the feasibility of an Inclusionary Housing Program." With the recession and Stockton's bankruptcy, I do not know if such a feasibility study has been conducted. However, it is *way* past the time for a study since the reality is that no serious efforts have been made to build affordable housing and the community cannot wait another five years to have this issue addressed.

It is evident from actions proposed by the building community and adopted by the City Council that the housing market is poised to make a return, however tentative. To be fair to all residents of Stockton, the City needs to do what it can to ensure that housing built in Stockton meets the needs of the entire community which has clearly not happened in the past.

I strongly urge the Stockton Planning Commission to recommend the adoption of an inclusionary housing ordinance in its updated Housing Element. The time to act for all citizens of Stockton is now. I hope the Commission will act positively in this regard.

Sincerely,

Colleen Foster

Colleen Foster
4273 Boulder Creek Circle
Stockton, CA 95219

Appendix D: Community/Stakeholder Workshop Participants

Workshop #1 Participants:

Adam Cheshire, Stockton Shelter for the Homeless
Alan Hyden, New Albion Communities
Anthony Hill, Valley Mountain Regional Center
Bill Mendelson, Central Valley Low-Income Housing Corporation
Bridget Childs
Carol Ornelas, Visionary Home Builders of California
Chris Ramirez, Visionary Home Builders of California
Cindi Fargo, Downtown Stockton Alliance
D'Adrea Davie
David Garcia, Ten Space Development
Donald Donaine
Donna Brown, Campaign for Common Ground
Doreen Mariano
Douglas Vigil
Eduardo Bautista
Fred Sheil, STAND Affordable Housing
Gwendolyn Primons
Isabella Berean
James Jones
Jasmine Jennings
John Beckman, BIA of the Greater Valley
Kathleen Gapusan
Madison Cardona
Marion Williams
Mellody Lock, Visionary Home Builders of California
Michael Mariano
Michael Tubbs
Mike Hakeem
Nahila Ahsan
Sharon Jarvis
Steven Argareda
Tham Le
Vernell Hill

Housing Element Technical Support Team:

Mike McDowell, Planning Manager
Lorraine Islas, Project Manager

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Appendix E: Glossary

Acre: a unit of land measure equal to 43,650 square feet.

Acreage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the

potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Section 508019 of the California Health and Safety Code.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Family Income: The total income of all members of a family 15 years old and over who are related to the householder.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping

accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income. (Note: Because many households consist of only one person, average household income is usually less than average family income.)

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of county median); Low (50-80% of county median); Moderate (80-120% of county median); and Upper (over 120% of county median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with five or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing

program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in California. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Allocation: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region, as established in the RHNP.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management,

personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax: A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Appendix F: List of Acronyms

A: Administrative Use Permit
AAGR: Average Annual Growth Rate
AB: Assembly Bill
ADDI: American Dream Downpayment Initiative
AG: Attorney General
AHIP-L: Affordable Housing Innovation Program – Low Fund
AHIP-P: Affordable Housing Innovation Program – Practitioner Fund
AIDS: Acquired Immune Deficiency Syndrome
AMI: Adjusted Area Median Family Income
BEGIN: Building Equity and Growth in Neighborhoods
C: Commission Use Permit
CAHLIF: California Housing Loan Insurance Fund
CAPER: Consolidated Annual Performance and Evaluation Report
CBC: California Building Code
CCRC: California Community Reinvestment Corporation
CD: Commercial Downtown
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CG: Commercial General
CHAS: Comprehensive Housing Affordability Strategy
CHDO: Community Housing Development Organizations
CIP: Capital Improvement Program
City: City of Stockton
CLIRPP: Construction Liability Insurance Reform Pilot Program
CN: Commercial Neighborhood
CO: Commercial Office
County: San Joaquin County
COSMA: City of Stockton Metropolitan Area
CPPA: Center for Positive Prevention Alternatives
CRA: Community Reinvestment Act
CSD: Community Services and Development
CSHHP: California Self-Help Housing Program
CTCAC: California Tax Credit Allocation Committee
CVLIHC: Central Valley Low Income Housing Corporation
Development Code: Title 16 of the Stockton Municipal Code
DOF: California Department of Finance
DU: Dwelling Unit
EDD: California Employment Development Department
ELI: Extremely Low Income
ESG: Emergency Shelter Grants

FESG: Federal Emergency Shelter Grant Program
FMR: Fair Market Rent
FNMA: Fannie Mae (Federal National Mortgage Association)
GCRM: Gospel Center Rescue Mission
GIS: Geographic Information System
GMI: Gross Monthly Income
HCD: California Department of Housing and Community Development
HCVP: Housing Choice Vouchers Program
HELP: Housing Enabled by Local Partnerships Program
HIV: Human Immunodeficiency Virus
HMDA: Home Mortgage Disclosure Act
HOME: Home Investment Partnership Act
HOPWA: Housing Opportunities for Persons with AIDS
HUD: U.S. Department of Housing and Urban Development
IIG: Infill Incentive Grant Program
L: Land Development Permit
LHA: Housing Authority, Local
LIHEAP: Low-Income Home Energy Assistance Program
LIHTC: Low Income Housing Tax Credits
LMIH: Low and Moderate Income Housing Fund
MCC: Mortgage Credit Certificate
MFI: Median Family Income
MHP: Multi-family Housing Program
MPROP: Mobile home Park Resident Ownership Program
MRB: Mortgage Revenue Bond
MSA: Stockton Metropolitan Statistical Area
MSR: Municipal Services Review
MX: Mixed Use
NSP: Neighborhood Stabilization Program
P: Permitted
PDLP: Predevelopment Loan Program
PF: Public Facilities
PG&E: Pacific Gas & Electric Company
QAP: Qualified Allocation Program
RDA: Redevelopment Area
RE: Residential Estate
REO: Foreclosed real estate owned by banks
RH: Residential High Density
RHNA: Regional Housing Needs Allocation
RHNP: Regional Housing Needs Plan
RL: Residential Low Density
RM: Residential Medium Density

RWCF: Regional Wastewater Collection System Facility
S+C: Shelter Plus Care Program
SAMCO: Savings Associations Mortgage Company
SB: Senate Bill
SEWD: Stockton East Water District
SJCOG: San Joaquin Council of Governments
SOCDS: State of the Cities Data Systems
SOI: Sphere of Influence
SRO: Single Room Occupancy
SSH: Stockton Shelter for the Homeless
SSI: Supplemental Security Income
State: State of California
TCF: Transitional Care Facility
TOD: Transit Oriented Development
UC: University/College
USDA: U.S. Department of Agriculture
V: Village
VAP: Village Administrative Professional
VC: Village Commercial
VHDR: Village High Density Residential
VIN: Village Institutional
VLDR: Village Low Density Residential
VMDR: Village Medium Density Residential
VMX: Village Mixed Use
VOS: Village Open Space
VPR: Village Parks & Recreation
VRE: Village Residential Estate
WHR: Workforce Housing Reward Program