



CITY OF STOCKTON

2015-2023
CITY OF STOCKTON
HOUSING ELEMENT
POLICY DOCUMENT

*Adopted by the City Council
April 12, 2016*

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

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Housing

The element is divided into three sections:

- Introduction to the Policy Document (Section 4.1)
- Goals and Policies (Section 4.2)
- Implementation Programs and Quantified Objectives (Section 4.3)

4.1 Introduction to the Policy Document

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. This Housing Element, adopted April 12, 2016 updates the City of Stockton 2035 General Plan Housing Element adopted in 2010.

This Housing Element includes 10 goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed after the policies and describe briefly the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on available resources and general market conditions during the time frame of the Housing Element. Housing element law recognizes that in developing housing policies and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of a housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can

be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

4.2 Goals and Policies

ADEQUATE SITES FOR HOUSING

HE-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.

HE-1.1 Availability of Land

The City shall maintain sufficient designated and zoned vacant and underutilized sites for housing to achieve a mix of single-family and multi-family development that will accommodate anticipated population growth and the housing needs established in the City's regional housing needs allocation of 11,824 units (1,675 extremely low, 1,482 very low, 2,004 low, 2,103 moderate, 4,560 above moderate). *[Existing Policy]*

HE-1.2 Avoid Downzoning

The City shall not downzone parcels identified in the Housing Element inventory unless they are replaced concurrently by comparable zoned land elsewhere within the city or the City makes findings that there are still adequate sites in the inventory to meet the remaining regional housing needs allocation. *[Existing Policy]*

HE-1.3 Parcel Consolidation

The City shall encourage the consolidation of parcels to facilitate more effective multi-family residential development. *[Existing Policy]*

HE-1.4 Infrastructure and Public Facilities to Support Residential Development

The City shall take into consideration where housing is planned or likely to be built when preparing plans for capital improvements to expand or improve infrastructure and public facilities that supports new residential development and ensure adequate services. *[Existing Policy]*

NEW HOUSING DEVELOPMENT

HE-2

Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.

HE-2.1 Higher Residential Densities

The City shall encourage residential densities at the high end of the allowable density range to make more efficient use of land and public facilities and services, and to provide more affordable housing opportunities for all residents. *[Existing Policy]*

HE-2.2 Mixed-use Development

The City shall encourage the development of mixed-use residential-office and residential-retail projects. *[Existing Policy]*

HE-2.3 Housing Variety

The City shall encourage and provide opportunities for a variety of housing types that provide market-rate, affordable housing opportunities and promote balanced mixed-income neighborhoods. *[Existing Policy, modified]*

HE-2.4 Quality Multi-Family Design

The City shall promote quality design and appearance of all new multi-family and affordable housing projects consistent with the City's adopted Design Guidelines so they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community. *[Existing Policy]*

HE-2.5 Second Units in New Projects

The City shall encourage the development of second units within new single family projects. *[Existing Policy, modified]*

HE-2.6 Second Unit Infill

The City shall encourage the development of second units to provide additional affordable housing opportunities in existing single-family neighborhoods. *[Existing Policy, modified]*

HE-2.7 Multifamily Housing

The City shall encourage the development of multifamily housing within the city to provide a variety of housing types for all income groups. *[New Policy based on public comments and Planning Commission recommendations]*

AFFORDABLE HOUSING

HE-3

Encourage and promote the construction of affordable housing.

HE-3.1 Pursue Funding

The City shall pursue Federal and State housing assistance programs designed to help meet the needs of extremely low-, very low-, low-, and moderate-income households. *[Existing Policy]*

HE-3.2 Networking and Collaboration

The City shall continue to collaborate with public agencies and private and non-profit entities to access State and Federal funding to provide housing to lower- and moderate-income households. *[Existing Policy]*

HE-3.3 Affordable Housing Incentives

The City shall explore incentives, bonuses, and flexibility in standards and requirements in the Development Code that could benefit affordable housing development, such as density bonuses, flexible development standards, and deferred payment of fees. *[Existing Policy, modified]*

HE-3.4 Homeownership Opportunities

The City shall continue to provide opportunities for and reduce barriers to homeownership and promote public awareness of the various means available to become a homeowner. *[Existing Policy]*

HE-3.5 Integrated Affordable Housing

The City shall encourage the integration of sites for affordable housing throughout the residentially-designated areas of the city and avoid concentration of low-income housing units. *[Existing Policy]*

HE-3.6 Mixed Income Housing

The City shall encourage mixed income developments to create more economically diverse neighborhoods. *[New Policy based on public input]*

HE-3.7 Priority Sewer and Water Service for Affordable Housing

The City shall provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). *[New Policy to address State mandate]*

INFILL/DOWNTOWN HOUSING

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.

HE-4.1 Infill Development Targets

In an effort to meet the infill target of 4,400 new units in the Greater Downtown, the City shall promote infill development within the Downtown and Greater Downtown Areas through incentives such as less restrictive height limits, less restrictive setback and parking requirements, subsidies, infrastructure improvements, and streamlined permitting process. *[Existing Policy, modified]*

HE-4.2 Balanced Growth

The City shall ensure that development at the city's outskirts, particularly residential, village, or mixed use development, does not occur in a manner that is out of balance with infill development. *[Existing Policy]*

HE-4.3 Transit Oriented Development

The City shall encourage higher-density residential uses and mixed-use development to locate near main transportation routes to offer an alternative means of transportation to employment centers, schools, shopping, and recreational facilities and to promote walking and biking. *[Existing Policy]*

HE-4.4 Adaptive Reuse

The City shall encourage the adaptive reuse of existing buildings in the Downtown for residential and mixed use. *[New Policy based on public input]*

HE-4.5 Public/Private Partnerships

The City shall strive to establish public-private partnerships for the revitalization of the Downtown and achievement of infill development goals. *[New Policy based on public input]*

HE-4.6 Pursue State Funding for Infill

The City shall pursue State funding to support infill development in the Downtown and Greater Downtown Areas. *[New Policy based on public input]*

HE-4.7 Improve the Downtown Image

The City shall strive to reshape the perception of Downtown Stockton as a livable city center. *[New Policy based on public input]*

MITIGATE GOVERNMENTAL CONSTRAINTS

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.

HE-5.1 Mitigate Government Constraints

The City shall strive to mitigate local governmental constraints to the development, improvement, and maintenance of housing. *[Existing Policy]*

HE-5.2 Streamlined Permitting

The City shall continue to streamline the local permit review and approval processes for affordable and infill housing projects. *[Existing Policy]*

HE-5.3 Application and Development Fees

The City shall strive to ensure that application and development fees do not unnecessarily constrain production of new infill and multi-family housing. *[Existing Policy]*

HE-5.4 Defer Fees for Affordable Housing

The City shall consider deferring fees to Certificate of Occupancy (COO) to help offset development costs for affordable housing. *[New Policy]*

HE-5.5 Creativity and Flexibility

The City shall allow for flexibility in the application of development standards to encourage creative and innovative housing solutions. *[New Policy based on public input]*

HE-5.6 Article 34

The City shall continue to pursue voter approval (Article 34 authority) for new low-income housing in Stockton. 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. *[Existing Policy]*

MAINTAINING AND PRESERVING EXISTING HOUSING

HE-6

Conserve and enhance existing housing in Stockton's neighborhoods.

HE-6.1 Preserve Existing Affordable Housing

The City shall seek to preserve existing affordable rental housing, such as subsidized apartments for lower-income households, mobile homes in mobile home parks, and low-cost private rental housing. *[Existing Policy]*

HE-6.2 Neighborhood Preservation

The City shall strive to preserve residential neighborhoods by ensuring that permitted non-residential uses and activities are compatible with the neighborhoods they serve to prevent land use conflicts, adverse social and environmental impacts, and undesirable traffic concentrations. *[Existing Policy]*

HE-6.3 Housing Maintenance and Rehabilitation

The City shall encourage maintenance, repair, and rehabilitation of existing owner-occupied, rental, and affordable housing to prevent deterioration of housing and ensure housing is safe and sanitary. *[Existing Policy]*

HE-6.4 Housing Unit Replacement

The City shall promote the removal and replacement of dilapidated housing units. *[Existing Policy]*

HE-6.5 Facilities and Services

The City shall provide, maintain, and upgrade, as necessary, community facilities and municipal services. *[Existing Policy]*

HE-6.6 Property Management

The City shall encourage good property management practices in rental properties through regulatory and development agreements, the Crime Free Multi-family Housing program, and the City's rental inspection ordinance. *[Existing Policy]*

HOUSING FOR SPECIAL NEEDS

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.

HE-7.1 Special Needs Accommodation

The City shall seek to accommodate housing and shelter for residents with special needs through appropriate zoning standards and permit processes. *[Existing Policy]*

HE-7.2 Homeless Needs

The City shall strive to address the shelter needs of its homeless residents, and continue to support the provision of facilities and services to meet the needs of homeless individuals and families. *[Existing Policy]*

HE-7.3 Temporary Housing

The City shall support temporary housing for individuals with special needs (e.g., abused and/or abandoned seniors, individuals who may be at physical or psychological risk, mentally ill homeless, those with HIV/AIDS or other debilitating illnesses) in board and care homes. *[Existing Policy]*

HE-7.4 Large Households

The City shall encourage the development of single-family and multi-family housing affordable to large households. *[Existing Policy]*

HE-7.5 Households with Language Barriers

The City shall make information available on housing opportunities and programs to residents who are primarily non-English speaking. *[Existing Policy]*

HE-7.6 Housing for Persons with Disabilities

The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities. *[Source: New Policy to address State mandate]*

HE-7.7 Reasonable Accommodation

The City shall ensure equal access to housing by providing reasonable accommodation for individuals with disabilities. *[Existing Policy]*

HE-7.8 Farmworkers

The City shall work with San Joaquin County in efforts to increase the availability of safe, sound, and affordable housing for farmworkers. *[Existing Policy]*

PROMOTING FAIR HOUSING PRACTICES

HE-8

Promote housing opportunities for all residents and support the elimination of discrimination in housing.

HE-8.1 Anti-Discrimination

The City shall support the strict observance and enforcement of anti-discrimination laws and practices. *[Existing Policy]*

HE-8.2 Prohibit Discrimination

The City shall prohibit discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, and familial status. *[Existing Policy]*

SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION

HE-9

Promote sustainable developments that conserve energy conservation and reduce impacts on the environment.

HE-9.1 Energy Conservation and Waste Reduction

The City shall promote energy conservation and waste reduction in residential site planning, design, and construction. *[Existing Policy]*

HE-9.2 Energy Conservation and Efficiency

The City shall use its review and regulatory power to enhance and expand residential energy conservation and efficiency. *[Existing Policy]*

HE-9.3 Green Building Concepts

The City shall require green building concepts and processes in new residential construction and rehabilitation of the existing housing consistent with State building standards and local subdivision and zoning standards. *[Existing Policy]*

HE-9.4 Energy Conservation and Efficiency Programs

The City shall work with local energy providers to promote weatherization and energy conservation programs and incentives to existing residential developments, especially low-income households.

[Existing Policy]

HE-9.5 Green-Up Stockton

The City shall encourage voluntary residential energy efficiency assessments and retrofits for existing dwelling units. *[New Policy]*

4.3 Implementation Programs

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
Goal HE-1: Adequate Sites				
1. Adequate Sites Monitoring: The City shall biennially 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. <i>[Existing Program]</i>	N/A	General Fund	Community Development Department Economic Development Department	Biennially
2. No Net Loss Zoning: For any downzoning or project approval for fewer housing units and/or at lower densities than assumed in the Housing Element, 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). <i>[Existing Program]</i>	N/A	General Fund	Community Development Department	Ongoing
3. Settlement Agreement Implementation: The City shall develop a comprehensive housing strategy to meet the housing targets identified 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. <i>[Existing Program]</i>	4,400 residential units in the Greater Downtown Area by 2035	General Fund	Community Development Department Economic Development Department	2018/2019
Goal HE-2: New Development				
4. 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. <i>[Existing Program]</i>	10 public facility/ infrastructure projects	CDBG	Economic Development Department	Annually

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
Goal HE-3: Affordable Housing				
5. Study Fee Deferral Program for Affordable Housing. The City shall develop a program for consideration of adoption by the City Council to defer fees for affordable housing until certificate of occupancy. <i>[New Program]</i>	N/A	General Fund	Community Development Department, Economic Development Department	2016
6. 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 Housing Voucher Program (Section 8), and in providing housing and supportive services to special needs households and individuals. <i>[Existing Program]</i>	5,000 households countywide	General Fund	Economic Development Department	Ongoing
7. State and Federal Funding: The City shall continue to apply annually for Federal entitlement funds under the CDBG, HOME and ESG Programs, and shall pursue additional State and Federal funding that becomes available during the planning period. 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. <i>[Existing Program, modified]</i>	200 extremely low-, 400 very low-, 450 low-income units	General Fund	Economic Development Department	Reviewing funding opportunities annually
8. Continue to Operate Down Payment Assistance Program: The City shall continue to administer its Down Payment Assistance Program for low-income first-time homebuyers using a variety of funding sources including CDBG and HOME funds. <i>[Existing Program]</i>	75 low-income households	CDBG, HOME, HELP and CalHome	Economic Development Department	Ongoing
9. Priority Sewer and Water Service for Affordable Housing: The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). <i>[New program to address State mandate]</i>	N/A	General Fund	City Council Municipal Utilities Department Community Development Department	2016/2017

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
<p>10. Inclusionary Housing Evaluation: The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of the potential options and 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. Based on the findings of the study, the City Council shall consider adoption of an inclusionary housing program, as appropriate. <i>[Existing Program, modified]</i></p>	N/A	Federal and State funds and grants, General Fund	Community Development Department	2018/2019
Goal HE-4: Infill/Downtown Housing				
<p>11. Infill Strategy: The City shall develop a strategy to facilitate the development of infill projects in the Downtown and Greater Downtown Areas. The Infill Strategy shall identify actions and incentives to promote infill development. These strategies and incentives could include allowing less restrictive height limits, setbacks, and parking requirements; planning infrastructure improvements; and streamlining the permitting process. <i>[Existing Program]</i></p>	N/A	General Fund	Economic Development Department Community Development Department	2018/2019
<p>12. Infill Site Assembly: The City 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. <i>[Existing Program]</i></p>	N/A	General Fund	Economic Development Department	Ongoing

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
<p>13. 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 occur 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. <i>[Existing Program]</i></p>	N/A	General Fund	Community Development Department	2018/2019
Goal HE-4: Mitigate Governmental Constraints				
<p>14. Development Code Amendment for Compliance with State law: The City shall amend the Development Code to allow care homes for six persons or fewer in the RE zone to fully comply with State law, which requires State licensed group homes for six or fewer to be treated as a single family home. <i>[New program]</i></p>	N/A	General Fund	City Council Community Development Department	2018/2019

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
<p>15. Review Development Code Standards for Possible Revision: Following the Comprehensive General Plan Update, the City shall review and evaluate the Development Code for consistency, and shall explore ways to maximize housing opportunities on small lots. Possible changes to the Development Code might include:</p> <ul style="list-style-type: none"> ▪ Reducing the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments of 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. ▪ Reviewing site development standards to see if there are ways to use space more effectively in order to develop more units and usable open space. ▪ Only permitting single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. ▪ Reviewing development standards for homes on small lots (e.g., reduced setbacks, parking, yard requirements). ▪ Removing the AUP requirement for high density residential development in the Greater Downtown. <i>[Existing Program, modified based on public input]</i> 	N/A	General Fund	Community Development Department	2018/2019
<p>16. Monitor Article 34 Authorization: The City shall request voter approval on a future ballot for its Article 34 Authorization, which expires in 2020. 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. <i>[Existing Program]</i></p>	N/A	General Fund	Economic Development Department	2020

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
<p>17. 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 State 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. <i>[Existing Program]</i></p>	N/A	General Fund	Community Development Department Public Works Department Administrative Services Department	2018
<p>Goal HE-6: Maintaining and Preserving Existing Housing</p>				
<p>18. 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 ensure owners have met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. 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. <i>[Existing Program]</i></p>	552 at-risk units	HOME, CDBG, CalHOME	Economic Development Department	Upon receipt of notice of intent to convert
<p>19. Housing Rehabilitation Programs: The City shall continue to administer its owner-occupied loan program and emergency repair program using a variety of funding sources including CDBG and HOME funds. <i>[Existing Program]</i></p>	150 lower-income units	HOME, CDBG, and CalHOME	Economic Development Department	Ongoing
<p>20. 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. <i>[Existing Program]</i></p>	2,000 units annually	CDBG	Police Department – Neighborhood Services Division	Ongoing
<p>21. Neighborhood Stabilization Program Funds: The City shall use the remaining Neighborhood Stabilization Program funds to rehabilitate foreclosed properties. <i>[Existing Program, modified]</i></p>	80 lower-income units	NSP	Economic Development Department	2016

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
Goal HE-7: Housing for Special Needs				
22. Point-in-Time Homeless Count: The City shall continue to participate in the countywide Point-in-Time homeless count to determine the number and characteristics of both sheltered and unsheltered homeless in San Joaquin County. <i>[Existing Program]</i>	N/A	CDBG	Economic Development Department	Biennially in the month of January
23. Continue to Support Organizations Assisting Homeless Persons: 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 homeless shelters. The City shall continue to provide financial assistance from its Emergency Solutions Grant (ESG) funding 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. <i>[Existing Programs, combined]</i>	Assist up to 4,000 unduplicated homeless persons; 1,000 households with one-time rental assistance.	ESG, CDBG	Economic Development Department	Apply for funding annually
24. Reasonable Accommodation Public Outreach: The City shall prepare public information brochures and website information on reasonable accommodations for disabled persons, and translate the materials to provide information to residents with language barriers, The City shall make this information available at the public counter and distribute the materials to community groups and organizations that represent persons with disabilities. <i>[Existing Program]</i>	N/A	CDBG	Economic Development Department	Prepare and distribute materials in 2017
25. 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. <i>[Existing Program]</i>	120 individuals	CDBG	Economic Development Department Public Works Department	Annual contingent upon CDBG funding

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
26. 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. <i>[Existing Program, modified]</i>	N/A	CDBG, HOME, CalHOME	Economic Development Department	Meet biennially to explore opportunities for farmworker housing
27. Housing for Persons with Developmental Disabilities: The City shall work with the Valley Mountain Regional Center to implement an outreach program that informs families within the city on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information on the City’s website, and/or conducting workshops. <i>[New Program to implement SB 812]</i>	N/A	General Fund	Economic Development Department	2018
Goal HE-8: Promoting Fair Housing				
28. Analysis of Impediments to Fair Housing: The City shall review and update its Analysis of Impediments to Fair Housing Report every five years. <i>[Existing Program]</i>	N/A	CDBG	Economic Development Department	2020
29. Fair Housing Referrals and Brochures: The City shall continue to provide funds from its CDBG Program to San Joaquin County Fair Housing to provide fair housing counseling and education and outreach efforts to city residents. 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. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities. <i>[Existing Program, modified]</i>	N/A	CDBG	Economic Development Department	Ongoing

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
Goal HE-9: Energy Conservation and Waste Reduction				
30. Property Assessed Clean Energy (PACE) Program. The City shall continue to provide programs for property owners to finance the purchase and installation of infrastructure improvements to their properties with no up-front costs for: renewable energy, energy and water efficiency improvements, water conservation upgrades, and/or electric vehicle charging. <i>[Added to reflect existing City program]</i>	N/A	Property Assessed Clean Energy (PACE) financing	Economic Development Department	Ongoing
31. Green-Up Stockton: The City shall continue to encourage voluntary energy assessments for existing housing units built prior to November 1, 2002. The City shall continue to work with community services agencies and PG&E and other funding sources to identify funding and incentivize residential energy efficiency projects. <i>[Added to reflect existing City program]</i>	N/A	General Fund	Community Development Department	Ongoing
32. Weatherization Activities. The City shall advertise local weatherization programs by posting information on the City website and distributing fliers and brochures, and shall refer elderly homeowners, low-income households within certain income limits, and the general public, to agencies offering weatherization programs. <i>[Existing Program, modified]</i>	N/A	CDBG	Economic Development Department	Ongoing
Administration and Implementation				
33. Annual Housing Element Implementation Reporting: The City shall review and report annually on the implementation of Housing Element programs for the prior calendar year, and present the annual report to the City Council at a public hearing before submitting the annual report to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR). <i>[Existing Program]</i>	N/A	General Fund	Community Development Department Economic Development Department	Annually

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
34. Annual Staff Review: The City shall conduct annual staff meetings to review the City’s progress in implementing the Housing Element and addressing housing issues, especially issues relating to affordable housing and special needs housing. The City shall use these meetings to coordinate Housing Element implementation with all City departments (e.g., Public Works, Fire, Police, Economic Development, and Recreation). <i>[Existing Program]</i>	N/A	General Fund	Community Development Department Economic Development Department	Annually, starting in 2016

4.4 Quantified Objectives

The City has two sets of numerical housing goals: the City's share of the Regional Housing Needs Allocation (RHNA) and the Quantified Objectives. The RHNA is used to ensure the City has adequate land zoned at appropriate densities to accommodate its fair share of the regional housing needs. The quantified objectives represent a target goals for the City to assist through Housing Element programs based on available resources and general market conditions during the time frame of the Housing Element. Housing element law recognizes that in developing housing policies and programs, the RHNA may exceed available resources and the community's ability to satisfy these needs.

While the City has demonstrated adequate sites to accommodate the RHNA (see Section 3), this total housing need of 11,824 housing units is greater than the City has available resources to facilitate. In the past, the City relied heavily on Redevelopment Set-Aside funds to subsidize affordable housing development. When the State of California abolished redevelopment agencies through AB 26, the primary subsidy for affordable housing throughout California was also eliminated by State legislation. This action by the State, and the effect of the significant economic downturn on general City revenues, has left the City with limited and very constrained resources to meet affordable housing needs. Therefore, the City's quantified objectives, shown below, are lower than the RHNA.

The table below summarizes the City's quantified objectives for new construction, rehabilitation, preservation, and housing assistance over an eight-year time frame. These quantified objectives represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions.

SUMMARY OF QUANTIFIED OBJECTIVES 2015-2023						
Program	Extremely Low	Very Low	Low	Moderate	Above-Moderate	TOTAL HOUSEHOLDS
New Construction	500	750	1,000	1,000	2,000	5,250
Rehabilitation	25	50	75	-	-	150
Preservation of At-Risk Units	-	362	190	-	-	552
Housing Assistance	50	100	150	-	-	300