



# Stockton Housing Sites Workshop

**Tuesday February 28th, 5 - 7 PM**

Housing Element + Housing Action Plan



# Workshop Agenda

- **“Shape Stockton” Efforts Update**
- **Housing Element Update - Sites Inventory**
- **Housing Action Plan - Priority Sites**
- **Questions and Answers, Discussion**



# Related Efforts - Get involved in shaping your community!



**Development Code  
Overhaul + Design  
Standards**



**Housing Element +  
Housing Action Plan**



**Neighborhood  
Action Plans**

## **Website:**

[Stocktonca.gov/ShapeStockton](https://stocktonca.gov/ShapeStockton)

**Shape Stockton Phone: (209) 937-7220**

## **Shape Stockton Email:**

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# Planning for Housing

## ■ Housing Element Update **Sites Inventory**

- » All cities and counties must update their housing plans every 8 years
- » Stockton's next update is due December 31, 2023
- » The City must demonstrate capacity for 12,673 new homes at a range of densities to address the needs of households with different incomes
- » City is not required to construct homes

## ■ Housing Action Plan **Priority Sites**

- » Best candidates for a variety of housing development
- » Serve as a catalyst for economic and neighborhood-serving investments
- » City will identify Priority Sites and focus resources to leverage housing development



# Housing Types and Affordability



Large-Lot Single Family Home



Accessory Dwelling Unit (ADU)



Townhome



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



Small-Lot Single Family Home



Duplex



Mobile/ Manufactured Home



# Housing Element Regional Housing Needs Allocation (RHNA)

Income Category	2022 Income Range (Household of 4)	RHNA	Example of Designations and Zones with Applicable Density
<b>Very Low Income*</b> (<50% of Median Income)	<\$41,400	2,465	Residential High Density, Commercial (Downtown, Neighborhood, General, and Office)
<b>Low Income</b> (50-80% of Median Income)	\$41,401 - \$66,200	1,548	
<b>Moderate Income</b> (80-120% of Median Income)	\$66,201 - \$102,000	2,587	Residential Medium Density, Commercial (Downtown, Neighborhood, General, and Office)
<b>Above Moderate Income</b> (>120% of Median Income)	>\$102,000	6,072	Residential Low Density, Residential Medium Density
<b>Total</b>		<b>12,672</b>	

\*It is assumed that 50 percent of very low-income units will be for extremely low-income households.  
 HCD 2022 Median Income for a household of four in San Joaquin County: \$85,000  
 Source: California Department of Housing and Community Development, State Income Limits for San Joaquin County, 2022; San Joaquin County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology (anticipated to be adopted 9/22/22).



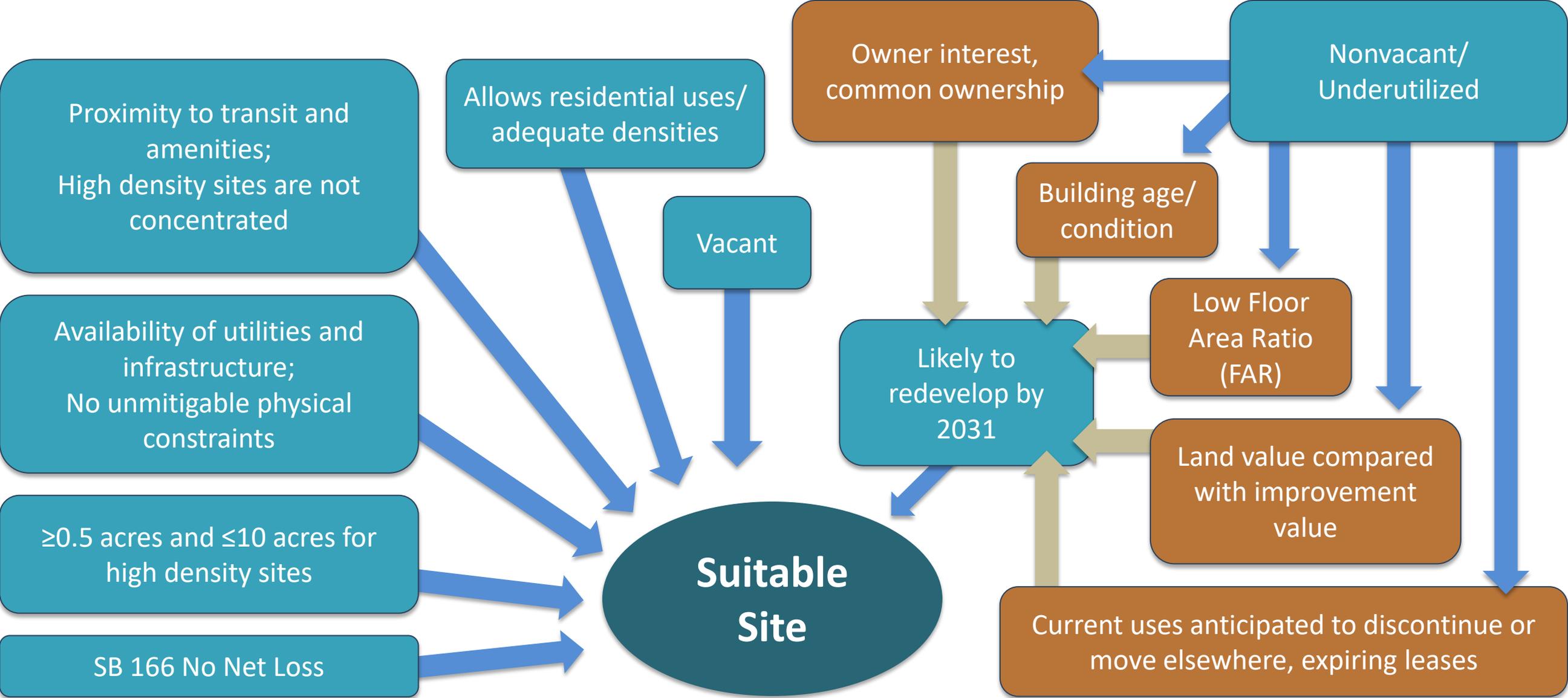
# Incomes and Affordability

Income Category	2022 Income Range (Household of 4)	Max. Affordable Monthly Rent	Max. Affordable Sales Price
<b>Very Low Income*</b> (<50% of Median Income)	<\$41,400	\$1,035	\$169,111
<b>Low Income</b> (50-80% of Median Income)	\$41,401 - \$66,200	\$1,655	\$270,415
<b>Moderate Income</b> (80-120% of Median Income)	\$66,201 - \$102,000	\$2,550	\$416,651

*Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.  
 Affordability estimates do not include utility costs.  
 Total affordable mortgage based on a 5 percent down payment, an annual 6.25 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income.*



# Housing Element Site Suitability Selection Criteria



# Housing Element Site Suitability Selection Criteria

- **Pick the low-hanging fruit first:**
  - » Pending/entitled projects
  - » Vacant sites with adequate zoning
- **See how far that goes towards meeting the City's required allocation for 12,672 new homes, by each income level**
- **Analyze additional sites to meet remaining need, if applicable**



# Draft Housing Element Sites Inventory

Income Group	RHNA	Pipeline Projects	Sites*	Total Capacity	Surplus
<b>Lower Income</b> ( $<80\%$ AMI)	4,013	394	4,875	5,367	1,354
<b>Moderate Income</b> (81-120% of Median Income)	2,572	353	4,028	4,430	1,858
<b>Above Moderate Income</b> ( $>120\%$ of Median Income)	6,088	13,641	124	13,781	7,693
<b>TOTAL</b>	<b>12,673</b>	<b>14,388</b>	<b>9,027</b>	<b>23,579</b>	<b>10,906</b>

*\*Draft Sites Inventory contains 664 properties totaling 485.84 acres*



# Example Pending Projects

- **Sonora Square Apartments – E. Sonora Street between S. Center Street and S. El Dorado Street**
  - » partnership with San Joaquin County Behavioral Health Services (SJCBS) and the Housing Authority of the County of San Joaquin (HACCSJ)
  - » 37 affordable units for individuals and families experiencing homelessness and mental illness
  - » funding: Mental Health Services Act; State Tax Credits; No Place Like Home; CDBG funds from the City; Housing Choice Project-Based Voucher rental assistance
- **Hunter House New Apartments – 610 Hunter Street**
  - » Service First of Northern California, with assistance from San Joaquin Council of Governments (SJCOCG)
  - » 120 affordable units for special needs populations including seniors, veterans, and those with disabilities and mental illness
  - » funding: Affordable Housing and Sustainable Communities grant



# Example Pending Projects-Large

## ■ Delta Cove (Spanos)

- » planned residential community of 360 +/- acres
- » approximately 1,545 residential units
- » approved on October 19, 2010



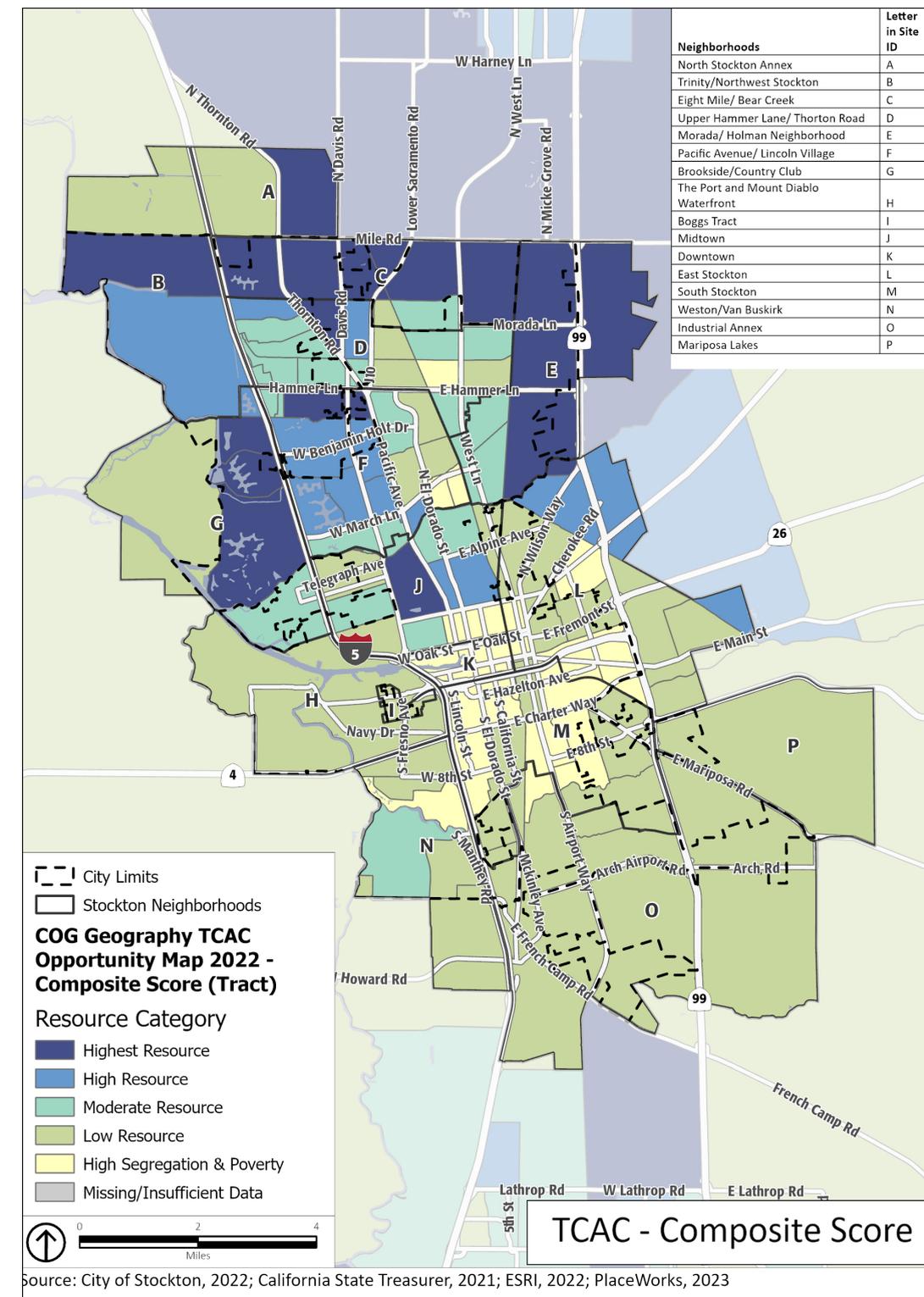
## ■ Crystal Bay (Spanos)

- » planned residential community of 173 +/- acres
- » approximately 1,343 residential units
- » approved on April 29, 2008
- » annexed on June 17, 2008



# Affirmatively Furthering Fair Housing

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



# Housing Action Plan (HAP)

- Part User Manual and Strategic Document
- Broadly targeted to facilitate all types of housing
  - » Emergency
  - » Transitional
  - » Permanent
  - » All income levels
  - » Owner/Renters and Developers
- Both high-level and site/area-specific
- Specific actions and recommendations to produce housing



# Outline of the HAP

- **Regulatory Outline per Housing Type**
  - » Zoning, approval process, and allowed locations
  - » Resources and Partnerships
- **Market and Needs Assessment**
  - » Summary of current market conditions
  - » Estimated need by type and income level
  - » Cost Gap analysis
- **Priority Sites and Supply Evaluation**
- **Recommendations**



# Priority Sites Selection Criteria



# Priority Sites Selection Criteria

- **Stage 1 - Vacant and Underutilized-** Mostly RHNA sites
- **Stage 2 - Opportunity Sites – Stage 1 filtered by:**
  - » Transit access
  - » Disadvantaged Community (*per CalEnviroScreen 4.0 Tool*)
  - » Parcel size
- **Stage 3 and Stage 4 – Stage 2 sites filtered by:**
  - » Opportunity Score (high resource - index of best outcomes in terms of health, economic opportunities, and education attainment, per TCAC/HCD)
  - » Low-Income Community (<80% AMI, \$62,938)
  - » Density allowance
  - » City/public land ownership



# Priority Sites

- **10 sites have been selected based on criteria (handout provided)**
- **Sites likely for catalytic housing development**
- **Owner meeting conducted on 11/30/22**
- **Sites allow various Housing Types (i.e., apartment, multi-unit)**
- **Staff will conduct:**
  - » Buildout scenarios
  - » Feasibility proformas (gap analysis if needed)
  - » Recommendations if additional action is needed (analysis will be in the HAP)



# Priority Sites- Examples

## March + West



1756 E. March Ln.  
 APN(s): 09614055

**Vacancy Status:**  
 Vacant

**Adjacent Uses:**  
South - Rio Calaveras Elementary School  
Southeast - Torcello Apartments (~30 dua)  
East - StorQuest Self Storage; 76 Gas Station; Jack in the Box  
West - Supermarket-anchored shopping center  
North - Weber Ranch Professional Park (office)

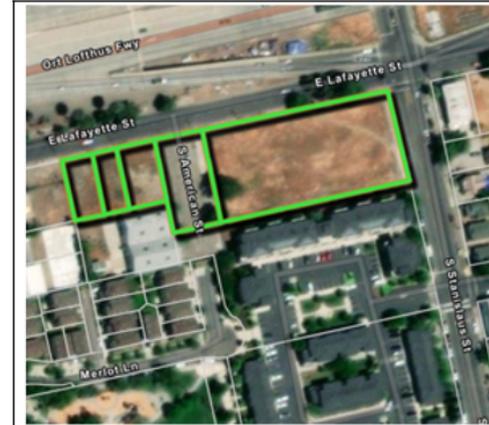
**Acreage:**  
# of Parcels - 1  
Parcel - 3.51  
Full Site - 3.51

**Density/Yield:**  
Min. Density - 17.5  
Max. Density - 30  
Realistic Yield - 105  
Max. Yield - 105

**Census/HUD Variables:**  
Median Gross Rent - \$1,314/month  
Median Home Value - \$311,300  
Percent Low/Mod - 57.2%  
Opportunity Score - Moderate Resource  
R/ECAP - No

**Market Orientation:**  
Best Fit Use - Multifamily Residential (Garden Apartments)  
Likely Achievable Density - ~30 dua (max. allowable)  
Site Constraints - Possible access issues  
Market Considerations - Possibly better positioned as a commercial site (i.e., an extension of shopping center to the west; good proximity to employment and retail; elementary school nearby).

## Lafayette



411 South Stanislaus Street  
 APN(s): 14926120, 14909518, 14909504, 14909503, 14909502

**Vacancy Status:**  
 Vacant

**Adjacent Uses:**  
South - Gleason Park Apartments (Affordable); Eden Gleason Park  
North - Crosstown Freeway  
East - Two story garden apartments; single-family residential  
West - Automotive service-related; Chapel of the Palms; Filipino Community Building

**Acreage:**  
# of Parcels - 5  
Parcel - 1.66; 0.28; 0.14; 0.09; 0.11  
Full Site - 2.28

**Density/Yield:**  
Min. Density - 20  
Max. Density - 90  
Realistic Yield - ~70  
Max. Yield - 170

**Census/HUD Variables:**  
Median Gross Rent - \$810/month  
Median Home Value - N/A  
Percent Low/Mod - 94.04%  
Opportunity Score - High Segregation & Poverty  
R/ECAP - Yes

**Market Orientation:**  
Best Fit Use - Medium or garden style multifamily  
Likely Achievable Density - Approximately 23 units per acre, similar to Gleason Park  
Site Constraints - Unknown  
Market Considerations - Difficult market area for market rate multifamily; close proximity to the freeway; visibility from the freeway as signal of revitalization; could be an affordable site, though the Downtown is already overconcentrated.



# Zoning Clean Up Sites

- **Based on inconsistency effort conducted in 2020-2022**
- **Administrative clean-ups (Mostly split-zones)**
- **Some Owner Requested**
- **Owner Meeting Scheduled for 3/8/23- *Cesar Chavez 5-7pm***
- **Requires Planning Commission and City Council hearings**



# Next Steps

Task	Timeline
<b>Sites Inventory</b>	
<b>Land Inventory Meeting #2</b>	<b>February 28, 2023</b>
<b>Housing Action Plan</b>	
Existing Inventory & Assessment	
Community Workshop	April 19, 2023
Housing Action Plan	Released June 2023, adopted Winter 2023
<b>Housing Element and Associated CEQA Review and Outreach</b>	
Administrative Draft Housing Element	End of February 2023
Release Public Review Draft Housing Element	Early April 2023
Community Meeting #2	April 10, 2023
Planning Commission Meeting to Review Draft Housing Element	April 27, 2023
Begin General Plan EIR Addendum	April-May 2023
Submit Draft Housing Element to HCD for Initial 90-Day Review	May 2023
Revised Draft Housing Element with HCD for Second Review (60 days)	September 2023
Final EIR Addendum to City	November – December 2023
Planning Commission Review of Adoption Draft Housing Element	December 2023
City Council Review of Adoption Draft Housing Element	January 2024
Adopted Housing Element with HCD for Certification Review (60 days)	January 2024 – March 2024

# Q&A - Discussion

**For more information:**

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

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

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Thank you!

