



# Stockton Housing Element Planning Commission Study Session

Thursday April 27<sup>th</sup>, 2023



# PC Direction

- **Staff seeking direction on draft Goals, Policies, and Programs before submittal to the state for their initial review.**
- **Any missing housing topic that should be explored in the Housing Element.**



# Background

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



# Outreach: What We Have Done... So Far

- **Fall 2022: Stakeholder Interviews**
- **September 14, 2022: First Land Inventory Sites Workshop for Housing Element and Housing Action Plan**
- **October 19, 2022: First Housing Element/Housing Action Plan Workshop**
- **February 28, 2023: Second Land Inventory Sites Workshop**
- **April 10, 2023: Second Housing Element Workshop**

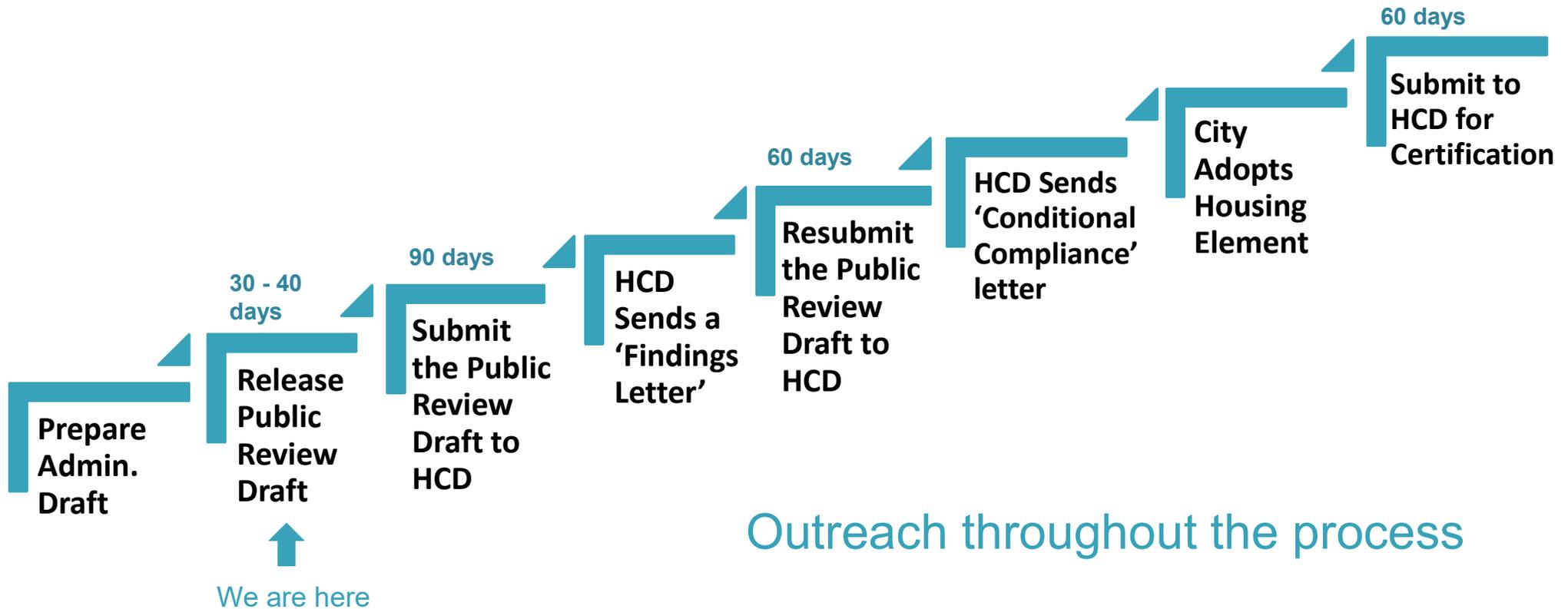


# Public Review Draft Housing Element Available

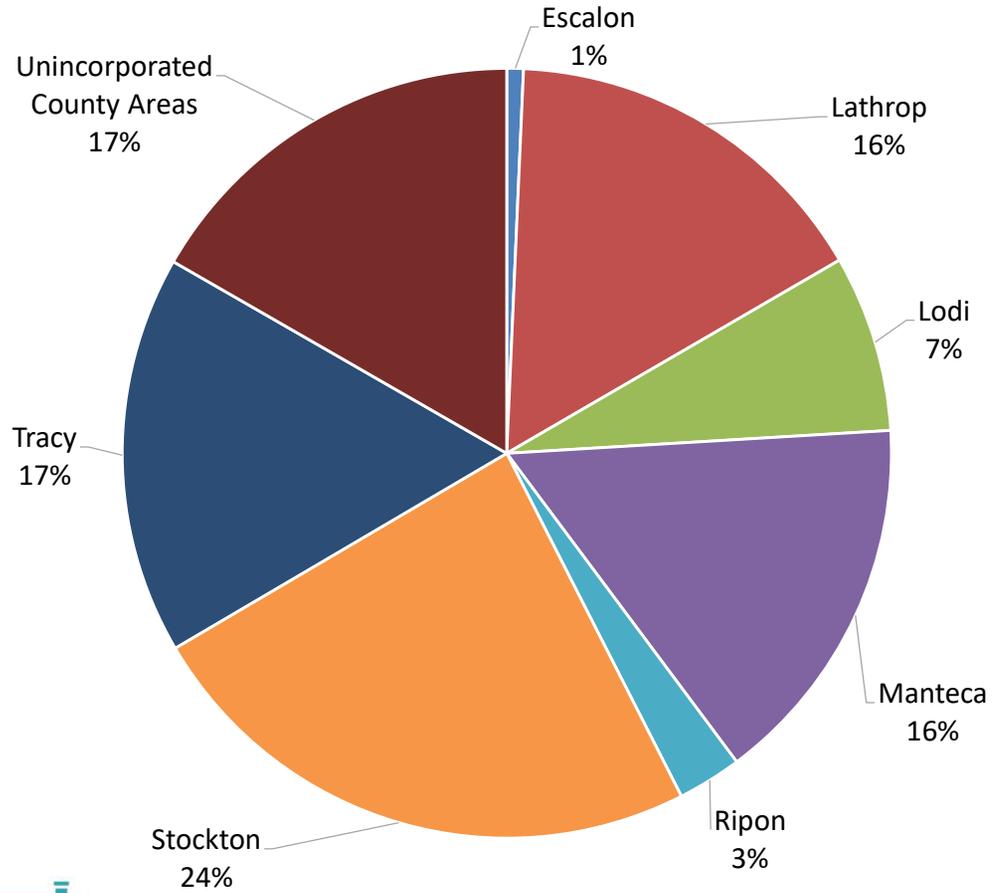
- **30-Day Public Review period – April 12<sup>th</sup> – May 12<sup>th</sup>**
- **Link to draft:**  
<http://www.stocktongov.com/government/departments/communityDevelopment/housingElement.html>
- **Following the public review period, draft will be revised and submitted to State HCD for 90-Day review**



# Housing Element Update Process



# San Joaquin COG RHNA



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

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



# Draft Housing Element Sections

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

## City of Stockton 2023-2031 Housing Element



Public Review Draft, April 2023



# Draft Housing Element Sites Inventory

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



# Findings: Fair Housing Assessment

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



# General Findings – Other parts of Housing Element

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



# Community Feedback

- Dozens of interviews, numerous conversations and meetings with stakeholders, property owner mailed notifications, and seven workshops for all housing efforts.
- Feedback summarized into:
  - » **Housing Capacity (available land)**
  - » **Standards and Process (constraints)**
  - » **Protections and Equity**



# Feedback- Housing Capacity

- Some sites identified have constraints and that is why they haven't developed yet. For example: title issues, infrastructure issues, environmental constraints.
- The City process has improved in terms of working with applicants and saying yes to projects.
- Increase the variety of future developments, including mixed-use, infill development, accessory dwelling units, etc.
- Don't site housing in areas with environmental justice issues such as food deserts.
- Concerned about concentration of sites in R/ECAP areas and areas with high CalEnviroScreen scores.
- Spread out, rather than concentrate, affordable units.
- Need for mixed use, mixed income, and rental apartment housing.



# Feedback- Standards/Process

- Update City regulations to be more inclusive.
- Recommendation for an inclusionary housing program.
- Request for ADU pre-approved plans and grants.
- Master planned communities should have more amenities than roads.
- Concerned about the length of the development process and developer stagnancy.
- Expand housing services and resources.



# Feedback-Protections/Equity

- Displacement due to purchase of homes by people from out of area.
- Concerns about rental application requirements, fees and deposits as a barrier.
- Concerns about the condition of existing housing units.
- Recommendation for eviction protection.
- Need for housing and rights of special needs groups including homeless, formerly incarcerated, those with disabilities, etc.
- Concerned about level of overpayment by renters.
- Concerned about maintenance of rental housing by landlords.



# Feedback- Responses

## ■ **Housing Capacity:**

- » Vacant and undeveloped property list included in Housing Element.
- » Housing Action Plan (HAP) exploring other capacity options.

## ■ **Standards/Process:**

- » Numerous Programs have been added to direct the City to update its Zoning Codes and processes and analysis topics in the HAP.

## ■ **Equity/Protections:**

- » Numerous Programs have been added to direct the City to update its Zoning Codes and processes and to explore resources and programs in the HAP analysis.

## ■ **All Comments:**

- » The previous Goal and Policies have been updated and consolidated for clarity.
- » Drafted to correspond with the Housing and Neighborhood Action plans.



# Draft Housing Element Goals

- **30 programs implementing 5 GOALS and associated policies**
  - » GOAL HE-1: Increase Housing Production and Ensure Adequate Land for All Housing Types and Income Levels (Programs 1-8)
  - » GOAL HE-2: Provide High Quality Housing for All Income Groups (Programs 9-14)
  - » GOAL HE-3: Remove Governmental Constraints (Programs 15-18)



# Draft Housing Element Goals (continued)

- » GOAL HE-4: Preserve Existing Housing (Programs 19-22)
- » GOAL HE-5: Provide Equitable Housing and Supportive Services (Programs 23-30)



# Summary of Element

- **State Housing Law is becoming more complex while overall costs for housing increase.**
- **The City has ample housing capacity, but other factors may deter housing production.**
- **Stockton is a very diverse community that needs to be considered when applying resources.**
- **The Element and public comments indicate areas of improvement that are reflected in the Goals/Programs.**
- **Comments received by May 12<sup>th</sup> can be included in the state submittal, while comments after would have to be considered for later drafts of the element.**
- **Staff anticipates Adoption of the Element by Winter 2023.**



# Housing Element Schedule

Task	Timeline
Stakeholder Consultations	September - November 2022
First Sites Workshop	September 14, 2022
First Housing Element Community Meeting	October 19, 2022
Administrative Draft Housing Element	November 2022 – February 2023
Second Sites Workshop	February 28, 2023
Second Housing Element Community Meeting	April 10, 2023
Release Public Review Draft Housing Element	April 12, 2023
<i>Planning Commission Meeting to Review Draft Housing Element</i>	<i>April 27, 2023</i>
Draft Housing Element with HCD for Initial Review (90 days)	May – August 2023
Draft General Plan EIR Addendum	August 2023
Revised Draft Housing Element with HCD for Second Review (60 days)	September – November 2023
General Plan EIR Addendum Final Draft	November – December 2023
Planning Commission Review of Adoption Draft Housing Element	December 2023
City Council Review of Adoption Draft Housing Element	January 2024
Adopted Housing Element with HCD for Certification Review (60 days)	January 2024 – March 2024



# Recommendation

- **Staff seeking direction on draft Goals, Policies, and Programs before submittal to the state for their initial review.**
- **Any missing housing topic that should be explored in the Housing Element.**

