

PLANNING COMMISSION :
Informational Work Session -
Housing Action Plan +
Neighborhood Action Plans



Stockton Planning Commission
Agenda Item 8.2
October 12, 2023

Recommendation

- ✓ Receive presentation
- ✓ Ask questions about efforts
- ✓ Provide feedback and/or direction to staff

Background

- Several CDD housing efforts funded by multiple grants
 - **Citywide Housing Action Plan (“HAP”)**
 - **Neighborhood Action Plans (“NAPs”)**
 - Cabral/East Cabral
 - Little Manila/Gleason Park
 - South Airport Corridor

PUBLIC
WORKING
DRAFTS
RELEASED
OCT. 5TH 2023*

*PUBLIC COMMENT PERIOD (NOV. 30TH 2023)

Outline Action Plans

Shared Goal:

Encourage Housing Production in Stockton

HAP



- Citywide policies + programs
- User manual pulling existing information into a streamlined format

NAPs



- Neighborhood-specific recommendations
- Brand new analysis + action steps

User Guide

Envision Stockton 2040 General Plan

- Provides a vision and framework for physical change and development
- Eight required elements, including land use, housing, circulation/mobility, conservation, open space, noise, and safety
- Applies within the City Limit and Sphere of Influence (SOI)

Land Use Element

- Vision of desired use patterns
- Land use designations/map
- Allowed use mix and intensity
- Greater Downtown and Core

Housing Element

- Existing and projected needs
- Constraints to housing production
- Inventory of housing sites
- Updated policies and programs

Development Code (Title 16)

- Bridge between General Plan goals and objective standards that apply to projects
- Breaks down land use designations to create zoning and overlay districts
- Use regulations, permit requirements, development standards, review procedures

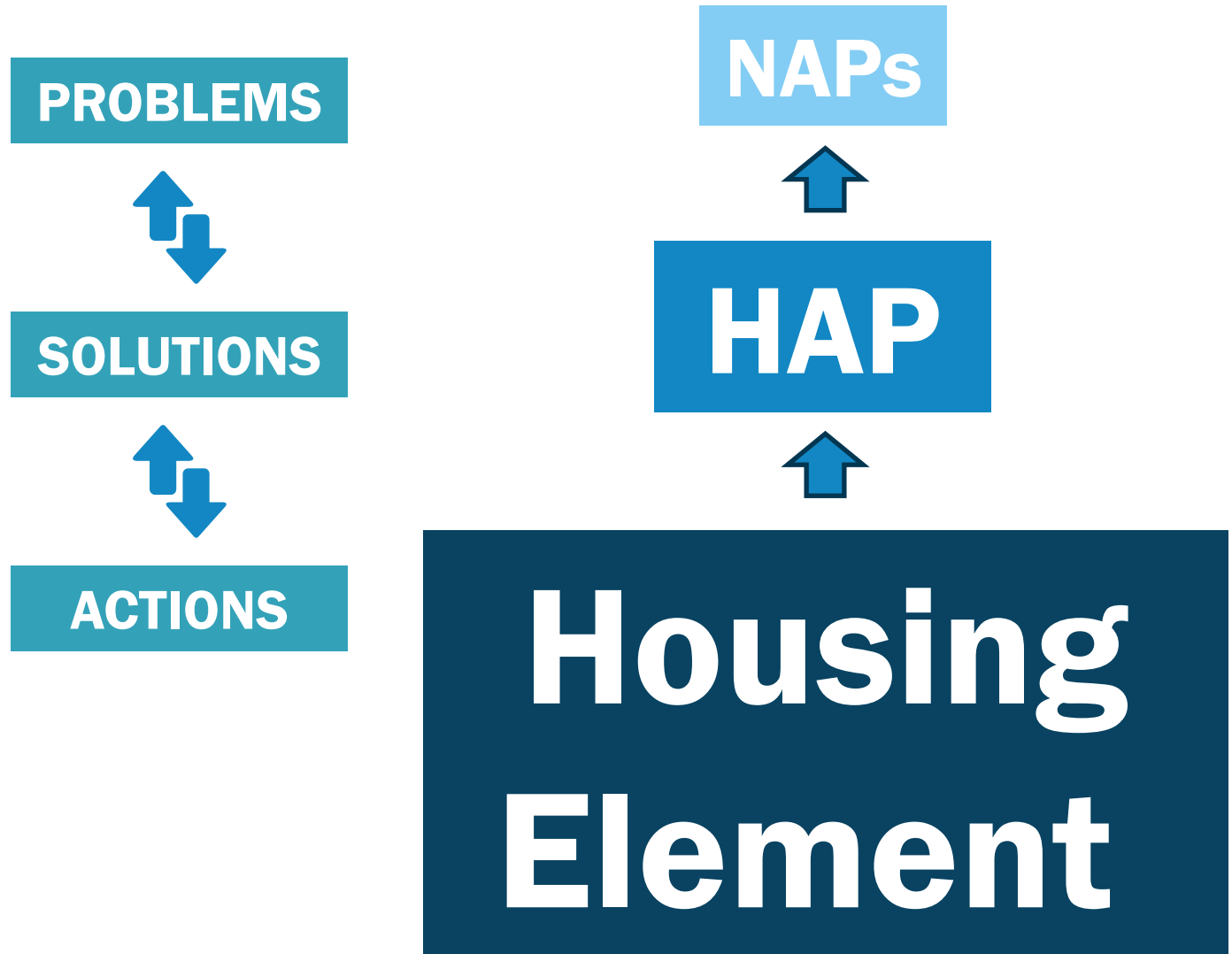
Design Standards

- Subject to Title 16 review procedures
- Defines projects subject to review
- Establishes project standards

Administrative Procedures

- Environmental, zoning, subdivision, design, building
- Implements above documents

Strategic Plan



Audience

Who is the HAP for? **Everyone**

Audience Type	Policy & Housing Types Guidebook	Housing Needs & Market Conditions	Feasibility & Resource Inventory	Implementation and Strategic Recommendations
Property Owners, Residents, Citizens	★★★★★	★★★★★	★★★★☆	★★★★☆
Non-Profits, Housing Advocates	★★★★☆	★★★☆☆	★★★★★	★★★★★
Developers, Homebuilders	★★★★☆	★★★☆☆	★★★★★	★★★★★
City Staff, Elected/ Appointed Officials	★★★★☆	★★★★★	★★★★☆	★★★★★



What is in the Draft HAP?

Main Sections

- 1 Market and Current Needs
- 2 Housing Supply (Pending)
- 3 Development Process

“A guide to housing production in Stockton.”

“A complement to other City policy documents.”



INTRODUCTION

- How to use the HAP.
- Related documents.
- How it will be updated.



#1 HOUSING MARKET

- Main issues and solutions, including actions tailored for solutions.
- Outline and summary of the housing market in Stockton.
- HAP identifies challenges and actions that may assist the development of future housing proposals.
- Market Study conducted with HAP.
- Demographic data consistent with Housing Element Update.

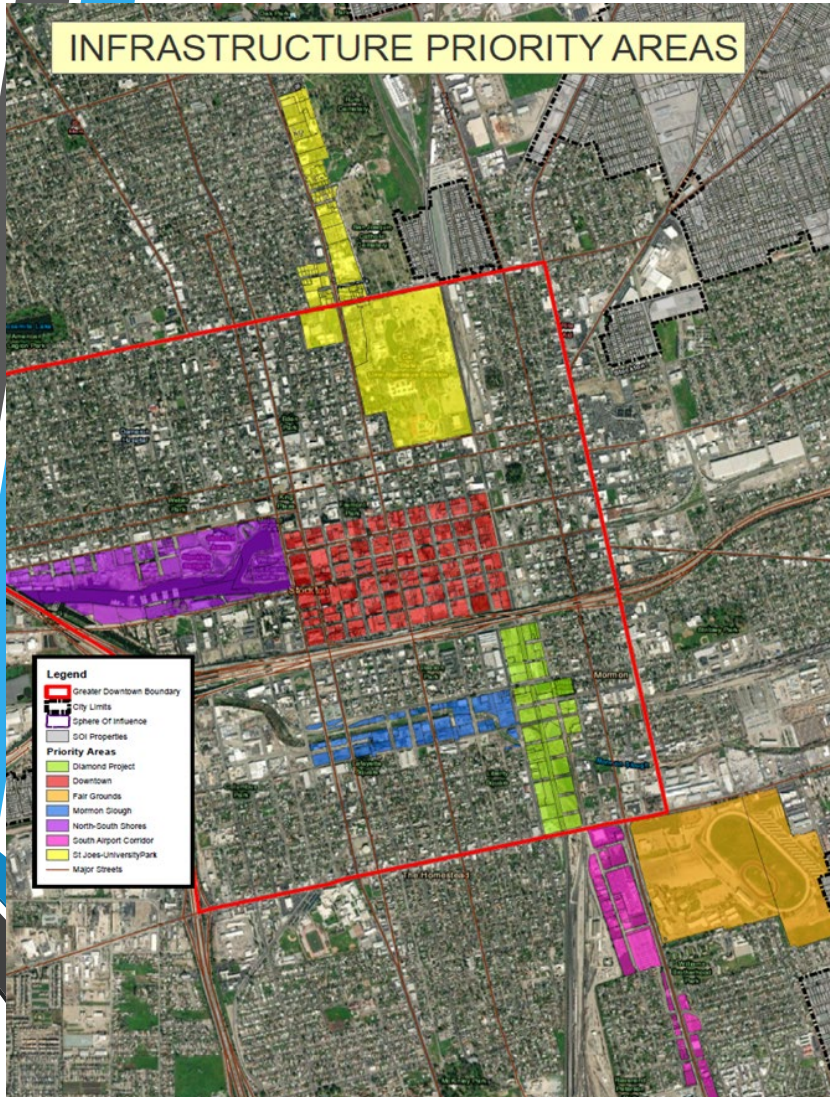


#2 HOUSING SUPPLY (Pending)

- Main issues and solutions, including actions tailored for solutions.
- Overall housing capacity including RHNA, unincorporated areas, underutilized parcels and buildings (downtown reuse).
- Includes infrastructure analysis for select areas and 10 sites for potential catalytic projects.



#2 HOUSING SUPPLY (Pending)



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
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).



#3 DEVELOPMENT PROCESS

- Main issues and solutions, including actions tailored for solutions.
- Outline for Permanent, Transitional, and Emergency Housing.
- Includes list of partners and resources in the region.



SUPPORTIVE DOCUMENTS

- Market Analysis (Online)
- Displacement Study (Online)
- Housing Typology and Market Gap Report (Released Soon)

Most on website at

[Housing Action Plan - City of Stockton
\(stocktongov.com\)](http://stocktongov.com)

Neighborhood Action Plans

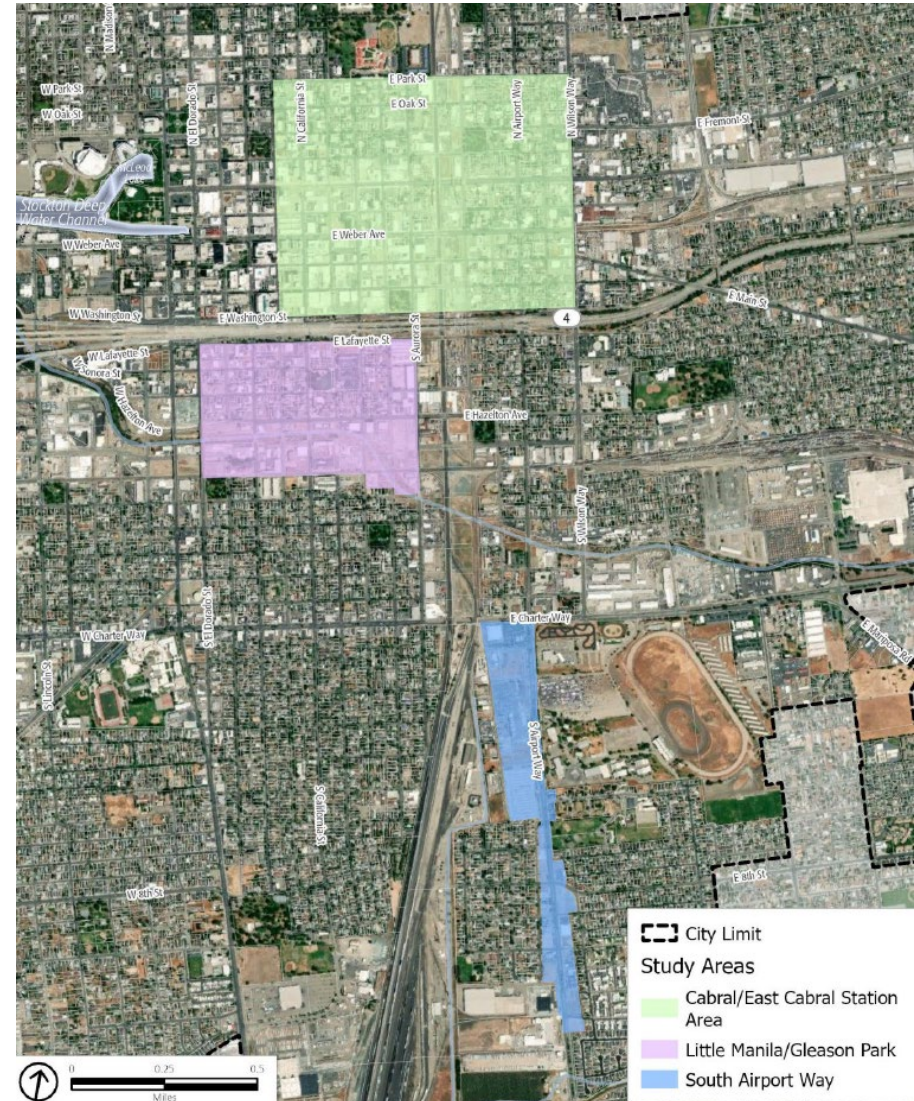


**“Housing-oriented
solutions for three
Neighborhood Study
Areas”**

Cabral / East Cabral

**Little Manila /
Gleason Park**

S. Airport Corridor



How to Use the Plans

■ Document Structure

- Executive Summary
- 1) Introduction
- 2) Study Area
- 3) Potential for New Housing
- **4) Objectives and Actions**
- *Technical Appendices*



Implementation Matrix will identify:

- Responsible Department
- Potential Partners
- Recommended Timeframe

Age

62% below the age of 34 in
South Airport Way area

VS

53% below the age of 34 in Stockton



Race/Ethnicity

- ▶ 79% Hispanic or Latino (of any race)
- ▶ 15% Black or African American
- ▶ 3% Asian
- ▶ 2% White
- ▶ 1% Two or more races



Who Lives in South Airport Way?

Past Action Plan Presentations

What We Heard from the Community About the Study Area

The South Airport Way Neighborhood Action Plan was prepared in collaboration with the local community, including those who live in or around the Study Area.

The primary ways community members provided input were through public meetings, surveys, and focus groups located in or near the Study Area. These activities were facilitated by staff and volunteers that were available in five languages. Additional engagement methods are further described in Appendix C. Key takeaways from the community feedback received are summarized below. While the survey results received are not considered statistically significant, they help inform existing conditions within and near the Study Area.

2) Study Area

Housing Tenure

in South Airport Way area

59% Renters

41% Owners

VS

50% Renters

50% Owners

in Stockton



Average Household Size

4 persons per household in
South Airport Way area

VS

3.2 persons per household
in Stockton



Overcrowded Housing

16% overcrowded housing units in
South Airport Way area

VS

9% overcrowded housing units
in Stockton



Average Household Income

\$40,379 in South Airport Way area

VS

\$78,712 in Stockton



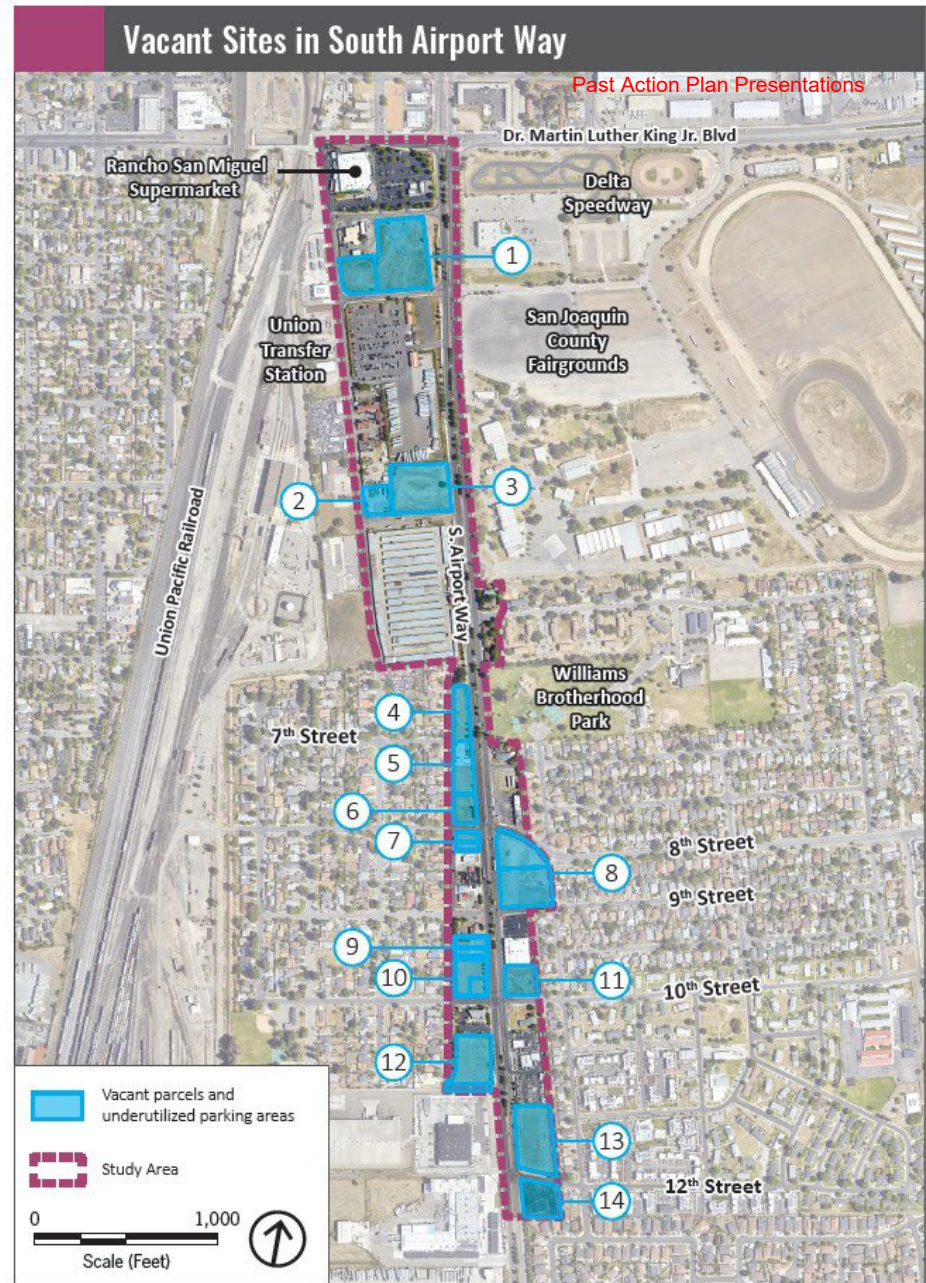
Provide More Housing Choices

The first question in the housing paper survey and online activity asked people to identify the type of housing they would like to see built in their neighborhood. A majority of the participants who responded to the survey question said they would like to see apartments, duplexes, triplexes, and fourplexes built in their neighborhood. Other housing needs identified include mixed-use, live-work,

Vacant Sites

During the Plan development process, the project team identified 14 sites within the Study Area that are vacant or have a surface parking lot that is not well-utilized. These sites may serve as an opportunity for new housing development. The Vacant Sites in South Airport Way map shows the location of these sites, and the table that follows identifies the most feasible housing types that could be built on each site based on the characteristics of the surrounding area. For more information, see Page 17 to correspond to the housing types that follow. While the plan shows development on vacant sites, the City itself does not build housing unless the property is owned by the City. Redevelopment of any of the sites that are privately owned would require agreement with the property owner, approval of a development proposal, and adequate infrastructure.

3) Potential for New Housing



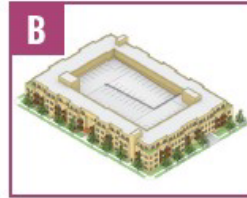
Source: Google Earth Professional, 3/2/2023. PlaceWorks, 2023.

Site Number	Street Address	Most Feasible Housing Types
1	1501 & 1516 South Union Street	C, D, G
2	1121 Folsom Street	C, F, G
3	1795 South Airport Way	B, F
4	2051	F, G
5	211	G
6	213	F, G
7	221	A
8	2244 & 2226 South Airport Way	C, D
9	2333 & 2319 South Airport Way	I
10	2361 & 2347 South Airport Way	E, F, H
11	2348 South Airport Way	C, D
12	2427 & 2427 South Airport Way	C, D, F
13	2482 South Airport Way	C, F
14	1402 Twelfth Street	C, F

3) Potential for New Housing



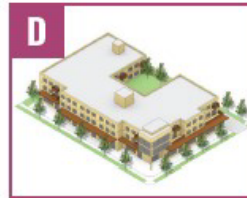
A
High-Rise Residential



B
Mid-Rise Apartments



C
Low-Rise Apartments



D
Mixed-Use



E
Cottage Courts



F
Townhomes



G
Live-Work



H
Multiplexes



I
Triplexes and Duplexes

Action 1.1 South Airport Way and 8th Street. Identify opportunities to support the redevelopment of the vacant site at the southeast corner of South Airport Way and 8th Street.

Action 1.2 Faith-Based Housing. Work with religious institutions to identify opportunities for housing development on underutilized sites.

Action 1.3 San Joaquin County Housing. Work with the State and San Joaquin County to identify low-income, moderate-income housing in the State of California County Fairgrounds site.

Action 1.4 Extend Permit and Entitlements “Active” Period. Expand the “active” period for permits and entitlements in the South Airport Way Study Area from 12 months to 24 months.

Action 1.5 Economic Development Programs. Optimize existing economic developments programs the City already has in place to better align with the Neighborhood Action Plan.

Action 1.6 Public Facilities Fees. Support the Public Facilities Fees Nexus Study which will determine if the fees collected by the City are the right amount for the City of Stockton. The Nexus Study is currently in the process as of September 2023.

Action 1.7 Vacant and Underutilized Sites Inventory. Create and regularly update a searchable/digital inventory of vacant and/or underutilized sites in the Study Area. Use the inventory list to conduct targeted property owner outreach, as described in Action 1.8.

Action 1.8 Property Owner Outreach. Conduct targeted outreach to property owners in the Study Area to learn why they may be leaving a site undeveloped or underutilized. Describe any applicable incentives or programs the City offers that may assist the property owner with developing the site.

Action 1.9 Land Banking. Pursue opportunities for acquisition and disposition of land that can be used for residential and/or mixed-use projects.

Action 1.10 City Staff Support. Explore the feasibility of expanding capacity by adding City staff or seeking staff services through consultants to implement the actions included in the Neighborhood Action Plan, if additional staff support is needed.

4) Objectives & Actions

Conclusion/Next Steps

- Public Comment Period open through **November 30, 2023**
 - *Cabral/East Cabral*
 - *Little Manila/Gleason Park*
 - *South Airport Corridor*
- HAP Sections still in development; currently accepting public feedback
- Final Public Drafts anticipated Winter 2023/24

Questions?

To receive future updates, please contact us!



Visit: www.stocktonca.gov/ShapeStockton

Email: ShapeStockton@stocktonca.gov

Call: (209) 937-7220



Stockton Housing Action Plan Workshop

Wednesday April 19th, 5 - 7 PM



Workshop Agenda

- **Housing Categories Guidebook**
- **Housing Needs and Market Conditions**
- **Feasibility and Resources/Incentives**
- **Housing Supply and Priority Sites**
- **Ongoing Implementation Efforts**
- **Breakout Sessions (6pm)**



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

Email: ShapeStockton@stocktonca.gov



Stockton Housing Action Plan

April 17, 2023

What is the Housing Action Plan (HAP)?

- **A guide to housing production in Stockton**
 - » Overview of housing needs and market opportunities/constraints
 - » Handbook to city planning requirements organized by housing category
 - » Inventory of housing resources, programs, and incentives
 - » Guide to the land supply and priority housing sites inventory
 - » Provide recommended strategic actions
- **A complement to other City policy documents**
 - » Not a policy document in and of itself
 - » A quick reference guide to requirements



Who is the HAP for? **Everyone**

Audience Type	Policy & Housing Types Guidebook	Housing Needs & Market Conditions	Feasibility & Resource Inventory	Implementation and Strategic Recommendations
Property Owners, Residents, Citizens	★★★★★	★★★★★	★★★★☆	★★★★☆
Non-Profits, Housing Advocates	★★★★☆	★★★★☆	★★★★★	★★★★★
Developers, Homebuilders	★★★★☆	★★★★☆	★★★★★	★★★★★
City Staff, Elected/ Appointed Officials	★★★★☆	★★★★★	★★★★☆	★★★★★



Housing Policy Framework

Envision Stockton 2040 General Plan

- Provides a vision and framework for physical change and development
- Eight required elements, including land use, housing, circulation/mobility, conservation, open space, noise, and safety
- Applies within the City Limit and Sphere of Influence (SOI)

Land Use Element

- Vision of desired use patterns
- Land use designations/map
- Allowed use mix and intensity
- Greater Downtown and Core

Housing Element

- Existing and projected needs
- Constraints to housing production
- Inventory of housing sites
- Updated policies and programs

Development Code (Title 16)

- Bridge between General Plan goals and objective standards that apply to projects
- Breaks down land use designations to create zoning and overlay districts
- Use regulations, permit requirements, development standards, review procedures

Design Standards

- Subject to Title 16 review procedures
- Defines projects subject to review
- Establishes project standards

Administrative Procedures

- Environmental, zoning, subdivision, design, building
- Implements above documents



Housing Categories

- **Emergency Housing (Homelessness)**

- » Temporary Structures (6-12 months)
- » Permanent Structures (Ongoing)

- **Supportive and Transitional**

- **Permanent Housing (Types to match Zoning)**

- » Single-Family: Rural, Attached/Detached
- » Multi-Unit: Duplex, Triplex, Fourplex
- » Multi-family: Cottage Courts, Apartments
- » Special Housing Types: Live-Work, Co-Living, Multi/Mixed Use, ADU/JADU, Manufactured



Housing Categories

- **Definitions**
- **Allowable Areas**
- **Process and Steps for Development**
- **Unique Standards**
- **Resources (Funding and Partnerships)**
- **Examples and Highlighted Types**



Housing Types and Affordability

Low Density

Housing Element Basic Assumption: Density = Affordability

High Density



Single-Family
Attached/Detached (SFD/A)



Accessory or Junior Accessory
Dwelling Unit (ADU/JADU)



Mixed-Use Residential



Low-Rise Multi-Family Dwelling (MFD)



Mobile/Manufactured Home



Multi-Unit Townhomes (MU)



Live-Work Housing



Mid-Rise Multi-Family Dwelling (MFD)



Type Example #1 – Single-Family (SFD/SFA)

Zone	Permit Type (a)		Minimum Lot Size		Density		Setbacks				Site Coverage	Height Limit	Parking
	Single-Unit, Detached	Single-Unit, Attached	Area	Width	Residential	FAR	Front	Side(s)	Sides, street	Rear			
RE	P		1 ac	150 sf	Max. 1 Dwelling Unit/Acre	-	30 ft	10 ft	10 ft	30 ft	25%	35 ft	2/unit, located within an enclosed garage plus 1 for every 750 square feet over 2,000 square feet 1 guest parking space/5 units
RL	P	P	5,000 sf	50 ft	Max. 8.7 Dwelling Units/Net Acre & 6.1 Dwelling Units/Gross Acre	-	20 ft	5 ft	10 ft	10 ft	50%	35 ft	
RM	P	P	5,000 sf	50 ft	8.8-17.4 Dwelling Units/Net Acre & 6.2-13.1 Dwelling Units/Gross Acre	The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 0.3.	15 ft	5 ft	10 ft	10 ft	50%	35 ft	
RH	P	P	7,500 sf	50 ft	<p>The following density standards apply to zones RH, CO, CN, CG, & CD:</p> <p>Outside the Greater Downtown area: 17.5-30 Dwelling Units/Net Acre & 13.2-24 Dwelling Units/Gross Acre</p> <p>Inside the Greater Downtown area: 20-90 Dwelling Units/Net Acre & 16-72 Dwelling Units/Gross Acre</p> <p>Inside the Downtown Core: up to 20-136 Dwelling Units/Net Acre & 16-108.8 Dwelling Units/Gross Acre</p>		15 ft	5 ft	10 ft	10 ft	50%	35 ft	
CO		P	7,500 sf	No min			10 ft	5 ft	10 ft	10 ft	60%	45 ft	
CN		P	No min	No min			None (b)	None (c)	None (b)	None (c)	100%	35 ft	
CG		P	No min	No min			10 ft	None (c)	10 ft	None (c)	60%	45 ft	
CD		P	No min	No min			None	None (c)	None	None (c)	100%	No limit	
MHD	P		5,000 sf (2,500 sf/Dwelling Unit)		29 Dwelling Units/Net Acre	-	10 ft	5 ft	5 ft	10 ft	75%	45 ft	

Notes:

- (a) Includes Permitted Use (P), Land Development Permit (L), Administrative Use Permit (A), or Commission Use Permit (C).
 (b) 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.
 (c) None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses.

Source: City of Stockton, Draft Municipal Code Title 16 - Development Code Update, 2023.



Type Example #2 – Emergency Housing

Zone	Permit Type (a)	Minimum Lot Size		Density		Setbacks				Site Coverage	Height Limit	Parking
		Area	Width	Residential	FAR	Front	Side(s)	Sides, street	Rear			
RH	C	7,500 sf	50 ft	The following density standards apply to zones RH, CO, CG, & CD:		15 ft	5 ft	10 ft	10 ft	50%	35 ft	1/5 beds and/or 1/bedroom intended for families plus 1 per employee
CO	C	7,500 sf	No min	Outside the Greater Downtown area: 17.5-30 Dwelling Units/Net Acre & 13.2-24 Dwelling Units/Gross Acre	Outside the Greater Downtown area: Max. 0.3 FAR	10 ft	5 ft	10 ft	10 ft	60%	45 ft	
CG	C	No min	No min	Inside the Greater Downtown area: 20-90 Dwelling Units/Net Acre & 16-72 Dwelling Units/Gross Acre	Inside the Greater Downtown area: Max. 3.0 FAR	10 ft	None (b)	10 ft	None (b)	60%	45 ft	
CD	C	No min	No min	Inside the Downtown Core: up to 20-136 Dwelling Units/Net Acre & 16-108.8 Dwelling Units/Gross Acre	Inside the Downtown Core: Max 5.0 FAR	None	None (b)	None	None (b)	100%	No limit	
IL	P	No min	No min	-	-	10 ft	None (b)	10 ft	None (b)	60%	60 ft	
IG	P	No min	No min	-	-	10 ft	None (b)	10 ft	None (b)	60%	No limit	
PF	P	No min	No min	-	Max. 0.2 FAR	10 ft	None (b)	10 ft	None (b)	50%	75 ft	

Notes:

(a) Includes Permitted Use (P), Land Development Permit (L), Administrative Use Permit (A), or Commission Use Permit (C).

(b) None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses.

Source: City of Stockton, Draft Municipal Code Title 16 - Development Code Update, 2023.



Housing Need and Market Opportunities

- The 2040 General Plan forecasts
 - » Estimated need for ~20k-30k new units
 - » Approximately 1k-2k units per year
 - City permits ~550 units per year on average
 - » > 30% of new demand is for higher density
 - Based on the projected income profile
 - Mostly rental but could include for-sale



2024-2031 Housing Element Regional Housing Needs Allocation (RHNA)

- State law requires planning for the **housing needs** on an 8-year cycle
 - » Regional Housing Needs Allocation identifies expected demand by affordability level
 - » Based on a regional fair share approach
 - » Cities must ensure the availability of sites sufficient to meet the RHNA
- **Consistent with the 2040 General Plan housing demand forecast**

Income Category	2022 Income Range (Household of 4)(a)	RHNA	
Very Low Income (b) (<50% of Median Income)	<\$41,400	2,465	19%
Low Income (50-80% of Median Income)	\$41,401 - \$66,200	1,548	12%
Moderate Income (80-120% of Median Income)	\$66,201 - \$102,000	2,587	20%
Above Moderate Income (>120% of Median Income)	>\$102,000	6,072	48%
Total, All Incomes		12,672	100%

Note:

(a) HCD 2022 Median Income for a household of four in San Joaquin County is \$85,000.

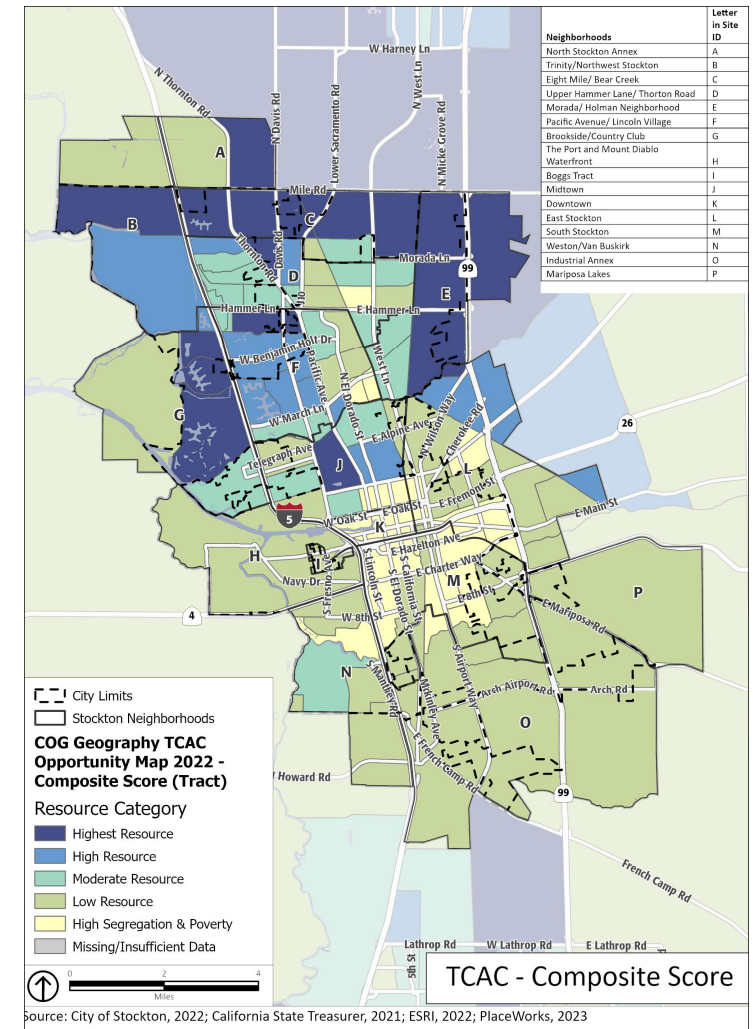
(b) It is assumed that 50 percent of very low -income units will be for extremely low -income households.

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).



Housing Need and Market Opportunities

- Draft 2023-2031 Housing Element also documents **existing unmet needs** in Stockton
 - » ~41% have a high cost burden (> 30% of income)
 - » Overcrowding and substandard conditions observed
- State and federal laws are also beginning to require assessments of segregation and fair housing
 - » Lower-income housing in 'High Resource' areas
 - » Naturally occurring affordable housing (NOAH)
 - » Anti-displacement and anti-gentrification programs



Promoting Project Feasibility

■ Example pro forma financial models for each housing type

Development Program Assumptions			Cost and Income Assumptions			Development Cost Analysis		Feasibility Analysis	
Site Size (acres / sq. ft.)	1	43,560	Construction			Construction Costs		Townhouse	
Building Height (stories / ft.)	3	30	Site Prep Cost per site sq. ft.		\$25	Site Prep Costs	\$1,089,000	Gross Sales	\$4,875,000
Gross Building Size (sq. ft.)		15,000	Construction Hard Cost per sq. ft., Townhouse		\$150	Residential Hard Costs	\$2,250,000	Less Marketing Costs	(\$73,125)
			City Impact & Permitting Fees per unit		\$19,715	Soft Costs	\$601,020	Townhouse Sale Proceeds	\$4,801,875
Total Units (count / average size)	10	1,500	Soft Costs (% of hard costs)		18.0%	City Impact & Permitting Fees	\$197,148		
Net Residential Space (sq.ft.)		15,000	Developer Profit		10.0%	Subtotal Construction Cost	\$4,137,168	Residual Land Value	\$35,857
						Cost per unit	\$413,717	RLV per acre	\$35,857
Dwelling units/acre		10	Sale Price			Developer Profit	\$413,717		
			Townhouse	Per sf	Per Unit				
Parking Spaces			Sale Price (per sq. ft. / per unit)	\$325	\$487,500	Financing Costs			
Tuck-under		20	Marketing Costs (% of sale price)		1.5%	Interest on Construction Loan	\$161,350		
Total Parking Spaces		20				Points on Construction Loan	\$53,783		
			Financing			Subtotal Financing Costs	\$215,133		
Construction Type	Type 5 - Wood		Loan-to-Cost Ratio		65%	Total Project Costs, excl. La	\$4,766,018		
			Initial Construction Loan Fee (points)		2%	Cost per unit	\$476,602		
			Interest Rate		5%	Cost per net SF	\$318		
			Period of Initial Loan (months)		24				
			Draw down Factor		60%				
			Total Hard + Soft Costs		\$4,137,168				
			Total Loan Amount		\$2,689,159				



What resources or incentives are available?

Funding Program	Fund Issuer	Description
Downtown Infill Infrastructure Program	City	The Downtown Infill Infrastructure Program provides a financial incentive to eligible parties interested in developing new market-rate residential, commercial, or mixed-use projects in Downtown Stockton. In Stockton's downtown area, aging infrastructure, such as sewer and water lines, as well as the rehabilitation of older structures can significantly increase project costs and serve as barriers to infill development.
Greater Downtown Stockton Residential Development Public Facilities Exemption	City	The Greater Downtown Stockton Residential Development Public Facilities Fees Exemption Program provides fee exemptions for qualifying residential developments within Stockton city limits. The PFF Exemption Program will remain in place until the City conducts a nexus study for the Public Facility Fees (Development Impact Fee) program and adopts new fees.
Community Development Block Grant (CDBG)	Federal/ City	CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. Community Development Programs, Economic Development Programs, Drought-Related Lateral Program. Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
Housing Choice Vouchers	Federal/ County	The housing choice voucher (HCV) program is the government's major program for assisting very low-income families, the elderly, and the disabled to afford housing.
Infill Infrastructure Grant (IIG) Program	State	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.
Multifamily Housing Program (MHP)	State	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.
Affordable Housing and Sustainable Communities Program (AHSC)	State	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
Low-Income Housing Tax Credit (LIHTC) Program- Neighborhood Stabilization Program	Federal/State	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.



Housing Capacity

■ RHNA Sites

- » Approved projects + Vacant properties (Capacity approximately 22k units)

■ Underutilized Sites and Buildings

- » Underutilized/Underdeveloped Properties (Capacity approximately 5-8k units)
- » Chronically Vacant Buildings in Downtown Core (Capacity approximately 1-2k units)

■ Unincorporated Area

- » Potential Housing Sites in the Sphere of Influence (Capacity approximately 10-15k units)

■ Transformational Areas

- » Areas that could potentially transform the areas around them (Capacity approximately 10-15k units)
- » Includes University Park Area, North/South Shore, Downtown, South Stockton, State Fairgrounds, and South Airport Way

■ Priority Sites



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.



Next Steps

- **Conduct additional community outreach**
- **Summarize existing programs and actions**
- **Develop further strategic recommendations**
- **Release public review draft (potentially in July)**
- **Adopt the Housing Action Plan (end of 2023)**



Q&A – Discussion

(5-10 Minutes)

Breakout Sessions

(1 Hour)

For more information:

Call: (209) 937-7220

Email: ShapeStockton@stocktonca.gov

Website: www.stocktonca.gov/ShapeStockton

Thank you!



bae