



COMMUNITY DEVELOPMENT DEPARTMENT
345 North El Dorado Street • Stockton, CA 95202-1997 • (209) 937-8266 •
Fax (209) 937-8893

January 24, 2024

Nichole M. Mendoza (she/her/hers)
Senior Attorney, Civil Rights Practice Group
Disability Rights California
1831 K St.,
Sacramento, CA 95811

Subject: Second Public Review of the Draft 2023-2031 Housing Element

Dear Ms. Mendoza,

The City would like to thank Disability Rights California (DRC) for its continued interest in the 6th Cycle Draft 2023-2031 Housing Element. This letter formally responds to some of the major issues raised in your letter while Attachment A includes annotated response to all the issues raised in your December 27, 2023, Comment letter.

Revisions to the Draft Housing Element

The following points respond to some of the larger issues raised in the DRC comment letter.

- While the City appreciates the timeliness of the DRC comments, per City staff emails, all commenters were given till January 5, 2024, to submit feedback which exceeded state law requirements by almost a week and a half. I apologize for the confusion, but staff acknowledged the holiday issue in December and allowed more time for all comments.
- The Housing Element was amended to reflect the adopted Local Homeless Action Plan programs which provides more specifics on timing and resources for efforts mentioned in the Housing Element.
- No changes to the development code are needed to address supportive housing. In the Housing Element, revisions were made on page BR-224 (in the tracked changes version of the revisions Housing Element) to make it clearer that the City is already in compliance with state law.
- The City has not found any ordinance that conflicts with the recently passed Assembly Bill 1418 (AB1418). While the City strives to keep pace with the changing housing legislation, State law does preempt local law should any bill be passed that conflicts with existing local regulation.
- Regarding comments in the letter about HCD comments not addressed, the following response is provided:
 - The comment talks about meeting deadlines regarding rezoning needed to meet shortfall in meeting RHNA. Since there are sufficient suitably zoned sites

identified in the Housing Element to meet the City's RHNA without rezoning, this part of state law doesn't apply to Stockton's Draft Housing Element.

- The comments note that the revisions don't include a cumulative evaluation of the effectiveness of past goals, policies, and related action in meeting the housing needs of special needs populations. This has been added in revisions starting on page BR-229.
- The comments note that revisions were not made to address the comment regarding disproportionate housing needs including displacement for the unsheltered population. Additional text/information was added to the draft to address this comment, on pages BR-6, BR-39 and BR-119.
- Regarding the various types of disabilities, the city used current Census and demographic data on the issue. All programs and analysis were conducted using state law and HCD's building blocks to determine the scope of the analysis and programs.
- Regarding the use of the word "explore", there are many options to housing the city is, and will review, as part of the Housing Element and action plan implementation. To address Program 19 specifically, the City has agreed with HCD staff to modify the language to highlight definitive action within the housing cycle.
- Staff agrees Housing Element Certification is vital which is why we are excited to resubmit this item to the state for their review.

Again, City staff would like to thank your group for contributing to the Draft Housing Element and Shape Stockton efforts. While work remains, City staff appreciates the feedback received and looks forward to working with the community to address housing in the City of Stockton.

If you have any questions regarding the responses, please do not hesitate to contact me at 209-937-8598 or matt.diaz@stocktonca.gov with any questions regarding the draft.

Sincerely,



Matt Diaz, Advanced Planning Manager
City of Stockton | Community Development Department

Attachment

- A. Annotated Disability Rights California (DRC) Comment Letter dated December 27, 2024



LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811-4114
Tel: (916) 504-5810
Fax: (916) 504-5811
coprinforequest@disabilityrightsca.org
www.disabilityrightsca.org

December 27, 2023

Sent via e-mail

To: Stephanie Ocasio, Director of Community Development-
stephanie.ocio@stocktonca.gov

Matt Diaz, Advanced Planning Manager- matt.diaz@stocktonca.gov
Stockton's Consultant: Placeworks- asinsheimer@placeworks.com
Anson Lihosit- Anson.Lihosit@stocktonca.gov; Amy Sinsheimer-
asinsheimer@placeworks.com

Mayor Kevin Lincoln- mayor@stocktonca.gov
Vice Mayor Kimberly Warmesley- Kimberly.warmsley@stocktonca.gov
Councilmember Michelle Padilla- michelle.padilla@stocktonca.gov
Councilmember Dan Wright- dan.wright@stocktonca.gov
Councilmember Michael Blower- Michael.blower@stocktonca.gov
Councilmember Susan Lenz- susan.lenz@stocktonca.gov
Councilmember Brando Villapudua- brando.villapudua@stocktonca.gov

Cc: David Zisser, Assistant Deputy Director, HCD- David.Zisser@hcd.ca.gov
Melinda Coy, Land Use and Planning Manager, HCD-
Melinda.coy@hcd.ca.gov; Irvin Saldana, Housing Policy Specialist-
Irvin.Saldana@hcd.ca.gov

RE: Public Comment Letter on the City of Stockton's 12.20.2023 Draft Housing Element

Dear Planning Department Staff, Consultants, Mayor Lincoln, Vice Mayor Warmesley, and City Councilmembers:

We have reviewed the December 20, 2023 Draft Housing Element and submit this letter for your consideration. While we appreciate some of the revisions made to address comments addressed by the Department of Housing and Community Development, as well as our organizations, the current draft still falls short.

As an initial matter, we are deeply disappointed that the City released this draft on December 20th, with comments due December 27th, a time when most of the public is focused on the holidays, and most workplaces are closed for at least several of the days in that period. The purpose of posting the draft for at least seven days is to facilitate public review; Stockton's decision to post this draft immediately before the holidays entirely contravenes that purpose.

We appreciate that the City has addressed some of our previous concerns by: (1) identifying low income sites in high opportunity areas of Stockton as well as in South Stockton, (2) removing the concept of a market rate density bonus, (3) removing the limit of mobility grants to housing of four units or less, (4) including housing options for unhoused that now include permanent supportive housing; and, (5) for Program 29, which accepts all of our recommendations regarding the City's reasonable accommodation process. These changes will positively impact Stocktonians in the coming years.

Unfortunately, however, the current Draft continues to fall short by:

- (1) failing to plan for housing for people with different types of disabilities in its special housing needs assessment;
- (2) failing to create meaningful programs that not only "explore" but actually commit to creating robust tenant protections such as rent stabilization, including for mobilehome parks, to prevent further displacement;
- (3) failing to eliminate Stockton's Crime Free Housing Ordinance which is unlawful in CA as of January 1, 2024;
- (4) failing to create programs which will expedite remediating the inhumane conditions currently experienced by unhoused people in Stockton;
- (5) by failing to include a program to amend the development code to allow for supportive housing "by right;" and,
- (6) by failing to implement other recommendations previously made by DRC, Stockton Community Based Organizations, the Stockton Housing Justice Coalition, and those directed by HCD.

First, the City's analysis of its existing and projected housing needs, though improved, continues to be inadequate. The City continues to provide only superficial assessment of the needs of people with disabilities, by focusing on

Commented [MD1]: The City considered this concern (which was expressed to them in an email from DRC on December 20, 2023) and decided to extend the timeframe to receive comments until January 5, 2024. The City emailed DRC with the information about the extension on December 21, 2023.

Commented [MD2]: The Housing Element (hereafter HE) indicates numerous demographic, facilities, resources, challenges, and proposed programs to provide housing for special needs residents and homelessness. Staff is unclear what component the DRC finds in noncompliant with current state housing law.

Commented [MD3]: There are 33 programs with specific obligations and timing. The City will revise Program 19 to add programs and specific amount of action within the housing cycle.

Commented [MD4]: The City has not found any ordinance that conflicts with the recently passed Assembly Bill 1418 (AB1418). While the City strives to keep pace with the changing housing legislation, State law does preempt local law should any bill be passed that conflicts with existing local regulation.

Commented [MD5]: This statement is unclear. If it is regarding programs to expedite housing for the homeless, it is addressed in the HE and the City's Local Homeless Action Plan.

Commented [MD6]: No changes to the development code are needed. In the Housing Element, revisions were made on page BR-224 to make it more clear that the City is already in compliance with state law.

Commented [MD7]: Noted. Regarding comments in the letter about HCD comments not addressed, the following response is provided:

The comment talks about meeting deadlines regarding rezoning needed to meet shortfall in meeting RHNA. Since there are sufficient suitably zoned sites identified in the Housing Element to meet the City's RHNA without rezoning, this part of state law doesn't apply to Stockton's Draft Housing Element.

The comments note that the revisions don't include a cumulative evaluation of the effectiveness of past goals, policies and related action in meeting the housing needs of special needs populations. This has been added in revisions starting on page BR-229.

The comments note that revisions were not made to address the comment regarding disproportionate housing needs including displacement for the unsheltered population. Additional text/information was added to the draft to address this comment, on pages BR-6, BR-39 and BR-119.

those disabled who are people with Intellectual and Developmental Disabilities. The disabled community is much broader than only those with I/DD and without further analysis, the City has not actually assessed the needs of people with disabilities.

Commented [MD8]: The city used current Census and demographic data on the issue. All programs and analysis were conducting using state law and HCD's building blocks to determine the scope of the analysis and programs.

Second, the City continues to under-plan for housing for people with the lowest incomes. For example, while the City ostensibly notes it will comply with the Surplus Lands Act by listing out the Act's statutory requirements, its quantified objectives appear to indicate that the City's goal is to use acres of City-owned land for primarily above-moderate income housing. See HE-7-8, "Quantified Objectives: Facilitate development of government-owned sites for 100 lower-income units and 594 above moderate-income units to produce new housing opportunities throughout city." Further, the 12.20.23 Draft Housing Element lacks clarity regarding what it will do to incentivize or outreach to entities that may respond to the Notice of Availability and to facilitate maximum affordability.¹ Given the enormous disparity between above-moderate income housing that is being built in the City on private land in comparison to the non-existence of development of low-income housing on private land, the City's intentions for government-owned land is quite shocking. Public land should be used for public good, in line with the intent of the Surplus Lands Act.

Commented [MD9]: Income levels and demand are based on the City's housing needs allocation. The rest is based on demographics and vacancy rates.

Commented [MD10]: The City was required to modify this to moderate housing as HCD requested any inclusion of lower income involve a project that would be completed with the housing cycle. As staff could not guarantee which site would development, the site was broadened to moderate income.

Concerningly, former Program 17, now re-numbered Program 19, includes a long list of potential programs the City will "explore" to facilitate affordable housing, along with a list of potential anti-displacement programs. And then it makes no commitment to implementing any of them. See HE-14. First, these should be two separate programs. Second, "exploring" a litany of options is not appropriate. The City must commit to actually adopting and implementing programs – both to facilitate the development of affordable housing and to prevent displacement.

Commented [MD11]: There are many options to housing the city is, and will explore, as part of the Housing Element and action plan implementation. Program 19 is being amended to clarify action within the housing cycle.

Further, the Draft's Programs continue to lack proportional solutions with a timeline of actions to meaningfully address the needs of all income levels and special populations.

¹ Please see attachment A—our May 15, 2023 letter at page 31 which pulls from the City's April 2023 Draft Housing Element, showing 4,013 Lower Income RHNA sites with Zero entitled projects, and moderate (2,587) and above moderate (6,072) RHNA sites with 13,670 entitled projects i.e. those already in the "pipeline," as described by Matt Diaz, Stockton City Planner, at the associated public meeting in October 2022.

Finally, the City has failed to address several issues HCD identified in its September 1, 2023, letter to the City explaining “revisions are needed to substantially comply with State Housing Element Law.” (Gov. Code 65580 et seq.). HCD’s letter informed the City that per AB 1398, if the city fails to adopt a compliant housing element within 120 days of the 12/31/2023 deadline, then any re-zoning to make prior identified sites available or accommodate the regional housing needs allocation “shall” be completed no later than one year from the statutory deadline pursuant to Gov. Code Section 65583, subdivision (c) and 65583.2, subdivision (c). It also informs the City, that if the City fails to adopt a compliant element within one year of the statutory deadline, the element cannot be found in substantial compliance until rezones are completed.

Commented [MD12]: City staff is making every effort to complete HCD’s review and comply with the program timelines listed in the element.

HCD’s 9/1/2023 letter also explains some of what is required for the City’s Housing Element to be compliant:

- First, Stockton was to review and revise the 5th Cycle Housing Element “to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect on the results of this review in the revised element.” (Gov Code 65588 (a) and (b)). HCD added, that the element must provide a cumulative evaluation of the effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations (elderly, pwd, large households, female led households, farmworkers, and persons experiencing homelessness).

Commented [MD13]: Revisions starting on page BR-229 were made to address this finding.

Unfortunately, the 12.20.2023 Draft Housing Element does not contain such an evaluation.

- Second, per HCD, the City needed to include an assessment of fair housing (65583 subd. (c)(10)(A)).

Commented [MD14]: The Assessment of Fair Housing chapter has been part of the element since the initial draft. The Assessment of Fair Housing chapter starts on page BR-49.

While the new draft now includes an assessment of fair housing, the City ignores HCD’s direction on the following specific subpoint regarding the assessment:

- “Disproportionate Housing Needs including Displacement (Unsheltered Population): The element provides a limited analysis of the City’s unsheltered population. The element must be revised to provide additional information on the need, including, impacts and patterns within the City. For example, the element should examine disproportionate impacts on protected characteristics (race, disability) and patterns of higher need

(areas with high number of encampments), including access to transportation and services. Further, CBOs [community based organizations] project Stockton’s unsheltered population is five times greater than figures indicated by the City’s PIT survey. The element should consider this local knowledge as part of the analysis. “Following a complete analysis, the element should highlight any gaps in addressing the need and integrate policies and programs to effectively overcome disparities in addressing the City’s unsheltered population.”

Commented [MD15]: This level of detail is currently being conducted by associated Homelessness programs conducted jointly with the city on city and regional homelessness issues. A new Point in Time (POT) analysis will soon begin to update the demographics and population of this housing group.

Rather than follow this direction from HCD, the 12.20.2023 Draft Housing Element identifies only two individuals it checked the point in time count data with – its own staff person, and a single affordable housing developer. This continues to ignore the local knowledge that homeless services providers maintain. Even so, the City acknowledges that the two individuals it spoke with acknowledged that data other than the point in time count exists and that it may conflict with the count. Accurately understanding the unhoused population is critical to ensuring that the City’s resources and planning can adequately address the issue. The current draft is thus not affirmatively furthering fair housing and ignores direction from HCD to “integrate policies and programs to effectively overcome disparities in addressing the City’s unsheltered population.”

Commented [MD16]: The Point in Time (POT) counts were confirmed with local homelessness providers including the City’s homelessness manager. A new POT is currently underway for updated counts.

The City also does not include an analysis of governmental constraints or a Program to remove these constraints.

In addition, the policies in the element on homelessness were modified to better align with the City’s Local Homeless Action Plan (LHAP) actions adopted in 2022.

- Third, regarding identifying sites and AFFH, HCD wrote “To identify sites that AFFH and promote more inclusive neighborhoods, the element should identify sites to accommodate the lower income RHNA in relatively higher income and higher resource areas. For example, the element could identify sites to accommodate the lower income RHNA in neighborhoods such as Trinity/Northwest Stockton, Eight Mile Rd/Bear Creek, and Northeast [o]f Morada Ln.”

Commented [MD17]: Sites/RHNA analysis is in Chapter 4 and AFFH sites analysis is in Chapter 3.

While the new Program 33 attempts to do this, again, it only accounts for 1,193 sites. However, Stockton’s RHNA for Low Income is 1,548, and Very Low Income is 2,465.

Commented [MD18]: Again, AFFH and RHNA sites are different and cannot be compared using the same metrics as the program pertains to AFFH and not RHNA.

- Fourth, HCD also explained the City should have a Program for “By Right Permanent Supportive Housing: Permanent Supportive housing shall be a use by-right (non-discretionary) in zones where multifamily and mixed uses are permitted including non-residential zones permitting multi-family

uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate.”

Commented [MD19]: No changes to the development code are needed. In the Housing Element, revisions were made on page BR-224 to make it more clear that the City is already in compliance with state law.

Despite this direction, the City only commits to “targeted outreach and efforts for those with disabilities,” and fails to include a Program for By Right Permanent Supportive Housing, in line with Government Code Sections 65583(c)(3) and 65583.2(i). The City should commit to creating a program for By Right Permanent Supportive Housing with a concrete timeline for amendments to the development code and implementation.²

Commented [MD20]: Noted and already included in our current and proposed code.

The City includes a section on DRC’s comments made in our August 18, 2023 letter which includes DRC’s May 15, 2023 letter by reference. (Attachments A and B to this letter).

Regarding DRC’s 8/18/23 comment that the City’s 12.23.2023 Draft Housing Element has zero programs to prevent displacement of Stockton’s tenants who comprise half of all households in Stockton – Approximately 150,000 Households--the City replied, “No additional revisions were made to address this comment.” This is not an adequate response and shows the City is not planning for every economic segment of the community.

Commented [MD21]: While the City has polies and programs involving displacement (Programs 6, 7, 16, 18, 19, 21, 22, 30), the City has also committed funding to exploring displacement as part of the TCC and action plan efforts. The City has contracted with the local firm Enterprise to prepare two studies on the issue for inclusion in those implementing programs. Those programs are reference in the HE.

Regarding DRC’s 8/18/23 comment that the City’s draft Housing Element does not plan for supportive accessible, safe, non-segregated housing for Stocktonians with Disabilities, the City replied, that revisions were made to Programs 26 and 29 in the Policy Document to include targeted outreach and efforts for those with disabilities.

While DRC appreciates Program 26 which commits to home-repair grants for 15 extremely low-income individuals (although DRC comments this target should be much higher) and Program 29 which accepts DRC’s recommendations for

² Please see attachment A at page 17-18—DRC’s May 15, 2023 Letter which explains, “Currently the zoning code defines supportive housing in Municipal Code section 16.240.020 and indicates that it is a permitted use by right in special purposes or commercial zones. The zoning code must be amended to allow supportive housing by right in all zones where multi-family and mixed uses are permitted. Government Code section 65583(c)(3). This is in addition to the requirement that transitional housing and supportive housing shall be considered a residential use subject only to the same restrictions that apply to other residential units of the same type in the same zone.”

the City's reasonable accommodation process, DRC suggests creating a Program for people with disabilities that describes in detail how the City will conduct outreach to all other segments of the disabled community, in addition to Valley Mountain Regional Center. This program should include a timeframe in which this outreach needs to be completed, and subsequent steps on what will be done with the data and information once it is gathered: the data and information discovered should be incorporated to a more specific program for people with various disabilities.

Commented [MD22]: As stated in our May 2023 response letter, the City is always willing to meet with the DRC to explore outreach options and data for people with disabilities that exceeds the level of detail in the Census and any other demographic source used in the HE. This also includes proposed changes in our development code to further refine our reasonable accommodations process.

Regarding DRC's Comment that transportation for people with Disabilities is an AFFH issue, the City replied that no revisions were made to address this comment. However, the score for transportation in Stockton is low, as reflected in this Draft's assessment of fair housing, and there should be a Program included which commits to improving accessible public transportation in Stockton, especially in South Stockton.

Commented [MD23]: The City relies on Regional Transit for most of the public transit currently available. The City will continue to work RT to improve current services but the City cannot commit to action which rely on RT approval.

Also, despite informing the Planning Department that Crime Free Ordinances are now unlawful in California per AB 1418 as of January 2024, the current 12.20.2023 Draft Housing Element still contains a program to evaluate the City's Crime Free Ordinance, when it should simply be abolished. AB 1418 prohibits a city from imposing a penalty against a tenant or landlord because of contact with a law enforcement agency or requiring a landlord to evict or penalize a tenant for contact with law enforcement, among other things. Please see the full text of the bill at:

https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB1418.

Commented [MD24]: Please see response on page 2 for this item.

For all of these reasons, and for those included in our May 15, 2023, August 18, 2023, and HCD's September 1, 2023 letters, the City continues to maintain a legally non-compliant 12.20.2023 Draft Housing Element.

Failure to Adopt or Adoption of an Inadequate Element

Failure to timely adopt a housing element in substantial compliance with state housing element law exposes the City to litigation that *can result in a court order curtailing the locality's powers to approve development*. (Gov. Code Sections 65754, 65754.5, & 65755).

Commented [MD25]: The City is actively working to complete the state's review of this element so it can be presented for adoption and subsequent certification.

Indeed, if a court finds that a jurisdiction has failed to adopt an element in compliance with the law, the court **MUST** issue an order that either *suspends the community's power to take various development approval actions or that*

requires the community to approve proposed residential developments containing affordable housing.

DRC and the Stockton Housing Justice Coalition with whom we consult regularly, continue to urge the City, on behalf of Stocktonians with disabilities, who we know are the poorest, and the largest sub-set of the homeless population, to:

- Ensure housing for people with different types of disabilities are planned for and that the City takes steps to ensure this housing is built;
- Not only “explore” but actually create a Program with robust tenant protections including a Tenant Bill of Rights, rent caps, and a Right to Counsel Program to prevent further displacement;
- Eliminate Stockton’s Crime Free Housing Ordinance which is illegal in CA as of January 1, 2024;
- Create Programs which will expedite remediating the inhumane conditions currently experienced by the unhoused population in Stockton; and,
- Accept and implement other recommendations previously made by DRC, its partners, and those directed by HCD.

Commented [MD26]: Comments to these are shown above.

Please reach out to DRC at (619)814-8501 or e-mail me at nichole.mendoza@disabilityrightsca.org if we can be of any assistance as the Planning Department, City Government, and HCD consider these recommendations and comments. DRC is happy to continue to meet with the Planning Department and other departments of the City of Stockton to assist the City in creating its Sixth Cycle Housing Element.



COMMUNITY DEVELOPMENT DEPARTMENT
345 North El Dorado Street • Stockton, CA 95202-1997 • (209) 937-8266 •
Fax (209) 937-8893

January 24, 2024

Jason Weiner (he/him/his)
Senior Project Coordinator
Reinvent South Stockton Coalition

Subject: Second Public Review of the Draft 2023-2031 Housing Element

Dear Mr. Weiner,

The City would like to thank Stockton Housing Justice Coalition (HJC) for its interest on the 6th Cycle Draft 2023-2031 Housing Element. This letter formally responds to some of the major issues raised in your letter while Attachment A includes annotated response to all the issues raised in your December 27, 2023, Comment letter.

Revisions to the Draft Housing Element Specific to

The following points respond to some of the larger issues raised in the DRC comment letter.

- Programs proposed in the Housing Element is intended to serve as the Policy document for actions included in the Transformative Climate Communities (TCC) programs, the Housing Action Plan (HAP) draft, the three Neighborhood Action Plans, and changes within the development code overhaul. Any policy change has been incorporated into those documents for further action.
- Regarding sites within 500 feet of a freeway, the City has proposed a program that would establish performance standards for any residential use (all incomes) within these areas in the current development code overhaul. These would be building, and design related for new applications within these areas.
- Regarding the use of the word “explore”, there are many options to housing the city is, and will review, as part of the Housing Element and action plan implementation. The City has modified Program 19 to include specific action within the housing cycle.

Again, City staff would like to thank your group for contributing to the Draft Housing Element and Shape Stockton efforts. While work remains, City staff appreciates the feedback and looks forward to working with the community to address housing in the City of Stockton.

If you have any questions regarding the responses, please do not hesitate to contact me at 209-937-8598 or matt.diaz@stocktonca.gov with any questions regarding the draft.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Diaz', is positioned above the typed name.

Matt Diaz, Advanced Planning Manager
City of Stockton | Community Development Department

Attachment

- A. Annotated Disability Rights California (DRC) Comment Letter dated December 27, 2024



December 27, 2023

To: Stephanie Ocasio, Director of Community Development

Matt Diaz, Advanced Planning Manager

Placeworks

Mayor Kevin Lincoln
Vice Mayor Kimberly Warmsley
Councilmember Michelle Padilla
Councilmember Dan Wright
Councilmember Michael Blower
Councilmember Susan Lenz
Councilmember Brando Villapudua

Cc: David Zisser, Assistant Deputy Director, HCD
Melinda Coy, Land Use and Planning Manager, HCD

RE: City of Stockton 6th Cycle Revised Draft Housing Element December 2023

Dear Community Development Department Staff, Consultants, Mayor Lincoln, and City Councilmembers,

Thank you for the opportunity to comment on the 6th Cycle Revised Draft Housing Element for the City of Stockton.

The Stockton Housing Justice Coalition (Coalition) is a resident-centered organization that empowers Stocktonians to advocate for policies and solutions that protect tenants and promote affordable housing through skill-building, education, organizing and storytelling. The Coalition previously submitted a Public Comment Letter on May 12, 2023 (attached), that included comments, questions, and recommendations that were informed by the Coalition's direct experience with affordable housing in the City of Stockton as well as our experience interacting with residents and attempting to address their housing needs.

Our initial letter asked for City Staff to include specific programs that addressed tenant protections, preservation of affordable housing, and further review of sites that we believe could have negative environmental and health impacts.



Policy Document

After reviewing the Revised Draft Housing Element published on December 20, 2023, we acknowledge the addition of Program 19: Streamline Approvals and Support for Affordable Housing Projects, which states that, "Other community benefits the City will explore to prevent displacement include a right to counsel program, tenant bill of rights, housing trust fund, rent escrow account program, and land banking."

Through our Eviction Prevention work, we have heard directly from tenants and partners who provide direct services to tenants the challenges tenants in our community continue to face without additional protections. We strongly urge the City to not only "explore" but create and fund programs that would provide tenant protections, education and resources to prevent further displacement.

Additionally, as stated in our original letter, it is well documented that a majority of low-income households do not have access to deed-restricted affordable housing. The Coalition would like to see the City establish a formal small site preservation program that would support mission-driven nonprofit developers in acquiring existing non-deed restricted units and bringing these units into the City's formal affordable housing stock. As new funding sources for housing preservation (such as FIHPP) become available, we hope to see more affordable units become available specifically for those in the lowest income categories and who may be at risk of displacement.

Recommendations

Based on the above discussion, the Stockton Housing Justice Coalition would like to make the following recommendations to help strengthen the Draft 6th Cycle Housing Element and ensure its responsiveness to local housing need:

- Policy Document
 - Broaden Goal HE-5 to include explicit reference and recommendation to Resident Protection policies to ensure housing, neighborhood stability, and affirmative displacement mitigation for Stocktonians.
 - Increased collaboration with the Transformative Climate Communities programs and partners to provide professional services (reroofs/electrical upgrades) to low-income household housing stock.
- Site Inventory
 - Remove any existing inventory sites that sit within 500-feet of freeway to avoid disproportionately negative health and environmental impacts on low-income households.
 - Additional review of parcels with low acreage that have lower-income capacity.
- Outreach/Engagement
 - The City should improve its outreach methods and expand its reach to include youth, those from different language communities and unhoused residents. These are populations who are disproportionately affected by the City's housing

Commented [MD1]: There are many options to housing the city is, and will explore, as part of the Housing Element (HE) and action plan implementation. The City is modifying Program 19 to include specific action within the housing cycle.

Commented [MD2]: The revised HE has numerous programs to encourage infill housing and small site development and existing housing capacity preservation. The City would like to reach out to the SHJC to meet on their thoughts for this program and highlight some of the other action the City is exploring as part of the Housing Action Plan (HAP). Drafts of that document are already available to the public as staff is seeking feedback.

Commented [MD3]: As stated above, there are many options to address this that the City could undertake. The city was hesitant to select one without the direction from residents, stakeholders, and elected officials.

Commented [MD4]: City staff has, and will continue collaboration on TCC and other planning efforts. Some of the recent suggestions in the TCC workplan actual stem from recommendations made in the Housing Element and action plans currently available for review by the public.

Commented [MD5]: The City has proposed a program that would establish performance standards for any residential use (all incomes) within these areas. These would be building and design related for new applications within these areas.

Commented [MD6]: The City will continue to explore and maintain housing capacity within the eight year housing cycle as required by law.



policies and the lack of inclusion of their feedback is evident in the policies and programs selected.

- o Continued partnership with residents and community-based organizations to support additional engagement.

We look forward to working with the City of Stockton to develop policies and programs that meet the housing needs of all Stocktonians.

Sincerely,

Stockton Housing Justice Coalition

Organizational and individual members include*:

- STAND Affordable Housing
- Conway Homes Resident Council
- Pandora Crowder
- Enterprise Community Partners
- Faith in the Valley
- Residents United Network - Visionary Home Builders of CA, Inc.
- Catholic Charities
- Disability Rights of California
- California Coalition for Rural Housing
- Stockton NAACP
- San Joaquin Fair Housing
- New Genesis Housing Corporation
- Reinvent South Stockton Coalition

*Coalition comments do not necessarily reflect the views of individual member organizations

Commented [MD7]: All Shape Stockton notices which included housing element workshops and efforts were translated in five different languages while all specific workshop noticing was conducted in English and Spanish. The City even had interpreters at certain events.

Commented [MD8]: Noted and agreed.