

APPENDIX B: PUBLIC PARTICIPATION SUMMARY

B

RELEASE OF PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Public Review Draft Housing Element was released for a 30-day public review of April 10, 2023. The City notified the public through an eblast and posted the draft on the City website.

Table B-1. Summary of Public Outreach

| Outreach Event | Type |
|--|-------------------------|
| Housing Action Plan/Displacement Study Stakeholder Consultations (Spring to Summer 2022) | Consultation interviews |
| Sites Workshop (September 14, 2022) | Workshop |
| Housing Element/Housing Action Plan Workshop (October 19, 2022) | Workshop |
| Housing Element Service Provider Consultations (November 2022) | Consultation interviews |
| Housing Sites Workshop (February 28, 2023) | Workshop |

HOUSING ELEMENT SERVICE PROVIDER CONSULTATIONS

In November 2022, seven consultations were conducted with Stockton stakeholders to offer opportunities for each of them to provide one-on-one input. Representatives from the following organizations were interviewed:

- The Housing Authority of San Joaquin County
- San Joaquin Fair Housing
- Valley Mountain Regional Center, San Joaquin County (Main Office)
- Disability Rights California
- Faith in the Valley
- Community Partnership for Families/The Community Foundation of San Joaquin

In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

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1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
2. Housing Preferences: What housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
4. Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
5. How has COVID affected the housing situation?

Stakeholders discussed opportunities and concerns for the future of housing in the city. Stakeholders described in detail seeing opportunity in increasing the variety of future developments, including mixed-use, infill development, accessory dwelling units, etc.; spreading out affordable housing rather than concentrating it; improving local housing data; expanding housing services and resources; updating the zoning code to be more inclusive and accessible; and continuous compliance with State law. At the same time, participating stakeholders shared similar concerns, including about the lack of existing affordable housing, homelessness, limited housing for formerly incarcerated individuals, and the amount of time it takes for developments to be processed and built. Throughout these consultations, stakeholders provided their perspectives on the housing preferences of Stockton residents. Most, if not all, described their clientele preferring, at the bare minimum, safe, habitable, accessible, stable, and affordable housing. Many stakeholders described the issue of the majority

of Stockton renters being cost-burdened, meaning they spend more than 30 percent of their income on housing costs. Some stakeholders described the effect of many people in Stockton resorting to uninhabitable housing due to not being able to afford anything better. They shared that landlords do not feel the pressure to fix units knowing that their tenants are desperate for housing as housing costs continue to increase while housing supply is very limited. In addition, stakeholders reported that due to migrations from the Bay Area, landlords have evicted long-time tenants to make the unit available at higher, unreachable rental prices.

Throughout these consultations, stakeholders identified barriers to housing in Stockton, including limited housing supply, affordability, renter application requirements, fees and deposits, housing costs, the court system, historic racism and segregation, the criminalization of the unhoused population, and lack of political will from elected officials. The unmet housing needs in Stockton, according to these stakeholders, are that there isn't enough habitable and affordable housing in the city, especially for populations on a fixed income. Stakeholders specified that housing conditions varied depending on what part of the city you were in. It was shared that the southside faces more dilapidation issues, and the conditions are believed to be worse compared to the rest of the state. Many residents take what they can afford, and it has been reported that includes housing that is uninhabitable.

Stakeholders shared that the factors that limit equity and fair housing are rooted in systemic racism, capitalism, sexism, and ableism. To begin to address these equity and fair housing concerns, stakeholders believe that the City needs to incorporate programs that reflect the needs of those most vulnerable in the Stockton community. This can include programs that support affordable housing developments, an eviction protection and right to counsel

program, developing a dedicated housing trust fund for affordable housing, landlord educational tools and resources, genuine advocacy for the homeless, a universal income program, a reasonable accommodation process, and social housing opportunities for people to co-own areas/property. They share that when placing new affordable housing developments, they should avoid being concentrated in a single area, and should be spread out equitably throughout the city. They also shared that the City should ensure all new developments have an inclusionary housing component, which can be done by adopting inclusionary housing policies and programs.

HOUSING ACTION PLAN/DISPLACEMENT STUDY STAKEHOLDER CONSULTATIONS

In support of efforts to prepare a Housing Action Plan for the City of Stockton, consultant team member BAE Urban Economics participated in a total of ten interviews with area stakeholders in the Spring and Summer of 2022 regarding issues and opportunities for the production and preservation of housing. Additional interviews will be conducted in the spring of 2023 with market rate developers to inform preparation of pro forma financial models for target housing types in Stockton. Due to significant overlap in the subject matter targeted for this initial round of interviews, and the list of stakeholders to be interviewed, BAE partnered with Enterprise Community Partners which was similarly engaged in preparation of an anti-displacement strategy for the City of Stockton. Participants in the first round of interviews included representatives from the following:

- Stocktonians Taking Action to Neutralize Drugs (STAND)
- Visionary Home Builders
- The Housing Authority of San Joaquin County

- Central Valley Low Income Housing (CVLIHC)
- Reinvent South Stockton Coalition (RSSC)
- Housing Justice Coalition (Part of the RSSC)
- National Association for the Advancement of Colored People (NAACP)
- Enterprise Community Partners
- Grupe Huber Company
- Little Manila Rising

While the topics covered during each interview varied slightly based on the expertise and affiliation of the interview participant, all of the interviews covered the following topic areas:

- Housing Needs and Preferences – What types of housing are your clients or constituents looking for? What types of housing are they most struggling to locate and secure? What are the barriers they are facing? Where do they typically end up?
- Housing Instability and Insecurity – What types of housing insecurity are being observed? What trends, factors, or characteristics are contributing to housing insecurity among your clients or in your community? What solutions are being used?
- Gaps in Housing Availability – What types of housing are being undersupplied in the Stockton Market? What types are being over supplied? Why?
- Barriers to Housing Production – What are the main barriers to housing production in Stockton? How does this vary by housing type (e.g., single-family homes, missing middle housing, multifamily apartments, tiny homes, etc.)? Do the barriers to housing production vary in different parts of the community?
- Barriers to Housing Preservation – What are the main barriers to the preservation of existing housing? What should the City be doing to facilitate housing preservation?

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- Causes of Residential Displacement – What are the main observed drivers of residential displacement? How are your clients or constituents being impacted? How are different groups or populations impacted? How are different parts of the city being impacted and why?

Interview participants expressed a range of perspectives and experiences, but generally agreed on the underlying economic factors contributing to a lack of desired housing production in Stockton. All interview participants acknowledged an overabundance of detached single family housing in Stockton, which represents a majority of the newly built housing inventory. Interview participants acknowledged an under production, and lack of general availability, of higher density multifamily rental and missing middle housing, both rental and for-sale, that would meet the needs of their clients. Participants indicated that new construction is generally concentrated in the more affluent neighborhoods in north Stockton, and that there are large areas that are going unserved by new market-rate development, but which feature populations that would benefit from an expansion of the housing inventory, such as in south Stockton and the downtown area. These areas tend to be lower-income and residents often have less mobility, but which still offer robust neighborhood networks and cultural affiliations. The reasons cited for the lack of development in these areas include the high cost of construction and the relatively limited purchasing power of lower-income households in these areas.

Interviews indicated that a lack of newly constructed housing is putting tenants under pressure to accept housing that is, at least in some cases, in substandard condition and often more expensive than is typically considered appropriate. Participants indicated a relatively high prevalence of multiple households banding together to afford housing, resulting in

overcrowded conditions, as well as households paying well over the accepted 30 percent of their income towards housing. Due to a lack of alternative housing options, households are often reluctant to submit complaints about substandard conditions and are unable to secure housing at more affordable rates. This is particularly prevalent among renter households, though interview participants also noted problems among lower-income owner households who are having trouble maintaining their homes. This sometimes results in foreclosure or condemnation, but more often in the household selling the property, often at a suppressed value due to the condition of the property. Multiple interview participants noted that many of these houses are then being purchased by higher-income households. The impression is that they are coming from outside the area, and that they subsequently rehabilitate the property and benefit from immediate equity appreciation. Interview participants voiced concerns that this dynamic prevents lower-income homeowners from fully benefiting from potential equity appreciation. Participants recommended increased funding for code enforcement and an enhanced multifamily rental inspection program to identify habitability issues. Participants also recommended increasing funding for home rehabilitation assistance to help keep lower-income homeowners in their homes and to discourage displacement and gentrification.

Interviewees noted that housing instability and displacement in Stockton is really a function of high and increasing housing costs, both for new construction and existing units, and stagnation among local workforce wages and associated household incomes. The pandemic exacerbated these trends with many lower-wage and service sector workers either losing their jobs or taking significant unpaid leaves of absence due to business closures and work-from-home policies. Interview participants experienced a significant increase in the need for homelessness prevention and rapid

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rehousing services during the first two years of the pandemic, which is now beginning to abate with the revocation of pandemic-era restrictions. Interviewees commented that the City needs to pursue an aggressive expansion of the housing stock (something other than detached single-family homes) to address the lack of inventory, as well as strong economic development programs that can improve the earning potential of existing Stockton residents. Without both an increase in housing availability and the ability of households to pay for housing, the issue will continue to get worse and the number of households facing housing instability will grow.

To facilitate the production of low-income housing, as well as transitional and permanent supportive housing, interview participants indicate that the City needs to adjust expectations regarding funding recapture, allowing more grants and forgivable loans. Interviewees also suggested the City needs to increase its willingness to allow funding to go towards supportive services and that the City needs to consider programs to reopen existing single room occupancy (SRO) properties and/or facilitate development of new SRO properties in appropriate locations. They suggested the City also needs strong policies and programs to preserve naturally occurring affordable housing, where possible. Examples of these policies and programs may include, but should not be limited to, rehabilitation funding for both rental and ownership properties, possibly coupled with workforce housing deed restrictions (i.e., limited to occupancy by households with at least one person employed within the community), rental assistance and grants for back rent, cash incentives to property owners willing to accept tenants using public assistance, etc.

Interview participants generally supported efforts to expand the housing stock with a preference for the addition of both market rate and below-market rate rental housing. There is a desire to see such development both in higher income areas that can provide better access to opportunity for lower-income households, but also within lower opportunity areas where households are experiencing the greatest need. All interview participants also acknowledged that the City's aim should be to avoid adding additional low-income housing inventory in the downtown, as the city is already at risk of creating conditions associated with concentrated poverty, which run counter to the long-term objectives of the community towards creating a commercially and culturally vibrant downtown environment for all Stockton residents. The challenge seems to be that that is where the infrastructure capacity is concentrated and where it may be possible to secure land zoned for high density housing at a relatively low cost (i.e. City owned). Also, the area is unlikely to experience market rate housing development in the near future, so it can often be attractive to try to leverage low-income housing to try and spur investment.

Residents participated in the workshop by Zoom.

Many stakeholders believe that the COVID-19 pandemic has unveiled serious housing issues, as well as simultaneously making them worse. Due to the pandemic, there were economic shutdowns and job losses that put many people at risk of homelessness or became homeless, increasing the homeless population. The pandemic increased the number of households needing resources and services; however, the distribution of these resources are not equitable. Stakeholders shared that during the pandemic, prisons released large amounts of formerly incarcerated individuals who needed housing and were at risk or became homeless. They saw a rise in domestic violence cases, and due to Project HomeKey, all hotels in the surrounding area were booked, leaving agencies unable to place domestic violence survivors in a safe space. During COVID, the pressures of Bay Area migration to Stockton were exacerbated, including rising rents due to limited supply. The eviction moratorium provided safety for economically impacted renters but impacted landlords through a lack of resources. Overall, COVID has negatively impacted housing in Stockton.

PUBLIC WORKSHOPS

Throughout the Housing Element process, the City Staff has conducted [X] workshops to guide its development.

SITES WORKSHOP, SEPTEMBER 14, 2022

The first community workshop for Stockton residents as part of the Housing Element update took place via Zoom on Wednesday, September 14, 2022, from 5:00 pm to 7:00 pm. The purpose of this workshop was to educate residents about the update process, solicit input on potential housing sites to be included in the draft Housing Element and priority sites to include in the Housing Action Plan, and hear resident insights and ideas on how the City can improve housing opportunities in the future. Spanish translation was available during the workshop.

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City staff and consultants facilitated the workshop and 20 residents and interested persons attended and participated. Throughout the presentation about the Housing Element update process and the selection criteria for potential housing sites, community members were asked to provide feedback through interactive polling and invited to ask questions or provide comments in the chat. All questions and comments were read aloud, and either City staff or the consultants answered the question or documented receipt of the comment. The following are top questions and comments that were fielded by staff during the meeting.

- Participants asked about and requested ADU resources, such as grants and preapproved ADU plans.
- Participant asked about Public-private collaboration with nonprofit for affordable housing development
- Participant asked about Affirmatively Furthering Fair Housing (AFFH) implementation
- Participant asked if the City evaluates Missed Housing Development Opportunities
- Participant commented that housing should not be placed in areas with existing Issues in areas where sites are located, such as food deserts and being environmental justice issues

During this workshop, attendees were asked to participate in a series of polls and select their preferred responses. The following poll questions were asked:

1. Which housing groups do you think Stockton needs to focus on and provide housing for? (Select up to three)
2. What type of housing is needed in Stockton?
3. To decide which sites are priorities for housing development, what criteria is most important to you?

The first poll question's results reflect the respondents' selection of who they believe the City needs to provide housing for. The top three populations are homeless or recent homeless individuals, low-income households, and persons with disabilities. For the second polling question, the majority of respondents believe that the type of housing Stockton needs is mixed-use and rental apartments. For the final polling question, respondents believed that access to grocery stores, restaurants, and shopping, as well as including affordable housing are the most important criteria.

There were a set of discussion questions presented to residents during this virtual meeting. The following questions were asked of attendees:

1. What neighborhoods or street corridors in Stockton should be developed with new housing?
2. Why isn't housing being built in Stockton?
3. What's preventing the types of housing you'd like to see from being built?

These comments have been considered and incorporated into the Housing Element, as applicable. The community workshop was recorded and posted on the City's Housing Element webpage.

HOUSING ELEMENT/HOUSING ACTION PLAN WORKSHOP, OCTOBER 19, 2022

The second community workshop, as part of the Housing Element update and Housing Action Plan preparation process, took place in person at the Buskirk Community Center on Wednesday, October 29, 2022, from 5:00 pm to 7:00 pm. The purpose of this workshop was to educate residents about the Housing Element update and Housing Action Plan processes and an opportunity for attendees to share their ideas and ask related questions. Spanish translation was available during the workshop, and translation for additional languages was available upon request.

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City staff and consultants facilitated the workshop and 20 residents and interested persons attended and participated. Throughout the presentation about the Housing Element update and Housing Action Plan process and the selection criteria for potential housing sites, community members were asked to provide feedback through interactive polling and invited to ask questions or provide comments in the chat. All questions and comments were read aloud, and either City staff or the consultants answered the question or documented receipt of the comment. The following is a paraphrased list of the top questions and comments that were fielded by staff during the meeting.

- Participant requested Migration data of people moving to Stockton from the Bay Area.
 - Participant asked more information about New state housing laws, including laws that allow housing in commercial zones.
 - Participant asked for further explanation about information about evictions.
 - Participant emphasized the importance to evaluate fair housing issues before deciding where new housing should go/where to build.
 - Participant asked about the type of input the City wanted at this workshop. They wanted to know the distinction between wanting to know about housing types and what amenities should be included.
 - Participant asked if there is data in the plan about how much of the housing stock is renter or owner-occupied. They also asked about how many residential units in the city are owned by non-resident property owners/investors?
 - Participant stated that the draft RHNA sites on the online web map have many lower income sites in the downtown and shared their concerns because it is a polluted area that has very high CalEnviroScreen scores.
- Participants shared homelessness concerns, including local groups reporting 5,000 homeless persons, HCD considering homeless sweeps as a fair housing issue, and stopping the implementation of the no camping ordinance that would go into effect October 2022.
 - Participant stated 80 percent of Stockton residents are cost burdened.
 - A Disability Rights CA representative offered a fair housing training to the City (for decision makers or staff). Another person noted that the Planning Commission and City Council need to be educated on AFFH.
 - Participant requested updating the presentation and housing tools board to make more sense to the lay person.
 - Participant asked about the City webpage where they cover what the Community Development Department doesn't do.
 - Staff noted that the City allows up to four units by right (already in zoning, not just since Senate Bill 9 went into effect) in all residential zones. This means density can increase in most areas of the city, not just downtown.

There were a set of discussion questions presented to residents during this virtual meeting. The following questions were asked of attendees:

1. What do you think are the most critical housing issues in your community?
2. What do you think are the housing types most needed in the community?
3. When assessing new housing development that might be built in the next 8 to 10 years, what should be the community's most important consideration?
4. Is there anything else that you can share regarding additional housing opportunities in the community?
5. Any suggestions for soliciting additional Housing Element feedback?

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These comments have been considered and incorporated into the Housing Element, as applicable.

HOUSING SITES WORKSHOP, FEBRUARY 28, 2023

The third community workshop occurred on February 28, 2023, at the Cesar Chavez Central Library, from 5:00 pm to 7:00 pm. The purpose of this workshop was to engage the community and share information about the draft Housing Element and Housing Action Plan sites. The purpose was also to receive the community's input regarding the prospective sites and share their insights on the best sites to catalyze housing development.

City Staff and consultants facilitated the meeting with 16 residents and interested persons, as well as one council member who attended and participated. The presentation focused on the Housing Element update's sites inventory and the Housing Action Plan's priority sites. After the presentation, a questions and answers session invited attendees to ask questions and provide their input. The following is a paraphrased list of top questions and comments that were fielded by staff during the meeting.

- Participant asked what a pipeline project is?
- Participant asked what happens if the City does not meet its RHNA requirements?
- Participant asked why specific letters were only sent to owners and did not consider renters?
- Participant asked for an explanation about the methodology utilized to categorize units per income level?
- Participant commented that the Master planned communities need more amenities other than roadways.

- Participants asked about developer and development related issues, such as why it can take a long time to complete, city and developer communication, and developer stagnancy.
- Participant asked if there are Housing Element programs that address issues for vulnerable populations, such as homelessness and tenant protection programs?
- Participant asked about the relationship between the different City efforts (the Housing Element Update, Housing Action Plan, and Zoning Consistency project).
- Participant commented that there are multiple lower income sites concentrated in R/ECAP areas and areas with high CalEnviroScreen scores.
- Participant asked if these sites are shovel ready and/or SB-9 approved?
- Participant asked if the Housing Action Plan will address the affordability gap in pipeline projects?
- Participant asked how breakdown of sites to meet the RHNA will be determined?
- Participant asked if the City gives bonds to help construction costs?
- Participant asked how the Housing Action Plan useful if it is not legally binding?
- Participant asked if the priority sites are all of the RHNA sites?
- Participant asked if the City is going to make CEQA streamlining recommendations to the State?
- Participant commented that the City does not do anything to help low-income communities on the outskirts of its jurisdiction.

PLANNING COMMISSION AND CITY COUNCIL MEETINGS

[to be completed once this type of meeting takes place]

WRITTEN PUBLIC COMMENTS

[to be completed after release of the public draft Housing Element]

RESPONSE TO INPUT RECEIVED

[to be completed after release of the public draft Housing Element]