

HOUSING

This main element is divided into three sections:

- Introduction to the Policy Document
- Goals and Policies
- Implementation Programs and Quantified Objectives

INTRODUCTION TO THE POLICY DOCUMENT

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes nine goal statements. Under each goal statement are policies that amplify the goal statement. Implementation programs are listed after the policies and briefly describe the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on available resources and general market conditions during the time frame of the Housing Element. Housing element law recognizes

that in developing housing policies and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of a housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

GOAL HE-1 AND ASSOCIATED POLICIES

GOAL HE-1: INCREASE HOUSING PRODUCTION AND ENSURE ADEQUATE LAND FOR ALL HOUSING TYPES AND INCOME LEVELS. INCREASE HOUSING PRODUCTION BY ENSURE THE ADEQUATE SITES FOR HOUSING OF ALL TYPES AND INCOMES, RECOGNIZING THE IMPORTANCE OF A JOBS-TO-HOUSING RATIO THAT ENCOURAGES LIVING AND WORKING IN OUR COMMUNITY.

Policy HE-1.1 Availability of Land: The City shall maintain sufficient designated and zoned vacant and underutilized sites for housing to achieve a mix of single-family and multifamily development that will accommodate anticipated population growth and the housing needs established in the City's regional housing needs allocation (RHNA) of 12,673 units (1,232 extremely low, 1,233 very low, 1,548 low, 2,572 moderate, 6,088 above moderate). In addition to the Housing Capacity sites needed toward RHNA, the Housing Action Plan (HAP) shall explore addition areas that could potentially support housing. This could include underutilized properties, underutilized buildings, and unincorporated areas. This surplus shall be used to maintain the City's Pro-Housing Designation which requires the City to maintain 130-percent surplus over the RHNA requirement. (Programs 1, 2 and 3)

Policy HE-1.2 Avoid Downzoning: The City shall not downzone parcels identified in the Housing Element inventory unless they are replaced concurrently by comparably zoned land elsewhere within the city, or the City makes the determination that there are still adequate sites in the inventory to meet the remaining regional housing needs allocation. (Program 1)

Policy HE-1.3 Parcel Consolidation: The City shall encourage the splitting or consolidation of parcels to facilitate more effective residential development and continue to process these requests ministerially. (Program 8)

Policy HE-1.4 Infrastructure and Public Facilities to Support Residential Development: The City shall take into consideration where housing is planned or likely to be built when preparing plans for capital improvements to expand or improve infrastructure and public facilities that support new residential development and ensure adequate services. (Program 4)

Policy HE-1.5 Higher Residential Densities: The City shall encourage residential densities at the high end of the allowable density range to make more efficient use of land and public facilities and services, and to provide more affordable housing opportunities for all residents. (Program 1)

Policy HE-1.6 Residential Mixed-Use Development: The City shall encourage the development of mixed-use residential-office and residential-retail projects. (Programs 2, 5, and 7)

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Policy HE-1.7 Housing Variety: The City shall encourage and provide opportunities for a variety of housing types that provide market-rate and affordable housing opportunities and promote balanced mixed-income neighborhoods. The Development Code Update shall amend zoning to allow more housing variety and higher densities in various residential and commercial zones. (Program 5)

Policy HE-1.8 Accessory Dwelling Units in New and Existing Developments: The City shall encourage the development of accessory dwelling units within new and existing residential development and single-family neighborhoods. (Program 6)

Policy HE-1.9 Infill Development Targets: In an effort to meet the infill target of 4,400 new units in the Greater Downtown, the City shall promote infill development within the Downtown and Greater Downtown areas through incentives such as less restrictive height limits, less restrictive setback and parking requirements, subsidies, infrastructure improvements, and streamlined permitting process. (Programs 2 and 7)

Policy HE-1.10 Balanced Growth: The City shall ensure that development at the city's outskirts, particularly residential or mixed-use development, does not occur in a manner that is out of balance with infill development. (Program 7)

Policy HE-1.11 Transit Oriented Development: The City shall encourage higher-density residential uses and mixed-use development to locate near main transportation routes to offer an alternative means of transportation to employment centers, schools, shopping, and recreational facilities and to promote walking and biking. Consistent with the General Plan policies, the City will establish Transit Oriented Development overlays as part of the Development Code Update. (Programs 2, 5 and 7)

Policy HE-1.12 Adaptive Reuse: The City shall encourage the adaptive reuse of existing buildings for residential and mixed use. The HAP shall outline potential reuse sites in the downtown area and explore potential partnerships and resources to retrofit chronically vacant buildings for residential and mixed uses. (Program 2)

Policy HE-1.13 Public/Private Partnerships: The City shall strive to establish public-private partnerships for the revitalization of blighted areas. The HAP shall explore these partnership and make recommendations on where these partnership should be achieved to address existing barriers to new housing. (Program 5)

Policy HE-1.14 Pursue State Funding for Infill: The City shall pursue State funding to support infill development in the Downtown and Greater Downtown areas. (Program 7)

Policy HE-1.15 Improve the Downtown Image: The City shall strive to reshape the perception of Downtown Stockton as a livable city center. (Program 2)

Policy HE-1.16 Integrated Affordable Housing: The City shall encourage the integration of sites for affordable housing throughout the residentially designated areas of the city and avoid concentration of low-income housing units. (Programs 5 and 7)

Policy HE-1.17 Mixed Income Housing: The City shall encourage mixed income developments to create more economically diverse neighborhoods. (Programs 5 and 6)

Policy HE-1.18 Facilities and Services: The City shall provide, maintain, and upgrade, as necessary, community facilities and municipal services in support of residential development. (Program 4 and 29)

GOAL HE-1 IMPLEMENTATION PROGRAMS

Program 1. Adequate Sites Monitoring and No Net Loss. As part of the annual progress report on the Housing Element to the state, the City shall update its vacant land inventory, including an updated inventory of potential infill sites (smaller parcels). The City shall make the updated inventory available to the public and development community via the City's website. For any project approval on a Housing Element site for fewer housing units/or at lower densities than assumed in the Housing Element, the City shall determine whether there is still adequate capacity to meet the remaining housing need, consistent with "no net loss" state law.

Quantified Objectives: Continue to maintain sufficient sites to address 12,673 units.

Potential Funding: General Fund

Who Is Responsible: Community Development Department, Economic Development Department

Time Frame: Update inventory annually as part of the Housing Element Annual Progress Report and assess "no net loss" as projects come forward on Housing Element sites.

Program 2. Downtown Implementation: The City shall continue to implement measures to enable development of 4,400 residential units in the Greater Downtown Area by 2035, as laid out in the Climate Action Plan and General Plan. This will include strategies and regulations anticipated as part of the Comprehensive Development Code Update currently underway.

Quantified Objectives: 4,400 residential units in the Greater Downtown Area by 2040

Potential Funding: General Fund

Who Is Responsible: Community Development Department, Economic Development Department

Time Frame: Adopt Comprehensive Development Code Update by end of 2023; annually thereafter identify any additional strategies to address the settlement agreement goals.

Program 3. Sites Included in Previous Housing Elements: As specified in Appendix A, some vacant parcels have been included in the land inventories of the 5th Round and 4th Round Stockton Housing Elements as suitable to address the City's RHNA allocation. Per Government Code Section 65583.2(c), to continue to include these parcels in that portion of the land inventory for this 6th Round Housing Element, the City will commit to update all required Development Code and General Plan provisions to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right" (Government Code Section 65583.2 (i)).

Quantified Objectives: 437 residential units on 16 repeat sites that don't already allow residential development by right.

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Update Development Code and, if needed, Land Use Element by December 31, 2026

Program 4. Public Facilities Repair and Replacement: Through implementation of the Consolidated Plan, and upon funding availability, the City shall continue to identify and target low-income neighborhoods for the expansion of existing facilities/infrastructure, replacement of deteriorating facilities, and construction of new facilities/infrastructure to increase quality of life for Stockton residents.

Quantified Objectives: 5 public facility/ infrastructure projects

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Potential Funding: CDBG

Who Is Responsible: Economic Development Department

Time Frame: Annually

Program 5. Housing and Neighborhood Action Plans: The City is currently preparing a Housing Action Plan (HAP) to provide a guidebook with information to interested developers and property owners about residential opportunities in the city. This plan will include the top priority sites the city has identified as “shovel-ready” for housing development. Selection of the priority sites will be based on financial feasibility analysis and policy goals. The HAP will be marketed and provided to potential developers upon completion. The City is also preparing Neighborhood Action Plans for three neighborhoods - South Airport Way Corridor, Little Manila/Gleason Park, and Cabral/East Cabral. The plans are focusing on eliminating barriers to housing construction and will result in recommended actions and strategies for each of the three Neighborhood Areas. In particular the Neighborhood Action Plans for Cabral Station Area and Little Manila/Gleason Park neighborhoods will serve as a tool to improve conditions and opportunities in these two primarily lower-income areas.

Quantified Objectives: 1,000 residential units

Potential Funding: LEAP, REAP, General Fund

Who Is Responsible: Community Development Department

Time Frame: Late 2023

Program 6. Accessory Dwelling Units: The City will update its ADU regulations as needed throughout the planning period to address changes to state law. The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households resulting from housing overpayment and facilitate mixed-income neighborhoods:

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. The City already has preapproved ADU plans available for use by homeowners. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law.
- Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of high opportunity and limited rental opportunities to increase mobility for low-income households, by posting flyers in community gathering places and providing to community groups and homeowners' associations at least annually.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.
- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.

Quantified Objectives: Approve 180 ADUs over the course of the planning period, targeting areas of high opportunity, specifically the following neighborhoods - Brookside/Country Club, Weston Ranch, Eight Mile/Bear Creek, Midtown around the University of the Pacific (between I-5 and “Miracle Mile/Pacific Avenue), western Upper Hammer/Thornton Rd, and eastern Morada/Holman.

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Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Starting in November 2024, evaluate the consistency of Stockton's ADU regulations with state law and update accordingly. Continue to make ADU materials available; evaluate effectiveness of ADU approvals every other year, starting April 2025; and identify additional site capacity, if needed, by December 2026. Apply annually for funding to support ADU incentives.

Program 7. Infill Strategy: The City shall continue to implement the Downtown Infrastructure Infill Incentive Program or explore other financing strategies to facilitate the development of infill projects in the Downtown and Greater Downtown areas. The program identifies actions and incentives to promote infill development, including brownfield remediation. The Housing Action Plan, currently underway, will identify additional recommended strategies. As needed, additional strategies and incentives will be considered and implemented and could include allowing less restrictive development standards; planning infrastructure improvements; and streamlining the permitting process.

Quantified Objectives: 100 extremely low income units and 150 other lower income units; funding for 10 brownfield sites minimum

Potential Funding: General Fund

Who Is Responsible: Economic Development Department, Community Development Department

Time Frame: Adopt Housing Action Plan by the end of 2023. Implement Housing Action Plan strategies by 2025. Annually, beginning in 2026, identify any additional strategies needed to address overpayment and reduce displacement risk and implement them within 2 years of identification.

Program 8. Infill Site Assembly: The City shall actively work with local property owners and developers to assist in the consolidation and assembly of small infill parcels for residential projects, particularly as related to parcels listed in the sites inventory and parcels with multiple owners. The City shall continue to process lot mergers ministerially and shall offer incentives, such as expedited processing, in addition to the incentives already offered to infill development. The City is updating infill requirements in the Development Code as part of the Comprehensive Development Code Update. The City is also working on mapping potential infill sites that are vacant and ready for development as part of the Housing Action Plan, current underway (see Programs 5 and 15). The City shall also conduct meetings or some other type of outreach to connect owners of properties with potential developers.

Quantified Objectives: Facilitate lot consolidation to produce sites for 2,300 moderate and above moderate residential units

Potential Funding: General Fund

Who Is Responsible: Economic Development Department

Time Frame: Ongoing, as projects come forward; establish program to connect property owners and developers by June 2026.

GOAL HE-2 AND ASSOCIATED POLICIES

GOAL HE-2: PROVIDE HIGH QUALITY HOUSING FOR ALL INCOME GROUPS. ENCOURAGE AND PROMOTE THE CONSTRUCTION OF AFFORDABLE HOUSING TO MEET CITY'S HOUSING NEEDS AND PROMOTE DEVELOPMENTS THAT CONSERVE ENERGY.

Policy HE-2.1 Pursue Funding: The City shall pursue federal and State housing assistance programs designed to help meet the needs of extremely low-, very low-, low-, and moderate-income households. (Program 10)

Policy HE-2.2 Networking and Collaboration: The City shall continue to collaborate with public agencies and private and nonprofit entities to access State, federal, and other sources of funding to provide housing to lower- and moderate-income households. (Program 9)

Policy HE-2.3 Affordable Housing Incentives: The City shall explore incentives, bonuses, and flexibility in standards and requirements in the Development Code that could benefit affordable housing development, such as density bonuses, flexible development standards, and deferred payment of fees. (Programs 5, 11 and 18)

Policy HE-2.4 Homeownership Opportunities: The City shall continue to provide opportunities for and reduce barriers to homeownership and promote financial literacy and public awareness of the various means available to become a homeowner. (Program 10)

Policy HE-2.5 Priority Sewer and Water Service for Affordable Housing: The City shall provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). (Program 11)

Policy HE-2.6 Energy Conservation and Waste Reduction: The City shall promote energy conservation and waste reduction in residential site planning, design, and construction. (Program 12)

Policy HE-2.7 Energy Conservation and Efficiency in City Regulations: The City shall use its review and regulatory power to enhance and expand residential energy conservation and efficiency. (Programs 12, 13, and 14)

Policy HE-2.8 Green Building Concepts: The City shall require green building concepts and processes in new residential construction and rehabilitation of existing housing consistent with State building standards and local subdivision and zoning standards. (Program 12)

Policy HE-2.9 Energy Conservation and Efficiency Programs: The City shall work with local energy providers to promote weatherization and energy conservation programs and incentives to new and existing residential developments, especially low-income households. (Programs 12, 13, and 14)

Policy HE-2.10 Green-Up Stockton: The City shall encourage voluntary residential energy efficiency assessments and retrofits for existing dwelling units. (Program 13)

GOAL HE-2 IMPLEMENTATION PROGRAMS

Program 9. Coordination with the Housing Authority of San Joaquin County: The City shall continue to work closely with the Housing Authority of San Joaquin County in providing assisted housing through the Housing Voucher Program (Section 8), and in providing housing and supportive services to special needs households and individuals. In addition, working with the Housing Authority, implement a Housing Choice Voucher education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information at least annually to property owners and managers across the city, though with an emphasis on higher (moderate, high, and highest) resource areas where there are no public housing opportunities available, a disproportionately low rate of voucher usage, and high performing schools.

Quantified Objectives: Provide vouchers to 3,800 households in Stockton and assist these lower income households in accessing rental opportunities with Housing Choice Vouchers to facilitate housing mobility.

Potential Funding: General Fund

Who Is Responsible: Economic Development Department, Housing Authority of San Joaquin County

Time Frame: Ongoing; establish education program by the end of 2024 and distribute information. Then distribute information at least annually through the end of the planning period.

Program 10. State and Federal Funding: The City shall continue to apply annually for federal entitlement funds under the CDBG, HOME and ESG Programs, and shall pursue additional State and federal funding that becomes available during the planning period. The City shall continue to administer its Down Payment Assistance Program for low-income first-time homebuyers using a variety of funding sources, including CDBG and HOME funds. The program will be targeted to those buying in higher opportunity areas. The City shall support housing organizations and affordable housing developers by assisting in applications for funding, drafting letters of support and resolutions, and identifying potential sites for affordable housing. The City shall also discuss the possibility of requiring affordable units as part of development agreements when initiating discussions with applicants.

Quantified Objectives: Fund 200 extremely low-, 400 very low-, 450 low-income units; Provide down payment assistance to 75 low-income households, particularly in high opportunity areas.

Potential Funding: General Fund; CDBG, HOME, HELP, and CalHome

Who Is Responsible: Economic Development Department

Time Frame: Review funding opportunities annually; down payment assistance program is ongoing

Program 11. Priority Sewer and Water Service for Affordable Housing: The City shall include language in the development code to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).

Quantified Objectives: N/A

Potential Funding: General Fund

Who Is Responsible: City Council, Municipal Utilities Department, Community Development Department

Time Frame: Include in Development Code as part of Comprehensive Update by December 31, 2023

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Program 12. Property Assessed Clean Energy (PACE) Program. The City shall continue to provide programs for property owners to finance the purchase and installation of infrastructure improvements to their properties with no up-front costs for: renewable energy, energy- and water-efficiency improvements, water conservation upgrades, and/or electric vehicle charging.

Quantified Objectives: Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs.

Potential Funding: Property Assessed Clean Energy (PACE) financing

Who Is Responsible: Economic Development Department

Time Frame: Ongoing

Program 13. Green-Up Stockton: The City shall continue to encourage voluntary energy assessments for housing units built prior to November 1, 2002. The City shall continue to work with community services agencies and PG&E and other funding sources to identify funding and incentivize residential energy efficiency projects.

Quantified Objectives: Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs.

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Ongoing

Program 14. Weatherization Activities: The City shall advertise local weatherization programs by posting information on the City website and distributing fliers and brochures, and shall refer elderly homeowners, low-income households within certain income limits, and the general public to agencies offering weatherization programs.

Quantified Objectives: 200 units weatherized

Potential Funding: Home Energy Assistance Program HEAP

Who Is Responsible: Economic Development Department

Time Frame: Ongoing

GOAL HE-3 AND ASSOCIATED POLICIES

GOAL HE-3: REMOVE GOVERNMENTAL CONSTRAINTS. ADDRESS AND, WHERE FEASIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF STOCKTON'S HOUSING STOCK, AND ENCOURAGE HIGHER-DENSITY DEVELOPMENT.

Policy HE-3.1 Mitigate Governmental Constraints: The City shall strive to mitigate local governmental constraints to the development, improvement, and maintenance of housing. (Programs 15, 16, and 17)

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Policy HE-3.2 Streamlined Permitting: The City shall continue to streamline the local permit review and approval processes for affordable and infill housing projects. (Programs 15, 17 and 18)

Policy HE-3.3 Application and Development Fees: The City shall strive to ensure that application and development fees do not unnecessarily constrain production of new infill and multifamily housing. (Program 16)

Policy HE-3.4 Defer Fees for Affordable Housing: The City shall continue waiving and deferring eligible fees to help offset development costs for affordable housing. (Program 16)

Policy HE-3.5 Creativity and Flexibility: The City shall allow for flexibility in the application of development standards to encourage creative and innovative housing solutions. (Program 18)

GOAL HE-3 IMPLEMENTATION PROGRAMS

Program 15. Development Code Revisions: As part of the Comprehensive Development Code Update, the City shall complete the following changes to the Development Code:

- Amend the Development Code to allow care homes for six persons or fewer in the RE zone to fully comply with State law, which requires group homes for six or fewer to be treated as a single family home.
- Amend the Development Code to allow care homes for more than six persons without a use permit, to comply with State law.
- State explicitly in the Development Code that 100 percent residential projects are allowed in CD, CN, and CG districts as is currently allowed in practice.
- Update Use Permit findings (used for review of residential uses) to be objective.
- Update Design Review findings to be objective.
- Update Design Review Guidelines (subjective) to Standards (objective).
- Amend Development Code to allow employee housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses.
- Amend Development Code to update standards for emergency shelters, including parking, minimum distance, and any other updates needed for consistency with current State law.
- Include a State-compliant definition of family in the Development Code.
- Amend the Development Code to encourage future transitions in disadvantaged communities via new commercial/industrial zones that would remove heavy industrial uses from many of the South Stockton areas.
- Evaluate the possibility of implementing SB 10 in appropriate areas of the city.

Quantified Objectives: N/A

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: December 31, 2023

Program 16. Fiscally Positive Impact Fees: The City's adopted impact fees on new development or other ongoing funding mechanisms (e.g., community facilities districts) are fiscally positive to the City. The City shall continue to consider the impacts on the cost, supply, and affordability of housing and ensure that fees do not unduly constrain housing development by continuing to monitor the Residential Development

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Public Facilities Fees (PFFs) Exemption Program, Citywide Affordable Housing Development Public Facilities Fees Exemption Program, Greater Downtown Stockton Residential Development Public Facilities Fees Exemption Program, and Stockton Economic Stimulus Plan (SESP) fee reduction components to ensure they are addressing potential constraints. The City is considering modifying the SESP program to only address multi-family projects.

Quantified Objectives: Provide exemptions and reductions to 200 housing units to reduce overpayment for housing costs and reduce displacement risk.

Potential Funding: General Fund

Who Is Responsible: Community Development Department, Public Works Department, Administrative Services Department

Time Frame: Annually, evaluate exemptions provided and determine whether all constraints to housing development associated with impact fees or other funding mechanisms are sufficiently addressed. If it is found that they are not being addressed, modifications will be made to one or more exemption programs within one year. This will occur after each annual review until the end of the planning period.

Program 17. Streamline Approvals for Affordable Housing Projects: The City will develop a preliminary application form and procedure or will formally adopt the Preliminary Application Form developed by the California Department of Housing and Community Development (HCD), pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Quantified Objectives: N/A

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Develop or adopt HCD's SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.

Program 18. Density Bonus: The City will continue to allow density bonuses that exceed State requirements and periodically amend its Development Code to comply with changes in California's density bonus law (Government Code Section 65915 et seq., as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City's website.

Quantified Objectives: Facilitate the construction of 1,000 lower-income units to increase mobility opportunities; encourage density bonus units in high-resource areas.

Potential Funding: General Fund and grant funding

Who Is Responsible: Community Development Department

Time Frame: Complete as part of Comprehensive Development Code Update by December 31, 2023; annually review Development Code and revise as needed; produce brochures and make information available on the City's website by December 2024.

GOAL HE-4 AND ASSOCIATED POLICIES

GOAL HE-4: PRESERVE EXISTING HOUSING. CONSERVE AND ENHANCE EXISTING HOUSING IN STOCKTON'S NEIGHBORHOODS.

Policy HE-4.1 Preserve Existing Affordable Housing: The City shall seek to preserve existing affordable rental housing, such as subsidized apartments for lower-income households, mobile homes in mobile home parks, and low-cost private rental housing. (Program 19 and 22)

Policy HE-4.2 Housing Maintenance and Rehabilitation: The City shall encourage maintenance, repair, and rehabilitation of existing owner-occupied, rental, and affordable housing to prevent deterioration of housing and ensure that housing is safe and sanitary. (Program 20)

Policy HE-4.3 Housing Unit Replacement: The City shall promote the removal and replacement of dilapidated housing units in compliance with State law regarding replacement of existing affordable housing. (Program 21 and 22)

Policy HE-4.4 Property Management: The City shall encourage good property management practices in rental properties through regulatory agreements, informational items, code enforcement staffing, the Crime Free Multi-family Housing program, and the City's rental inspection ordinance. (Program 21)

GOAL HE-4 IMPLEMENTATION PROGRAMS

Program 19. Preserve At-Risk Units: Pursuant to Assembly Bill (AB) 1521, the City will monitor the list of all dwellings in Stockton that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at a minimum, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. There have been 392 units (see Analysis of At-Risk Housing section in Regional Housing Needs Assessment) identified as at risk of converting to market rate within 10 years of the beginning of the 6th cycle Housing Element planning period. The list will include, at a minimum, the project address; number of deed-restricted units, including affordability levels; associated government program; date of completion/occupancy; and the date on which the units are at risk to convert to market rate. The City will work to reduce the potential conversion of any units to market rate to reduce the potential for displacement and placement of additional constraints on the existing affordable housing stock through the following actions:

- Monitor the status of affordable projects, rental projects, and manufactured homes in Stockton. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to incentivize long-term affordability.
- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources to reduce potential for displacement of residents.

Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, HCD,

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and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 55 years of the unit's initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 55 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Quantified Objectives: Continue to monitor the 392 assisted units, and if any become at risk, work with property owners to develop a strategy to provide assistance to maintain or replace 392 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the city.

Potential Funding: HOME, CDBG, CalHOME

Who Is Responsible: Economic Development Department

Time Frame: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.

Program 20. Housing Rehabilitation Programs: The City shall continue to administer its owner-occupied loan program and emergency repair program using a variety of funding sources, including CDBG and HOME funds. The City will improve communication regarding rehabilitation assistance programs currently available for lower-income households, including to eligible owners of mobile homes, and rental property owners to alleviate substandard conditions. The City is currently conducting a study that included a windshield survey of the former redevelopment areas and opportunity zones to identify parcels/properties with physical signs of deterioration, vacant properties, and potential environmentally contaminated sites. The results of the study and survey will inform priorities for rehabilitation during the planning period.

Quantified Objectives: Assist 300 lower-income units to address potential displacement, especially in areas of the city with the poorest housing conditions.

Potential Funding: HOME, CDBG, CalHOME

Who Is Responsible: Economic Development Department

Time Frame: Complete study and survey in 2023. Rehabilitation program is ongoing.

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Program 21. Code Enforcement Program: The City shall continue to inspect housing units in targeted areas to check for building code violations. In situations where properties cannot be rehabilitated, the City will continue to enforce the removal and replacement of substandard units.

Quantified Objectives: Inspect 2,000 units annually

Potential Funding: CDBG

Who Is Responsible: Police Department: Neighborhood Services Division

Time Frame: Ongoing

Program 22. Replacement of Existing Affordable Units: In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development that removes existing residential units (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Nonvacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Quantified Objectives: N/A

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Ongoing

GOAL HE-5 AND ASSOCIATED POLICIES

GOAL HE-5: PROVIDE EQUITABLE HOUSING AND SUPPORTIVE SERVICES.

PROVIDE A RANGE OF HOUSING OPPORTUNITIES AND SERVICES FOR HOUSEHOLDS WITH SPECIAL NEEDS, PROMOTE HOUSING OPPORTUNITIES FOR ALL RESIDENTS, AND SUPPORT THE ELIMINATION OF DISCRIMINATION IN HOUSING.

Policy HE-5.1 Special Needs Accommodation: The City shall seek to accommodate housing and shelter for residents with special needs through appropriate zoning standards and permit processes. (Programs 23, 24, 25, 26, and 27)

Policy HE-5.2 Homeless Needs: The City shall strive to address the shelter needs of its homeless residents, and continue to support the provision of facilities and services to meet the needs of homeless individuals and families. (Program 23)

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Policy HE-5.3 Temporary Housing: The City shall support temporary housing for individuals with special needs (e.g., seniors who have experienced abuse or neglect, individuals who may be at physical or psychological risk, mentally ill homeless individuals, those with HIV/AIDS or other debilitating illnesses) in board and care homes and respite centers. (Program 23)

Policy HE-5.4 Large Households: The City shall encourage the development of single-family and multifamily housing affordable to large households. (Program 28)

Policy HE-5.5 Households with Language Barriers: The City shall make information available on housing opportunities and programs to residents who are primarily non-English speaking. (Program 28)

Policy HE-5.6 Housing for Persons with Disabilities: The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities. (Programs 24, 25, and 27)

Policy HE-5.7 Reasonable Accommodation: The City shall ensure equal access to housing by providing reasonable accommodation for individuals with disabilities. (Program 27)

Policy HE-5.8 Farmworkers: The City shall work with San Joaquin County in efforts to increase the availability of safe, sound, and affordable housing for farmworkers. (Program 26)

Policy HE-5.9 Prohibit Discrimination: The City shall support the strict observance and enforcement of anti-discrimination laws and practices including prohibiting discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status. (Programs 28 and 30)

Policy HE-5.10 Affirmatively Further Fair Housing: The City shall affirmatively further fair housing consistent with State and federal law through implementation of programs in this Housing Element and in all other City practices. (Program 28 and 29)

GOAL HE-5 IMPLEMENTATION PROGRAMS

Program 23. Continue to Support Organizations Assisting Homeless Persons: The City shall annually apply for and continue to pursue State and federal funds available to the City, private donations, and volunteer assistance to support homeless shelters. The City shall continue to provide financial assistance from its Emergency Solutions Grant (ESG) funding to homeless service providers and continue to support additional development of shelter facilities as requested by shelter providers. In addition, the City shall review the need for additional shelter facilities and services when it updates its Consolidated Plan.

Quantified Objectives: Annually, assist up to 2,000 unduplicated homeless persons; and 1,000 households at-risk of homelessness with limited-term rental assistance or utility payments. As part of this, increase the number of board and care or other types of residential or transitional care facilities for vulnerable populations by 300-500 beds.

Potential Funding: ESG, CDBG

Who Is Responsible: Economic Development Department

Time Frame: Apply for funding annually

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Program 24. Continue to Assist the Disabled in Community Development Block Grant Project Areas: The City shall continue to include special provisions for housing the disabled in CDBG project areas, including mobility grants for homes (e.g., Emergency Repair Program) and accessibility features.

Quantified Objectives: Provide mobility assistance home-repair grants for 120 low-income individuals and households in Stockton, including rental units for owners of 4 or fewer rental units.

Potential Funding: CDBG

Who Is Responsible: Economic Development Department, Public Works Department

Time Frame: Annually, contingent upon CDBG funding

Program 25. Universal Design: Update the City's standards in the Development Code to encourage universal design features in new homes and accessory dwelling units and improve access to housing for senior residents and other residents with disabilities.

Quantified Objectives: 100 housing units with universal design features to facilitate accessibility for persons with disabilities and seniors; encouraging at least 5 of these units to be located near transit stations and services.

Potential Funding: General Fund

Who Is Responsible: Community Development Department

Time Frame: Make updates as part of the Comprehensive Development Code update by December 31, 2023

Program 26. Assist Farm Workers: The City shall continue to provide ongoing assistance to farm laborers by working with the San Joaquin Housing Authority, San Joaquin County, agricultural employers, farm labor housing advocates, and the development community to develop affordable, decent housing, including rental housing, for farm workers. The City will update how employee housing (including housing for agricultural workers) is allowed in the Development Code in Program 12.

Quantified Objectives: Assist other organizations in developing at least 500 units of housing for farmworkers in Stockton or in the county during the planning period.

Potential Funding: CDBG, HOME, CalHOME

Who Is Responsible: Economic Development Department

Time Frame: Meet twice per year to explore opportunities for farmworker housing

Program 27. Addressing the Needs of Those with Disabilities: The City shall continue to work with the Valley Mountain Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program includes informational brochures, and information is available on the City's website. For compliance with State law, the City will revise or delete the following two findings for granting a reasonable accommodation:

- Whether the requested reasonable accommodation adequately considers the physical attributes of the property and structures.
- Whether alternative reasonable accommodations could provide an equivalent level of benefit.

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The City shall also prepare public information brochures and website information on reasonable accommodations for disabled persons and translate the materials to provide information to residents with language barriers. The City shall make this information available at the public counter and distribute the materials to community groups and organizations that represent persons with disabilities.

Quantified Objectives: N/A

Potential Funding: General Fund

Who Is Responsible: Economic Development Department

Time Frame: Revise the Reasonable Accommodation findings as part of the Comprehensive Development Code Update by December 31, 2023. Prepare public information on Reasonable Accommodations by June 2024. Continue to partner with the Valley Mountain Regional Center and review the materials on the City website annually starting in 2024 and update as needed after each annual review.

Program 28. Practices to Affirmatively Further Fair Housing: In compliance with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), and 65583.2(a) (AB 686), develop a plan to "affirmatively further fair housing" (AFFH). The AFFH plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender/gender identity, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action:
 - Strategies to facilitate housing mobility/expand affordable housing in high opportunity areas: Programs 6, 10, 12, 13, 15, 24, 25
 - Strategies to reduce or prevent displacement/place-based revitalization strategies: Programs 4, 7, 9, 14, 16, 19, 20, 21, 22, 29
- The City shall continue to provide funds from its CDBG Program to San Joaquin County Fair Housing to provide fair housing counseling and education and outreach efforts to city residents. In addition to providing contact information for San Joaquin Fair Housing on the City's website (under the Housing Division), the City shall continue to make referrals to Fair Housing as issues/cases come to the City's attention. The City shall also work with Fair Housing to periodically review and update fair housing brochures that are provided to the public and posted on the City's website. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities. These actions are ongoing. Review fair housing materials every two years starting in 2024. Update materials as needed every two years following the review. The City will assist at least 200 residents annually through the complaint referral process. If fewer than 200 residents use the process, provide assistance to all that do.
- The City will educate selected staff in the Community Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination and provide these selected personnel with a handout detailing the process for someone with a complaint and the agency that should be contacted regarding a claim: Legal Aid of Northern California. The City will also maintain a log at the City Attorney's

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office of all complaints received. Training of City staff will start in 2024; conduct updated training with new staff and to keep up with changes in the law every two years thereafter.

- The City will also work with San Joaquin Fair Housing to provide training to housing providers to prevent discriminatory actions and behaviors. The City will contract with a fair housing provider to provide housing audits in order to reduce displacement risk, particularly in lower opportunity areas of Stockton. By March 2025, the City will issue a Request for Proposals for partnership with an external consultant to provide this service. The City will initiate solicitation and contracting with an organization to assist the City with providing housing audits annually. The City will either renew the contract or seek a new fair housing provider to provide the same service on a yearly basis.
- The City shall review and update its Analysis of Impediments to Fair Housing Report every five years. The next update is scheduled to happen in 2025.
- The City shall post its Annual Housing Element Progress Reports to HCD on the City website annually in the Spring after the report is completed.
- The City will implement multilingual communication and outreach strategies for City-funded affordable housing developments as follows. To increase access to City housing programs and remove barriers to homeownership, provide translation services in the most common languages spoken locally at all public meetings by July 2024 and ensure all public materials are translated and made available.
- In order to assist with the high percentage of households living in overcrowded situations, the City will continue to encourage rental developments to add additional bedrooms and will consider prioritizing the use of HOME funds for rental projects, provided that some of the units have three or more bedrooms with a goal of approving 100 units with three or more bedrooms.
- Incentivize on-site child care in mixed use and multifamily development, particularly for projects in areas with higher proportions of single parent households.

Quantified Objectives: See individual strategies bulleted in the program language at left with specific targets.

Potential Funding: CDBG; HOME; General Fund

Who Is Responsible: Economic Development Department, Community Development Department

Time Frame: Refer to each strategy in this Affirmatively Furthering Fair Housing (AFFH) program for specific time frames.

Program 29. Environmental Health and Access to Resources: Environmental health is determined by air quality, climate change related outcomes, water quality, cancer prevalence, and more. Neighborhoods with poor environmental health conditions are often correlated to their proximity to industrial uses, major transit corridors, and other larger pollution sources. The City will facilitate environmental health-oriented, place-based revitalization of neighborhoods, particularly for housing in closer proximity to the lowest scoring areas in terms of environmental health, including the Port of Stockton along the San Joaquin River, Rough and Ready Island, downtown Stockton, and industrial areas east of the Union Pacific Railroad and south of Duck Creek to the southern boundary of the city adjacent to the Stockton Municipal Airport, which are more heavily impacted by pollution from prior industrial uses and diesel particulate matter from proximity to regional freeways and rail lines, through the following strategies:

- Update the City's Parks and Recreation Master Plan and continue to enhance existing parks, open space, and tree plantings and provide new parks and open space in these areas to improve environmental health. Facilitate safe pedestrian and bicycle access to parks or open

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spaces to reduce environmental health disparities across the city. Implement this objective during the CIP process.

- Work with Caltrans to reduce regional air quality impacts associated with regional transportation facilities. The City will meet with Caltrans annually, as feasible, to identify options for air quality improvements and coordinate action implementation.
- Increase active transportation facilities in Downtown and South Stockton to reduce dependence on automobiles and enhance safe connections to existing pedestrian and bicycle routes. The City will identify at least two active transportation projects in these areas of the city by June 2025.
- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier. Work with the school districts to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.
- Implement new commercial/industrial zoning in South Stockton (details are provided in Program 15)

Quantified Objectives: See individual strategies bulleted in the program language at left with specific targets.

Potential Funding: General Fund

Who Is Responsible: Community Development Department and Public Works Department

Time Frame: Refer to each strategy in this program for specific time frames.

Program 30. Removal of Racially Restrictive Covenants: Historically, covenants that restricted the sale of property to Whites or Caucasians-only were prevalent in the City, especially on residential properties. Although such covenants were declared unconstitutional and have not been enforceable since 1948, many remain on recorded property deeds. Furthermore, if there are properties owned by the City of Stockton found to have racially restrictive covenants, the City will review the deeds of all City-owned properties and remove any existing racially restrictive housing covenants found on them. In the future, any property purchased will require removal of any racially restrictive housing covenant prior to recording the property in the City's name. Additionally, State law (AB 1466) gives property owners the opportunity to remove racially restrictive covenants from their own deeds. Since July 1, 2022, county recorders must provide a Restrictive Covenant Modification form to every person purchasing a property with a restrictive covenant and establish an implementation plan to identify unlawful restrictive covenants in the records of their office. The City will develop a program to support and encourage individual property owners to remove such restrictions from their deeds and provide information about accessing the County process to do so. The City will use its social media platforms, website, and other communications tools to conduct outreach and provide information at community events to assist homeowners to identify and remove restrictive covenants.

Quantified Objectives: Remove all racially restrictive covenants from Stockton City-owned properties by June 2025 and from privately owned properties by the end of the planning period. Advertise County program starting in 2025; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2025, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 20 property owners annually to support their efforts to remove restrictions from their deeds.

Potential Funding: General Fund; grants if offered through a State or County program

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Who Is Responsible: Community Development Department; San Joaquin County Recorder

Time Frame: Remove all covenants on City-owned properties by June 2025; launch informational campaign between June and December 2025; encouragement of removal of covenants from private properties is ongoing.

IMPLEMENTATION PROGRAM TABLE

IMPLEMENTATION	QUANTIFIED OBJECTIVES	TIME FRAME
Goal HE-1: Increase Housing Production and Ensure Adequate Land for All Housing Types and Income Levels		
1. Adequate Sites Monitoring and No Net Loss	Continue to maintain sufficient sites to address 12,673 units	Update inventory annually as part of the Housing Element Annual Progress Report and assess "no net loss" as projects come forward on Housing Element sites
2. Downtown Implementation	4,400 residential units in the Greater Downtown Area by 2040	Adopt Comprehensive Development Code Update by end of 2023; annually thereafter identify any additional strategies to address the settlement agreement goals.
3. Sites Included in Previous Housing Elements	246 residential units on 9 repeat sites that don't already allow residential development by right	Update Development Code and, if needed, Land Use Element by December 31, 2026
4. Public Facilities Repair and Replacement	5 public facility/ infrastructure projects	Annually
5. Housing and Neighborhood Action Plans	1,000 residential units	Late 2023
6. Accessory Dwelling Units	Approve 180 ADUs over the course of the planning period, targeting areas of high opportunity, specifically the following neighborhoods - Brookside/Country Club, Weston Ranch, Eight Mile/Bear Creek, Midtown around the University of the Pacific (between I-5 and "Miracle Mile/Pacific Avenue), western Upper Hammer/Thornton Rd, and eastern Morada/Holman.	Starting in November 2024, evaluate the consistency of Stockton's ADU regulations with state law and update accordingly. Continue to make ADU materials available; evaluate effectiveness of ADU approvals every other year, starting April 2025; and identify additional site capacity, if needed, by December 2026. Apply annually for funding to support ADU incentives.
7. Infill Strategy	100 extremely low income units and 150 other lower income units; funding for 10 brownfield sites minimum	Adopt Housing Action Plan by the end of 2023. Implement Housing Action Plan strategies by 2025. Annually, beginning in 2026, identify any additional strategies needed to address overpayment and reduce displacement risk and implement them within 2 years of identification.
8. Infill Site Assembly	Facilitate lot consolidation to produce sites for 2,300 moderate and above moderate residential units	Ongoing, as projects come forward; establish program to connect property owners and developers by June 2026.

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IMPLEMENTATION	QUANTIFIED OBJECTIVES	TIME FRAME
Goal HE-2: Provide High Quality Housing for All Income Groups		
9. Coordination with the Housing Authority of San Joaquin County	Provide vouchers to 3,800 households in Stockton and assist these lower income households in accessing rental opportunities with Housing Choice Vouchers to facilitate housing mobility	Ongoing; establish education program by the end of 2024 and distribute information. Then distribute information at least annually through the end of the planning period.
10. State and Federal Funding	Fund 200 extremely low-, 400 very low-, 450 low-income units; Provide down payment assistance to 75 low-income households, particularly in high opportunity areas.	Review funding opportunities annually; down payment assistance program is ongoing
11. Priority Sewer and Water Service for Affordable Housing	N/A	Include in Development Code as part of Comprehensive Update by December 31, 2023
12. Property Assessed Clean Energy (PACE) Program	Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs.	Ongoing
13. Green-Up Stockton	Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs.	Ongoing
14. Weatherization Activities	200 units weatherized	Ongoing
Goal HE-3: Remove Governmental Constraints		
15. Development Code Revisions	N/A	December 31, 2023
16. Fiscally Positive Impact Fees	Provide exemptions and reductions to 200 housing units to reduce overpayment for housing costs and reduce displacement risk.	Annually, evaluate exemptions provided and determine whether all constraints to housing development associated with impact fees or other funding mechanisms are sufficiently addressed. If it is found that they are not being addressed, modifications will be made to one or more exemption programs within one year. This will occur after each annual review until the end of the planning period.
17. Streamline Approvals for Affordable Housing Projects	N/A	Develop or adopt HCD's SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.

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IMPLEMENTATION	QUANTIFIED OBJECTIVES	TIME FRAME
18. Density Bonus	Facilitate the construction of 1,000 lower-income units to increase mobility opportunities; encourage density bonus units in high-resource areas.	Complete as part of Comprehensive Development Code Update by December 31, 2023; annually review Development Code and revise as needed; produce brochures and make information available on the City's website by December 2024.
Goal HE-4: Preserve Existing Housing		
19. Preserve At-Risk Units	Continue to monitor the 392 assisted units, and if any become at risk, work with property owners to develop a strategy to provide assistance to maintain or replace 392 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the city.	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.
20. Housing Rehabilitation Programs	Assist 300 lower-income units to address potential displacement, especially in areas of the city with the poorest housing conditions.	Complete study and survey in 2023. Rehabilitation program is ongoing.
21. Code Enforcement Program	Inspect 2,000 units annually	Ongoing
22. Replacement of Existing Affordable Units	N/A	Ongoing
Goal HE-5: Provide Equitable Housing and Supportive Services		
23. Continue to Support Organizations Assisting Homeless Persons	Annually, assist up to 2,000 unduplicated homeless persons; and 1,000 households at-risk of homelessness with limited-term rental assistance or utility payments. As part of this, increase the number of board and care or other types of residential or transitional care facilities for vulnerable populations by 300-500 beds. .	Apply for funding annually
24. Continue to Assist the Disabled in Community Development Block Grant Project Areas	Provide mobility assistance home-repair grants for 120 low-income individuals and households in Stockton, including rental units for owners of 4 or fewer rental units.	Annually, contingent upon CDBG funding
25. Universal Design	100 housing units with universal design features to facilitate accessibility for persons with disabilities and seniors; encouraging at least 5 of these units to be located near transit stations and services.	Make updates as part of the Comprehensive Development Code update by December 31, 2023

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IMPLEMENTATION	QUANTIFIED OBJECTIVES	TIME FRAME
26. Assist Farm Workers	Assist other organizations in developing at least 100 units or housing for farmworkers in Stockton or in the county during the planning period.	Meet twice per year to explore opportunities for farmworker housing
27. Addressing the Needs of Those with Disabilities	N/A	Revise the Reasonable Accommodation findings as part of the Comprehensive Development Code Update by December 31, 2023. Prepare public information on Reasonable Accommodations by June 2024. Continue to partner with the Valley Mountain Regional Center and review the materials on the City website annually starting in 2024 and update as needed after each annual review.
28. Practices to Affirmatively Further Fair Housing	See individual strategies bulleted in the program language at left with specific targets.	Refer to each strategy in this Affirmatively Furthering Fair Housing (AFFH) program for specific time frames.
29. Environmental Health and Access to Resources	See individual strategies bulleted in the program language at left with specific targets.	Refer to each strategy in this program for specific time frames.
30. Removal of Racially Restrictive Covenants	Remove all racially restrictive covenants from Stockton City-owned properties by June 2025 and from privately owned properties by the end of the planning period. Advertise County program starting in 2025; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2025, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 20 property owners annually to support their efforts to remove restrictions from their deeds.	Remove all covenants on City-owned properties by June 2025; launch informational campaign between June and December 2025; encouragement of removal of covenants from private properties is ongoing.

QUANTIFIED OBJECTIVES

Table HE-1 below summarizes the City's quantified objectives for new construction, rehabilitation, preservation, and housing assistance over an eight-year time frame. These quantified objectives represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions.

**Table HE-1: SUMMARY OF QUANTIFIED OBJECTIVES
2023-2031**

PROGRAM	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE-MODERATE	TOTAL HOUSEHOLDS
New Construction ¹	1,232	1,233	1,548	2,572	6,088	12,673
Rehabilitation ²	700	900	900	-	-	2,500
Conservation/Preservation of At-Risk Units ³	600	957	985	825	825	4,192

Notes:

1. Corresponds to the City's RHNA.
2. Corresponds to objectives in Programs 14, 20, and 21.
3. Corresponds to the at-risk affordable assisted units in the city (see Housing Needs Assessment, Table HE-42 and Program 19) and objectives from Programs 9 aiming to conserve existing housing.

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