

INTRODUCTION

State housing element law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This section provides a snapshot of current (2022) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development. It also evaluates progress made since the last Housing Element was adopted in 2015.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of eight mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that for the private market to adequately address

housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups such as persons with disabilities and homeless persons.

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As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This section includes analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market-rate housing during the next 10 years.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- In 2018, California passed Assembly Bill (AB) 686 to address more subtle, discriminatory methods that reinforce patterns of segregation that persist in California today. The new legislation requires cities and counties to update their Housing Element to include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing. The purpose of this assessment and analysis is to proactively promote the replacement of segregated living patterns with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty into areas of opportunity.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of

zoning, public facilities, and services to these sites.

- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of opportunities for residential energy conservation.

The Housing Element identifies the nature and extent of the City's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the element also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Housing Element sections draw on a broad range of information sources. Information on population, housing stock, and the economy comes primarily from the HCD pre-approved data package¹ as well as the 2020 US Census, American Community Survey (ACS), the California Department of Finance (DOF), and City of Stockton records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the City of Stockton comes from City staff, other public agencies, and a number of private sources.

GENERAL PLAN AND HOUSING ELEMENT CONSISTENCY

The Housing Element is a component of the 2040 General Plan, which provides guiding policy for all growth and development within the city. The General Plan consists of elements that address both State-mandated planning issues plus optional subjects that are of particular concern within Stockton. These elements are:

- Land Use
- Transportation
- Safety
- Community Health

All State-mandated elements except the Housing Element are included in one of these elements as a sub-element. The Housing Element is updated in a separate State-dictated schedule from the rest of the General Plan. This Housing Element will be effective from December 31, 2023, through December 31, 2031. This Housing Element updates the City of Stockton Housing Element that was adopted in 2016. The City is also currently

updating its Safety Element. During the update process, the City has conducted an internal consistency review to ensure consistency between the Housing and Safety Element and all other elements of the General Plan. The City will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan, including the Housing Element.

GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES

The housing element is one of eight State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will “certify” that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

¹ San Joaquin Valley Regional Early Action Planning (REAP) Collaborative compiled a significant amount of data needed to update the Housing Element. Much of the data in the HCD pre-approved data package is from the 2016-2020 American Community Survey. The source of information for the tables identifies when the data is from the data package.

PUBLIC PARTICIPATION

As part of the Housing Element update process, the City is implementing the State's public participation requirements in Housing Element law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

The City has sought to engage all segments of the community during the preparation of the Housing Element update, including the individuals, organizations, and agencies with which the City consulted; the methods of community outreach; and a summary of comments received and how these comments have been addressed. All segments of the community were encouraged by the City to participate in preparation of the Housing Element through a series of efforts, including noticing of property owners of sites in the draft Housing Element sites inventory, announcements on the City's social media channels, distribution to the Housing Element email listserv, and direct contacts by email and phone with organizations serving low-income and special-needs groups. The City invited representatives of these groups to attend the public workshops on the Housing Element. Spanish translation has been available at the workshop and translation into other languages has been available on request. Summaries of all outreach, input received, and the way input was incorporated into the Housing Element are described in Appendix B.