

EVALUATION

The following section reviews and evaluates the City's progress in implementing the 2015-2023 Housing Element. This section analyzes and effectiveness of policies and programs for the previous Housing Element planning period. This section also contains recommendations for program changes to address housing needs for the 2023-2031 planning period.

During the 2015-2023 Housing Element planning period, the City completed or embarked on multiple major long-range planning projects including the General Plan Update, Climate Action Plan, zoning consistency work, and Comprehensive Development Code update. The Shape Stockton efforts are currently underway which include this Housing Element Update, Housing Action Plan, Neighborhood Action Plans as well as the Comprehensive Development Code Update. The City also experienced the impacts of the COVID-19 pandemic.

The City implemented many of the programs it hoped to accomplish during the 2015-2023 planning period, but some programs did not move forward as much as expected. In addition, state law regarding housing has changed substantially since the adoption of the 2015-2023

Housing Element. This evaluation focuses on maintaining the programs that will be most effective to meeting housing needs and adding programs that address the updates to state law. Table HE-65 below provides a detailed review of progress towards implementation of the 2015-2023 Housing Element programs.

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Table HE-65: Review of 2015-2023 Housing Element Programs

| PROGRAM | STATUS OF PROGRAM IMPLEMENTATION | RECOMMENDATION TO CONTINUE, MODIFY, OR DELETE |
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| <p>Program 1: Adequate Sites Monitoring Adequate Sites Monitoring: The City shall biennially update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall make the updated inventory available to the public and development community via the City's website.</p> | <p>The City continuously updates its website to maintain its vacant and underutilized parcel list. Economic Development and Community Development staff continue to be responsible for updating the vacant/underutilized database with vacant/underutilized parcel list.</p> | <p>Continue, combine with Program 2</p> |
| <p>Program 2: No Net Loss Zoning For any downzoning or project approval for fewer housing units and/or at lower densities than assumed in the Housing Element, the City shall make findings that there is still adequate capacity to meet the remaining housing need, consistent with "no-net-loss" zoning law (AB 2069).</p> | <p>The City reviews all rezoning applications and conducts No Net Loss findings, when appropriate, as required by Government Code Section 65683.</p> | <p>Continue, combine with Program 1</p> |
| <p>Program 3: Settlement Agreement Implementation The City shall develop a comprehensive housing strategy to meet the housing targets identified in the Settlement Agreement. The comprehensive strategy shall include measures to enable development of 4,400 residential units in the Greater Downtown Area by 2035. Potential strategies could include adopting less restrictive zoning in the Downtown and Greater Downtown or expanding the Commercial Downtown (CD) zoning district to allow greater densities in the Greater Downtown.</p> | <p>The City continuously promotes the successful completion of its agreed-upon number of required affordable housing units as outlined in the City's (Affordable) Settlement Agreement. During the planning period, the City gained 261 new units, of which 174 units are affordable units, with these 6 completed housing projects in the Greater Downtown:</p> <ol style="list-style-type: none"> 1. Cal Weber, completed in 2016, 40 affordable units 2. Veteran's Anchor Village, completed in 2018, 51 units 3. Medici Artist Lofts, completed in 2019, 34 units 4. Liberty Square (formerly Hunter Street Apartments), completed in 2022, 74 affordable units 5. Grand View Village, to be completed in 2023, 75 affordable units 6. Crossway Residences, multiple sites completed in 2020 and 2021, 41 units of affordable supportive housing <p>Another completed project outside of the Greater Downtown is:</p> <ol style="list-style-type: none"> 1. Sierra Vista Phase I and Phase II, completed in 2020, 215 affordable units <p>In 2020, the City updated its Five Year Consolidated Plan, describing the City's plan to create additional affordable units. The City also completed San Joaquin Community Response to Homelessness Strategic Plan with the goal of enabling over 200 new units of permanent housing by 2025.</p> <p>The City is drafting a Housing Action Plan (HAP) concurrently with its 6th Cycle Housing Element, with anticipated completion in 2023. The HAP is funded by a Local Early Action Planning (LEAP) grant.</p> | <p>Modify and continue</p> |

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| | <p>In addition, remaining obligations under the settlement agreement shifted with the City's adoption of the Climate Action Plan in 2014 and the General Plan update in 2018.</p> <p>The City has taken several other actions already, including parking reductions for housing (zero off-site required quarter mile of ACE Cabral Station), increased residential densities in the Greater Downtown area, streamlined multifamily housing applications – multifamily is now allowed by-right, fee waivers, and Community Development Block Grant (CDBG) funding for downtown infill infrastructure.</p> | |
| <p>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.</p> | <p>Since the 2015-2016 fiscal year (FY), the City has funded more than 30 public facility projects with CDBG funds. In the 2018-2019 FY, the City allocated \$900,000 in CDBG funds for the Downtown Infrastructure Infill Incentive Program. In the 2021-2022 FY, the City continued to fund the Downtown Infrastructure Infill Incentive Program, as well as rehabilitated the sleeping quarters and bathroom at the Gospel Center Rescue Mission, the Community Medical Centers building, and the Women's Center Youth & Family Services facilities, which serve domestic violence victims and homeless youth, renovated the restrooms at Oak Park, and the acquisition, construction, and rehabilitation funding for temporary or transitional shelters.</p> | Continue |
| <p>Program 5: Study Fee Deferral Program for Affordable Housing The City shall develop a program for consideration of adoption by the City Council to defer fees for affordable housing until certificate of occupancy.</p> | <p>The Affordable Housing Nexus and Linkage Fee report was prepared in 2020-2021. The City decided to not continue to phase two, which would have been adoption of a fee deferral program, as the housing market, which was already causing housing costs to skyrocket, couldn't handle an added fee. It didn't make sense to add a new fee and still encourage construction. The City is drafting a Housing Action Plan (HAP) concurrently with its 6th Cycle Housing Element, with an anticipated completion date of March 2023. The HAP is funded by a LEAP grant.</p> | Delete |
| <p>Program 6: 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.</p> | <p>The City continuously works with the Housing Authority of San Joaquin County in providing Housing Choice Vouchers to residents. In 2017, 54 of the Conway Homes received permits for rehabilitation. In 2018, the City committed two million dollars to phase two of the Sierra Vista apartments, which included 115 new units. The City approved the distribution of funding from the Housing and Homeless Assistance Program (HHAP) (in 2020 and 2021) and the Permanent Local Housing Assistance program (PLHA) (in 2021) to provide housing and supportive services to special-needs households and individuals.</p> <p>Three rounds of HHAP funding have been released. The City of Stockton's current allocations total \$17,407,480:</p> <ul style="list-style-type: none"> • Round 1: \$6,460,266 • Round 2: \$3,053,944 • Round 3: \$7,893,270 | Continue and expand to address Assembly Bill (AB) 686, including promoting voucher use in high and moderate resource areas (as identified by the California Tax Credit Allocation Committee (TCAC)/HCD). |

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| | <p>Round 1 and Round 2 funds have been received and are in the process of being disbursed to homeless service providers and affordable housing developers to meet a variety of needs, including shelter expansions and operations and new permanent housing projects.</p> <p>On June 21, 2022, the City approved a multi-year spending plan for HHAP funds and authorized the submission of the HHAP Round 3 application. On September 4, 2022, CAL ICH approved the City's request for HHAP Round 3 funds; however, the formal agreement to accept and appropriate funds is still in process.</p> | |
| <p>Program 7: 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 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.</p> | <p>Funding sources are evaluated annually. In the 2017-2018 fiscal year (FY), the City of Stockton received a total of \$5,533,127 from the United States Department of Housing and Urban Development (HUD), the following are the entitlement allocations:</p> <ul style="list-style-type: none"> • CDBG - \$3,451,760 • HOME - \$1,190,818 • ESG - \$283,028 • Special "extra" allocation - \$607,521 <p>In FY 2018-2019, the City received a total of \$5,501,322 from HUD, the following are the entitlement allocations:</p> <ul style="list-style-type: none"> • CDBG - \$3,451,760 • HOME - \$1,759,186 • ESG - \$290,376 <p>In FY 2019-2020, the City received a total of \$5,234,705 from HUD, the following are the entitlement allocations:</p> <ul style="list-style-type: none"> • CDBG - \$3,329,801 • HOME - \$1,612,015 • ESG - \$292,889 <p>In FY 2020-2021, the City received a total of \$16,240,671 from HUD, the following are the entitlement allocations:</p> <ul style="list-style-type: none"> • CDBG - \$3,427,828 • HOME - \$1,593,808 • ESG - \$292,582 • CDBG CARES Act funding - \$1,859,563 • CDBG CV 1 - \$2,016,786 • ESG CV1/CV2 - \$7,050,104 <p>In FY 2021-2022, the City received a total of \$11,822,452 from HUD, the following are the entitlement allocations:</p> <ul style="list-style-type: none"> • CDBG - \$3,388,867 | Continue |

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| | <ul style="list-style-type: none"> • HOME - \$1,760,529 • HOME ARPA - \$6,380,677 • ESG - \$292,379 <p>The City also received Redevelopment Successor Agency Repayments to CDBG every year, portions of which were allocated to the Housing Loan Pool.</p> <p>The distribution of funds varies and are as follows: HOME funds are allocated as gap financing for affordable housing developers through an annual competitive application process. CDBG funds are used for the Single-Family Repair Loan Program, the Single-Family Emergency Repair Program, and to support housing organizations, such as San Joaquin Fair Housing. ESG funds are allocated to local emergency shelters homeless services, rapid re-housing, and rental assistance services.</p> <p>In 2021, the City applied for or received funding from a number of State and federal funding sources, including REAP, HomeKey, PLHA, and HHAP.</p> <ul style="list-style-type: none"> • -HHAP \$17,407,480 • -REAP (SJCOG) \$621,150 • -HomeKey-2 (2022 - Villa D' Flore) \$4,072,280 • -HomeKey-1 (Town Center Studios) \$680,004 • -PLHA \$10,268,580 (\$2,053,716/yr over 5 yrs) • -LEAP (HCD) \$750,000 • -REAP 2.0 (SJCOG NOFA coming soon) | |
| <p>Program 8: Continue to Operate Down Payment Assistance Program 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.</p> | <p>The City continues to operate the Down Payment Assistance Program, which lends up to \$10,000 in assistance, or 5 percent of the purchase price plus the closing costs and accessibility repairs for persons with physical impairments. No loans were awarded between 2017 and 2023. In 2022, the City decided to merge this program with the Home Key program.</p> | <p>Combine with Program 7 and continue</p> |
| <p>Program 9: Priority Sewer and Water Service for Affordable Housing The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).</p> | <p>The City intends to implement this program as part of the currently underway Development Code Update.</p> | <p>Continue</p> |
| <p>Program 10: Inclusionary Housing Evaluation The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of the potential options and requirements, such as the appropriate percentage of affordable units, income eligibility criteria, methods by which developers could meet</p> | <p>In 2020, the City contracted with consultants to conduct a study for the feasibility of an Inclusionary Housing Program. This study was completed in 2021. The study concluded that the current market in the city doesn't support an inclusionary requirement. Further consideration of a voluntary inclusionary requirement or potential inclusion of affordable units as part of</p> | <p>Delete</p> |

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| the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. Based on the findings of the study, the City Council shall consider adoption of an inclusionary housing program, as appropriate. | development agreements are being considered by the city moving forward. | |
| <p>Program 11: Infill Strategy The City shall develop a strategy to facilitate the development of infill projects in the Downtown and Greater Downtown Areas. The Infill Strategy shall identify actions and incentives to promote infill development. These strategies and incentives could include allowing less restrictive height limits, setbacks, and parking requirements; planning infrastructure improvements; and streamlining the permitting process.</p> | <p>The Downtown Infrastructure Infill Incentive Program, approved in 2015, provides financial incentives to eligible parties in developing new market-rate residential, commercial, or mixed-use projects in Downtown Stockton. This program will expire in 2025, unless extended by the City Council.</p> <p>During the 2018-2019 fiscal year (FY), The City allocated \$900,000 in CDBG funds for the Downtown Infrastructure Infill Incentive Program. Additionally, during the 2018-2019 FY, the City was awarded a \$600,000 Environmental Protection Agency (EPA) Brownfields Assessment Grant in partnership with San Joaquin Council of Governments (SJCOG) and the City's Successor Agency. The City contracted with a consultant in 2019 to prepare a Brownfields Site Revitalization Program. Assessment activities will continue to focus on the city's downtown and waterfront. The grant award is split evenly between evaluating sites with hazardous substances and petroleum contamination; it will be used to conduct six preliminary (Phase I) and five advanced (Phase II) environmental site assessments and to prepare an area-wide plan and three site-specific plans. Grant funds also will be used to update the site inventory, prioritize sites, and support community outreach activities.</p> <p>Several of the zoning strategies have already been implemented as part of the 2020-2022 Phased Code update, and remaining items will also be implemented in the 2023 Code overhaul.</p> | Continue |
| <p>Program 12: 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 it related to parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, and shall offer incentives, such as expedited processing, in addition to the incentives already offered to infill development.</p> | The City continued to look for opportunities to work with and assist local property owners and developers in the consolidation and assembly of small infill parcels for residential projects, but not many consolidations occurred. As specified in Stockton Municipal Code Section 16.200.030, lot consolidation requests are processed ministerially. 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. | Continue |
| <p>Program 13: Development Outside Infill Areas The City shall submit for City Council adoption amendments to the General Plan to ensure that development outside City limits as of the effective date of the Settlement Agreement does not occur in a manner that is out of balance with infill development (i.e., development within existing city limits). These proposed amendments shall include measures limiting the granting of</p> | <p>The City adopted its 2040 General Plan in 2018. It includes goals and actions on greenhouse gas (GHG) emissions and vehicle miles traveled (VMT) that stem from the City's Climate Action Plan (CAP) and will continue to be implemented through entitlement and the Capital Improvement Plan (CIP) projects review. This Plan includes these actions:</p> <ul style="list-style-type: none"> • Action LU-6.1F: Evaluate and implement adjustments to the Public Facilities Fee (PFF) structure to encourage development in areas | Delete |

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| <p>entitlements for projects (i.e., specific plan, master plan, or other projects of significance) outside the City limits until firm, effective milestones that will assure that specified levels of infill development, jobs-housing balance goals, and greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction goals, once established, are met. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing.</p> | <p>where infrastructure is already present and ensure that non-infill development pays its fair share of anticipated citywide capital facilities and operational costs.</p> <ul style="list-style-type: none"> • Action LU-6.2A: Develop and implement an infill incentive program that encourages infill development through expedited permitting, changes in fee structures, prioritizing infrastructure improvements in infill areas, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, the City defines and prioritizes categories of infill types based on land use and residential density or nonresidential intensity. • Action LU-6.2B: Ensure prioritization of development and redevelopment of vacant, underutilized, and blighted infill areas be considered through strategies such as zoning changes and strategies to avoid gentrification. • Action LU-6.5A: Require preparation of a fiscal impact analysis for large development projects and annexations to ensure a full accounting of infrastructure and public service costs and require fiscal mitigations when necessary. <p>As part of this program, the City defines and prioritizes categories of infill types based on land use and residential density or nonresidential intensity.</p> | |
| <p>Program 14: Development Code Amendment for Compliance with State Law The City shall 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 State licensed group homes for six or fewer to be treated as a single family home.</p> | <p>This program was completed in 2020. However, state law has changed and new requirement will need to be addressed.</p> | <p>Combine with Program 15 and modify to address current State law</p> |
| <p>Program 15: Review Development Code Standards for Possible Revision Following the Comprehensive General Plan Update, the City shall review and evaluate the Development Code for consistency and shall explore ways to maximize housing opportunities on small lots. Possible changes to the Development Code might include:</p> <ul style="list-style-type: none"> • Reducing the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments of less than 2 acres. The purpose of this alternative zoning designation would be to allow different development standards to permit higher densities in infill areas. | <p>Since adoption of the 2040 General Plan in 2018, the City has amended the Development Code in two phases to remove AUP requirements for high multifamily residential development citywide, allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) with flexible development standards, reduce or eliminate parking for specific housing developments, maximized local Density Bonuses to allow 100% bonuses, and increased allowable densities. The City completed additional amendments related to Zoning Map and General Plan inconsistencies in a third phase in 2022.</p> <p>The City is partway through a Comprehensive Development Code Update. Completion is anticipated in 2023.</p> | <p>Modify to remove completed items, add any new State law requirements. The modified program will be implemented through the currently underway Comprehensive Development Code Update.</p> |

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| <ul style="list-style-type: none"> • Reviewing site development standards to see if there are ways to use space more effectively in order to develop more units and usable open space. • Only permitting single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. • Reviewing development standards for homes on small lots (e.g., reduced setbacks, parking, yard requirements). • Removing the AUP requirement for high density residential development in the Greater Downtown. • Reducing the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments of less than 2 acres. The purpose of this alternative zoning designation would be to allow different development standards to permit higher densities in infill areas. | | |
| <p>Program 16: Monitor Article 34 Authorization The City shall request voter approval on a future ballot for its Article 34 Authorization, which expires in 2020. Thereafter, the City shall annually monitor the number of remaining units allowed under its Article 34 authorization and schedule a new election when needed to limit the lack of authorization as a constraint to the development of affordable housing.</p> | <p>Measure K, which required a simple majority, passed with 74.86% of the electorate participating in the 2018 election. The election results were ratified by the Stockton City Council at the regularly scheduled meeting on December 18, 2018. The City continues to monitor the remaining number of units authorized. SCA-2 was signed into law in 2022, which will place a repeal of Article 34 on the 2024 California ballot.</p> | <p>Delete</p> |
| <p>Program 17: Fiscally-Positive Impact Fees The City shall develop and adopt impact fees on new development or other ongoing funding mechanisms (e.g., community facilities districts) in accordance with State law to ensure that all development outside the existing City limits as of the effective date of the Settlement Agreement (i.e., non-infill areas) is fiscally-positive to the City. Specific details of the fee structure shall be determined as part of the comprehensive strategy for implementing the Settlement Agreement. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing and ensure that fees do not unduly constrain housing development.</p> | <p>Approved in 2018, the Greater Downtown Stockton Residential Development Public Facilities Fees (PFFs) Exemption Program provides a waiver for certain PFFs for all new residential development within the Greater Downtown Stockton area. The Citywide Affordable Housing Development Public Facilities Fees Exemption Program provides an exemption for certain PFFs for new affordable housing developments within city limits. For other developments that do not qualify under these two programs, the City's Stockton Economic Stimulus Plan (SESP) provides a fee reduction for single-family and multifamily residential projects and a 50% fee reduction for commercial and industrial projects within city limits. The SESP Program will expire when the City completes the Master Infrastructure Plans and PFF Nexus Study, and when the new fees are in effect. The City is considering modifying this program to only address multi-family projects.</p> | <p>Modify and continue</p> |

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| <p>Program 18: Preserve At-Risk Units The City shall continue to work with owners of “at-risk” projects to discuss the timing of a possible sale and potential sales price. The City shall ensure owners have met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall contact non-profit housing providers that work in the Stockton area to see if any are interested in acquiring and rehabilitating “at-risk” projects. Assuming there is interest, the City shall provide technical assistance as needed and funding as available to these housing providers.</p> | <p>During the 5th Housing Element Cycle, there were four affordable housing projects with a total of 552 units at risk of conversion prior to December 31, 2025:</p> <ul style="list-style-type: none"> • Steamboat Landing (150 units, 2023) • Village East (190 units, 2022) • Hammer Lane Village (130 units, 2017) • Silvercrest (82 units, 2016) | Continue and update to comply with current State law |
| <p>Program 19: 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.</p> | The City continues to administer its owner-occupied rehabilitation loan program and emergency repair program, including the Single-Family Loan Program and the Single-Family Emergency Repair Program. The City uses HUD funds to operate these programs. | Continue |
| <p>Program 20: Code Enforcement Programs 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.</p> | The City continued to inspect housing units in targeted areas to check for building code violations throughout the planning period. | Continue |
| <p>Program 21: Neighborhood Stabilization Program Funds The City shall use the remaining Neighborhood Stabilization Program funds to rehabilitate foreclosed properties.</p> | The program's funds were used to purchase and rehabilitate foreclosed properties. In 2017, the City acquired and/or rehabilitated six apartment complexes. | Delete |
| <p>Program 22: Point-in-Time Homeless Count The City shall continue to participate in the countywide Point-in-Time homeless count to determine the number and characteristics of both sheltered and unsheltered homeless in San Joaquin County.</p> | The City collaborated with the San Joaquin Continuum of Care (CoC) for the 2019 Point-in-Time Count (PIT). The City continues to work with the CoC to determine the appropriate time to conduct the next PIT homeless count, considering the circumstances of the COVID-19 pandemic. This effort will continue but this program does not need to be included in the Housing Element so will be deleted. | Delete |
| <p>Program 23: Continue to Support Organizations Assisting Homeless Persons 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</p> | The City has received ESG funds from HUD every year since 2016, as detailed earlier in this table. The City allocates ESG funds to local emergency shelter homeless services, rapid re-housing, rental assistance services, and the Homeless Management Information System (HMIS). As part of the 2020-2025 Consolidated Plan update completed in 2020, the City reviewed and acknowledged the need to support the acquisition, rehabilitation, or construction of emergency shelter facilities. | Continue |

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| review the need for additional shelter facilities and services when it updates its Consolidated Plan. | | |
| <p>Program 24: Reasonable Accommodation Public Outreach The City shall 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.</p> | All City-funded affordable housing projects and supportive service programs affirmatively further fair housing by marketing the projects/programs to those least likely to apply. The marketing materials are forwarded to agencies that target individuals with disabilities, homeless persons, and low-income households of various ethnicities and backgrounds. | Continue, combine with Program 27 |
| <p>Program 25: 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 handicapped accessibility features.</p> | The City funded the Disability Resource Agency for Independent Living (DRAIL) with \$30,000 allocated in CDBG funds in the 2018-2019 fiscal year (FY) and \$15,000 in the 2019-2020 FY. The City also provided \$7,550 in the 2019-2020 FY and \$13,330 in the 2020-2021 FY of CDBG funding to the Community Center for the Blind and Visually Impaired (CBVI). | Continue |
| <p>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 for farm workers.</p> | The City continued to work with the San Joaquin Housing Authority, San Joaquin County, agricultural employers, farm labor housing advocates, and the development community to identify opportunities to develop affordable, decent housing for farm workers. | Continue |
| <p>Program 27: Housing for Persons with Developmental Disabilities The City shall work with the Valley Mountain Regional Center to implement an outreach program that informs families within the city on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information on the City's website, and/or conducting workshops.</p> | <p>The City continued to work with the Valley Mountain Regional Center to implement an outreach program.</p> <p>The City has provided capital and operating funding to nonprofit developers to encourage the development of new housing for persons with disabilities, including those with developmental disabilities, and for the improvement of existing housing units occupied by persons with disabilities. There hasn't been as much funding for this type of project in recent years.</p> | Continue, combine with Program 24 |
| <p>Program 28: Analysis of Impediments to Fair Housing The City shall review and update its Analysis of Impediments to Fair Housing Report every five years.</p> | The City updated its Analysis of Impediments to Fair Housing Report in 2020. | Combine into a new fair housing program and continue |
| <p>Program 29: Fair Housing Referrals and Brochures 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</p> | The City continuously provided CDBG funding to San Joaquin County Fair Housing. The City continued to coordinate with San Joaquin County Fair Housing and provided resources and contact information on the City's website. Staffing resource limitations have prevented additional accomplishments under this program. | Continue and expand to address AB 686 |

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| 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 to the City's website. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities. | | |
| <p>Program 30: Property Assessed Clean Energy (PACE) Program.</p> <p>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.</p> | The City continued to offer the Property Assessed Clean Energy (PACE) Program. | Continue |
| <p>Program 31: Green-Up Stockton</p> <p>The City shall continue to encourage voluntary energy assessments for existing 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.</p> | The City continued to encourage voluntary energy assessments for existing housing units. | Continue |
| <p>Program 32: Weatherization Activities</p> <p>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.</p> | The City uses HUD funding for the owner-occupied Single-Family Repair Loan Program and the Single-Family Emergency Repair Program, which includes weatherization activities. The programs are advertised on the City's website. | Continue |
| <p>Program 33: Annual Housing Element Implementation Reporting</p> <p>The City shall review and report annually on the implementation of Housing Element programs for the prior calendar year and present the annual report to the City Council at a public hearing before submitting the annual report to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).</p> | The City annually presents the Annual Housing Element report to the City Council at a public hearing. | Delete |
| <p>Program 34: Annual Staff Review</p> <p>The City shall conduct annual staff meetings to review the City's progress in implementing the Housing Element and addressing housing issues, especially issues relating to affordable housing and special needs housing. The City shall use these meetings to coordinate Housing Element</p> | The City conducts annual staff meetings with departmental staff, particularly Economic Development (ED) and Community Development (CD), to communicate regularly on issues related to the Housing Element and addressing housing issues in Stockton. In 2020, CD staff launched an initiative, alongside ED, to create the City's first Housing Action Plan (HAP). The City is drafting it concurrently with its 6th Cycle Housing Element, with an | Delete |

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| PROGRAM | STATUS OF PROGRAM IMPLEMENTATION | RECOMMENDATION TO CONTINUE, MODIFY, OR DELETE |
|--|---|---|
| implementation with all City departments (e.g., Public Works, Fire, Police, Economic Development, and Recreation). | anticipated completion date of March 2023. The HAP is funded by a Local Early Action Planning (LEAP) grant. | |