



APPENDIX C: NEIGHBORHOOD ACTION PLANS OUTREACH SUMMARY

DATE September 13, 2023
TO Tristan Osborn and Matt Diaz, City of Stockton
FROM Charlie Knox and Angelica Garcia, PlaceWorks
SUBJECT Outreach Summary for the Neighborhood Action Plans

This memo summarizes community input from the Neighborhood Action Plans outreach process that occurred in the Fall of 2022 and Spring/Summer of 2023.

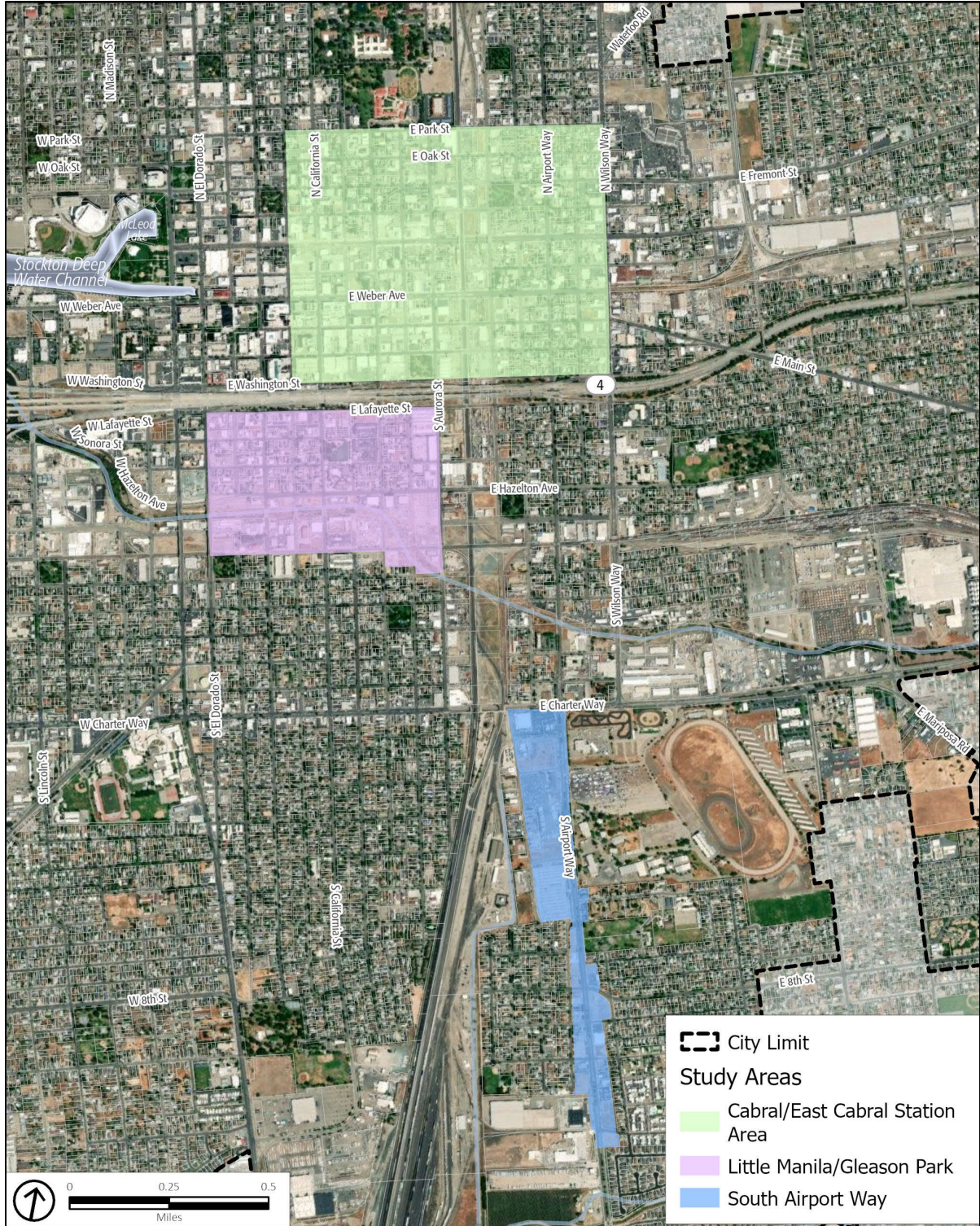
Project Background

The City of Stockton, with the help of PlaceWorks, is preparing three action plans focused on addressing housing needs and removing barriers to building housing in three Study Areas: South Airport Way, Little Manila/Gleason Park, and Cabral/East Cabral Station Area (see Figure 1 below). This effort is intended to result in tangible actions for each neighborhood that will support much-needed new housing. During October and November 2022, the City and PlaceWorks led the first round of outreach for the project that included pop-up events, an open house, and surveys to help understand community housing needs in each study area. Following the first round of outreach, the project team developed a draft action plan for each study area and shared them with the community in the Spring and Summer of 2023 to gather feedback on the actions. This second round of outreach included three open houses, one in each study area; two pop-up events in the South Airport Way Study Area; and one in the Cabral/East Cabral Station Area Study Area. The project team was unable to host a pop-up event in the Little Manila/Gleason Park Study Area due to a lack of existing community events; however, the project team will host at least one pop-up event within the study area in the fall.

This memo summarizes the community input received and is organized into four sections:

- **Public Input Opportunities:** A summary of the pop-up events, open house events, stakeholder meetings, and surveys conducted during the first round and second round of outreach.
- **Getting the Word Out:** A summary of the methods used to spread the word about the project and gather feedback about the community's housing needs and neighborhood concerns.
- **Feedback by Study Area:** A comprehensive summary of the comments, feedback, and ideas received from the community for each study area.
- **Feedback on the Draft Neighborhood Action Plans (Attachment A):** A list of comments received on the draft Neighborhood Action Plans at outreach events held during Spring and Summer of 2023.
- **Stakeholder Meeting Notes (Attachment B):** A detailed compilation of the notes taken during the one-on-one meetings with stakeholders.

Figure 1. Neighborhood Action Plans Study Areas



Public Input Opportunities

To learn about housing needs in each study area during the first round of outreach, the City and PlaceWorks staffed booths at various pop-up events in or near each study area, prepared a paper survey that was available in five languages, facilitated an open house, and developed an online activity that allowed community members an opportunity to provide input remotely. In addition, the City held 15 one-on-one meetings with stakeholders to learn about housing needs and barriers to housing development in each study area. The second round of outreach was focused on gathering feedback on the draft Neighborhood Action Plans and included pop-up events and one open house event in each study area. This section describes each of these public engagement channels.

POP-UP EVENTS

The City and PlaceWorks staffed a booth at a variety of community events and at key locations in each study area to help promote the project and solicit feedback from the community.

During the first round of outreach, two pop-up events were held in each study area to gather input about housing needs and related neighborhood issues. Each pop-up event included a map of the study area, a survey that was translated into five languages, a comment card, and a brochure that explained what the Neighborhood Action Plans project is and how it relates to other housing efforts the City is currently working on. While visiting the pop-up stations, people received background information about the project and filled out surveys regarding the type of housing they would like to see built in their neighborhood, what could be added to improve the quality of life in their neighborhood, and other study area specific questions to help the project team better understand community needs. A total of 192 surveys were completed during the first round of pop-up events. Twelve people also provided feedback using comment cards. The survey results and other feedback received during the pop-up events are summarized below.

In Spring/Summer 2023 the City held a second round of pop-up events that were focused on gathering input from the community about the actions in the Draft Neighborhood Action Plans. This included two pop-up events in the South Airport Way Study Area and one in the Cabral/East Cabral Station Area Study Area. Each pop-up event included a board that explained the action topics included in the draft action plan for the study area, an educational handout that explains what the Neighborhood Action Plans area, a comment card, and a brochure that explained how the action plans relate to other housing efforts the City is currently working on. The project team was unable to host a pop-up event in the Little Manila/Gleason Park Study Area due to a lack of existing community events; however, the project team will host at least one pop-up event within the study area in the fall. The feedback received on the Draft Neighborhood Action Plans during the pop-up events are summarized further below by study area.

Table 1. Pop-Up Events Location and Time

Event	Date and Time	Event, Location	Study Area
Pop-Up 1	October 6 th , 9:00-10:30 am	STAND Farmers Market, STAND Affordable Housing	South Airport Way
Pop-Up 2	October 8 th , 5:30-8:30 pm	Full Moon Riders Bicycle Event, Downtown near the theater	Cabral/East Cabral Station Area
Pop-Up 3	October 18 th , 3:30-6:30 pm	Fall Festival, STAND Affordable Housing	South Airport Way
Pop-Up 4	October 20 th , 5:00-8:00 pm	Robert J. Cabral Train Station, Near train platform	Cabral/East Cabral Station Area
Pop-Up 5	October 27 th , 4:00-6:00 pm	Trick or Treat Event, Spanos Elementary School	Little Manila/ Gleason Park
Pop-Up 6	October 29 th , 6:00-9:00 am	Golden Villa Farmer’s Market, Under the Crosstown Freeway	Little Manila/ Gleason Park
Pop-Up 7	June 14 th , 11:00-2:00am	Sierra Vista Resident Council, Residence on East 11 th Street	South Airport Way
Pop-Up 8	June 27 th , 4:30-8:00 pm	Main Street Market, across from Courthouse Plaza in Downtown	Cabral/East Cabral Station Area
Pop-Up 9	July 6 th , 9:00 am-10:30 am	STAND Farmers Market, STAND Affordable Housing	South Airport Way

OPEN HOUSE EVENTS

In November 2022, the City held an in-person open house as part of the first round of outreach to gather community comments and feedback about each study area. The open house was held in the evening on a weekday. One Spanish-speaking team member was present for translation services. There were seven boards placed around the room that explained what an action plan is, displayed the study area boundaries, and asked participants what type of housing they would like to see and what could be added to improve the quality of life in each study area. Attendees were able to roam around the room and ask questions of the City staff /PlaceWorks team. Unfortunately, only four adults were able to attend the open house, and no public comments were received at this meeting, but the people that attended spoke at length with the project team and asked questions about the project and the current Housing Element update.

The City also held one in-person open house in each study area during the second round of outreach to gather feedback on the draft Neighborhood Action Plans. The open house events were held in the evening on a weekday and there was at least one Spanish-speaking team member present for translation services. There were three boards at each open house event that explained the action topics included in the draft Neighborhood Action Plan for the study area, displayed the study area boundaries, and asked participants for their comments. Attendees were able to roam around the room and ask questions of the City staff /PlaceWorks team. At least 7 people attended the Little Manila/Gleason Park open house, 15 attended the South Airport Way open house, and 16 attended the Cabral/East Cabral Station Area open house.

Table 2. Open House Events Location and Time

Event	Date and Time	Location	Study Area
Neighborhood Action Plans Open House	November 17 th , 4:30-7:30 pm	Civic Auditorium	All Study Areas
Little Manila/Gleason Park Open House	June 7 th , 5:30-7:30 pm	El Concilio	Little Manila/ Gleason Park
Cabral/East Cabral Station Area Open House	June 13 th , 5:30-7:30 pm	HATCH Workshop	Cabral/East Cabral Station Area
South Airport Way Open House	June 15 th , 5:30-7:30 pm	Sierra Vista Apartments	South Airport Way

PAPER SURVEY

In September 2022, PlaceWorks created two paper surveys to complement the pop-up events and help the project team understand the housing needs and neighborhood issues in each study area. One survey was focused on housing and the second featured questions unique to conditions in each study area. The housing survey asked people what type of housing they would like to see in their neighborhood and what could be added to improve the quality of life. Both surveys were part of the first round of outreach for the project that occurred in Fall of 2022.

The survey specific to the South Airport Way Study Area focused on what new businesses community members would like to see in this area and asked people how they get around their neighborhood and other parts of Stockton. For Little Manila/Gleason Park, the Study Area survey asked what would help better connect the area with Downtown and what is needed to improve or revitalize the buildings in the neighborhood. The Cabral/East Cabral Station Area Study Area survey focused on what type of housing is needed to entice people to live near the rail services and whether and how people may perceive it is challenging to access the Robert J. Cabral train station from their homes.

All surveys were available in Stockton’s most common five languages to provide additional opportunity for community feedback: English, Simplified Chinese, Spanish, Punjabi, and Tagalog. A total of 192 surveys were completed. The largest group of the surveys (89) were gathered at the STAND pop-up events near the South Airport Way Study Area. Another 37 survey responses were received in the Little Manila/Gleason Park Study Area and 18 survey responses were filled out during events for the Cabral/East Cabral Station Study Area. The study area-specific survey questions and an analysis of the responses are summarized by study area starting on Page 7 of this memorandum. Another 48 of the non-study area-specific housing surveys were also received.

ONLINE ACTIVITY

The project team created an online activity that covered the same content as the Neighborhood Action Plans open house that was held as part of the first round of outreach. The online activity had a survey that asked the same questions community members were asked at the open house. The online activity was made available from November 3rd to December 5th, 2022. A total of seven people participated in the online activity, and their responses are summarized by study area below, along with screenshots of the online activity.

Figure 2. Screenshot of the online activity

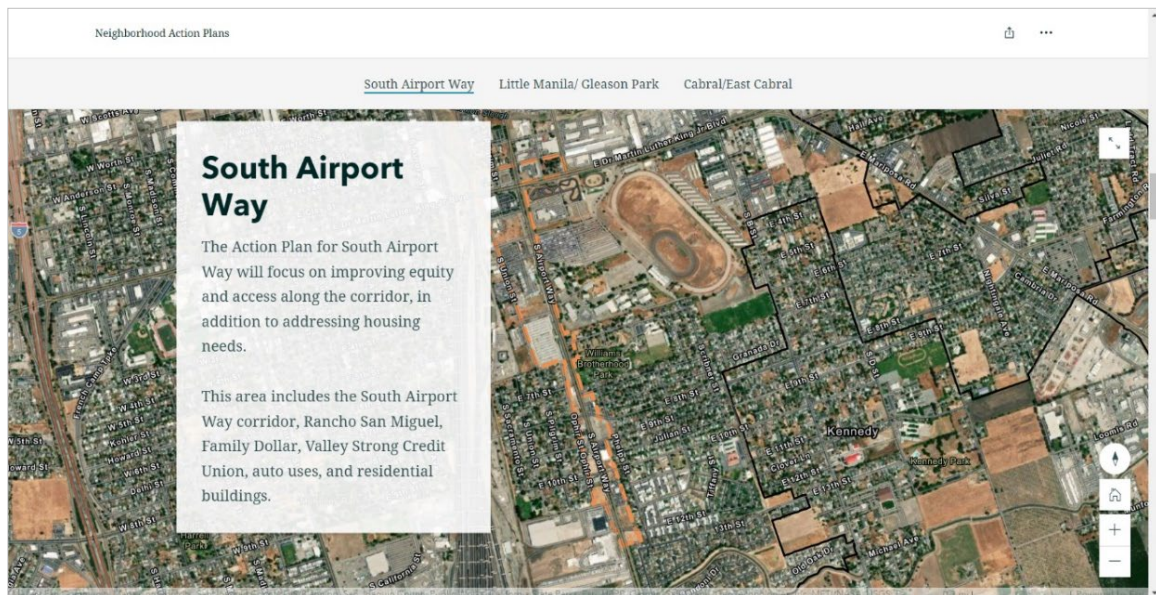
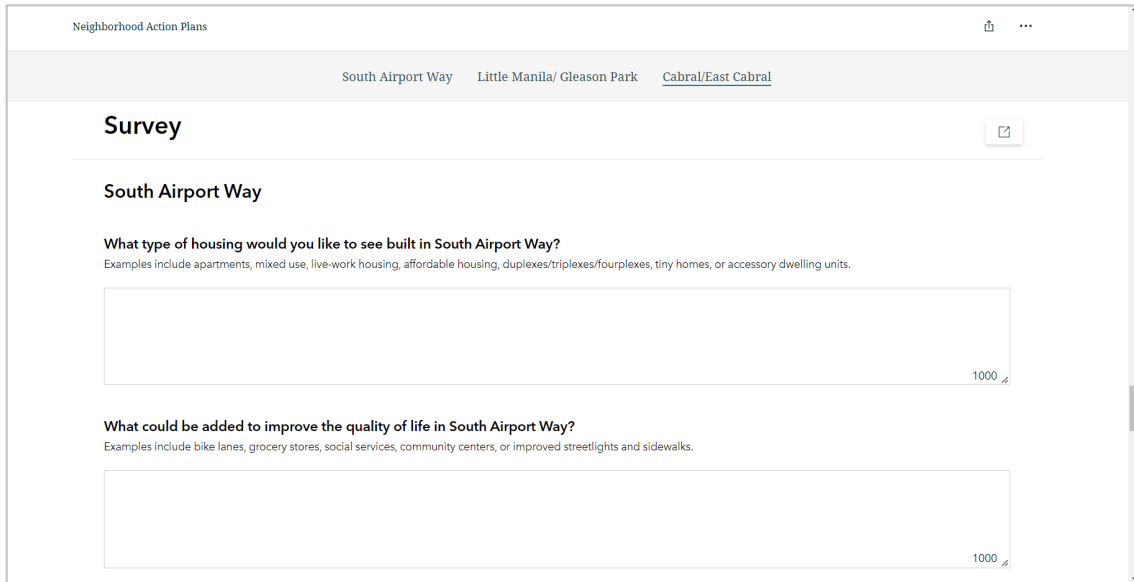


Figure 3. Screenshot of two survey questions in the online activity



The screenshot shows a web interface for 'Neighborhood Action Plans'. At the top, there are three tabs: 'South Airport Way', 'Little Manila/ Gleason Park', and 'Cabral/East Cabral'. The 'South Airport Way' tab is selected. Below the tabs, the word 'Survey' is displayed. The first question is 'What type of housing would you like to see built in South Airport Way?' with a text area below it. The second question is 'What could be added to improve the quality of life in South Airport Way?' with another text area below it. Both text areas have a '1000' character limit indicator.

STAKEHOLDER MEETINGS

From July 2022 to September 2022, the City and PlaceWorks held one-on-one and small group meetings with stakeholders to learn about housing needs and barriers to housing development in each study area. Below is a list of stakeholders the project team met with over the past few months. Most of the stakeholder meetings were held virtually due to the COVID-19 pandemic. Key themes emerging from the stakeholder feedback are summarized for each study area, and notes from the meetings are attached to this report as **Appendix B**.

- African American Chamber of Commerce San Joaquin, *virtual meeting*
- Catholic Charities Diocese of Stockton, *virtual meeting*
- Downtown Stockton Alliance, *virtual meeting*
- Echo Chamber, *virtual meeting*
- El Concilio, *virtual meeting*
- Enterprise Community Partners, *meeting held in-person at The Well in Downtown*
- Gospel Center Rescue Mission, *walking tour of Little Manila/Gleason Park*
- HATCH Workshop, *walking tour of East Cabral study area*
- Little Manila Rising, *virtual meeting*

- Mutual Housing, *virtual meeting*
- Reinvent South Stockton Coalition, *virtual meeting*
- San Joaquin Council of Governments, *virtual meeting*
- San Joaquin County Hispanic Chamber of Commerce, *virtual meeting*
- San Joaquin Partnership, *virtual meeting*
- San Joaquin Regional Rail Commission, *meeting held in-person*
- STAND Affordable Housing, *meeting held in-person at the STAND office*
- Visionary Home Builders, *virtual meeting*

Getting the Word Out

The City and PlaceWorks did not advertise the pop-ups events since these events are typically led by an outside community based organization, such as STAND Affordable Housing. The paper surveys were distributed in-person during the pop-up events that were held in each study area during the first round of outreach. To ensure the community was aware of the open house events, PlaceWorks prepared flyers for distribution. The flyers included information about each open house event, such as the date, time and location, and invited recipients to review the project website. Contact information, including a phone number and email address, was also provided in case recipients would like to speak with someone at the City about the project.

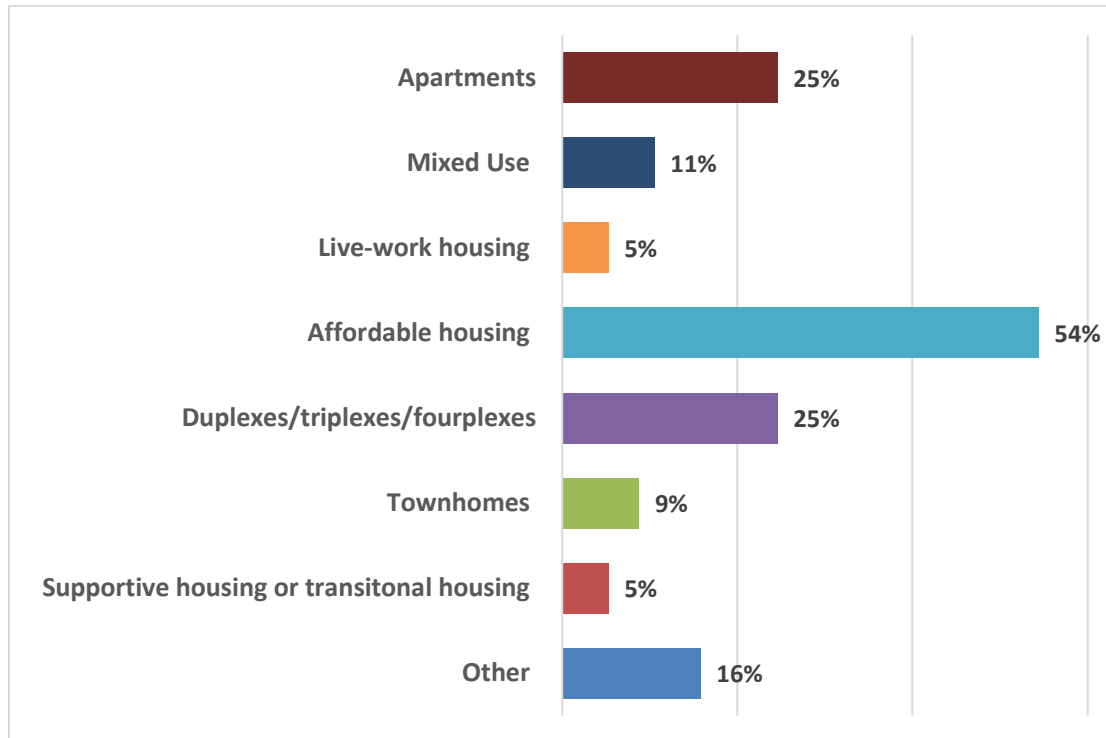
In addition to the flyers, the City advertised the online activity through an eblast. The eblast included the flyers as an attachment and encouraged people to attend the first Neighborhood Action Plans open house and participate in the online activity. It also included background information about the Neighborhood Action Plans and explained other efforts the City is working on, including the Development Code Overhaul, Design Standards Update, Housing Element Update, and the citywide Housing Action Plan. The City also prepared an educational handout that explains what the Neighborhood Actions Plans are and encourages people to sign up for the project mailing list to receive notification when the Neighborhood Action Plans are released for public review. The educational handout was distributed during the second round of outreach.

Feedback by Study Area

This section summarizes the feedback received from the pop-up events, open houses, stakeholder meetings, online activity, and the study area-specific paper surveys. The feedback is divided by study area. While tracking demographic information is important to understand who is being reached, demographic questions were not included in the paper survey, online activity, or comment cards because these public input channels were designed to allow community members the opportunity to provide quick feedback. The results in the graphs do not equal 100 percent because some survey questions allowed participants to select “all that apply.” The feedback received is not considered statistically significant; however, it helps inform existing conditions within and near each study area.

SOUTH AIRPORT WAY

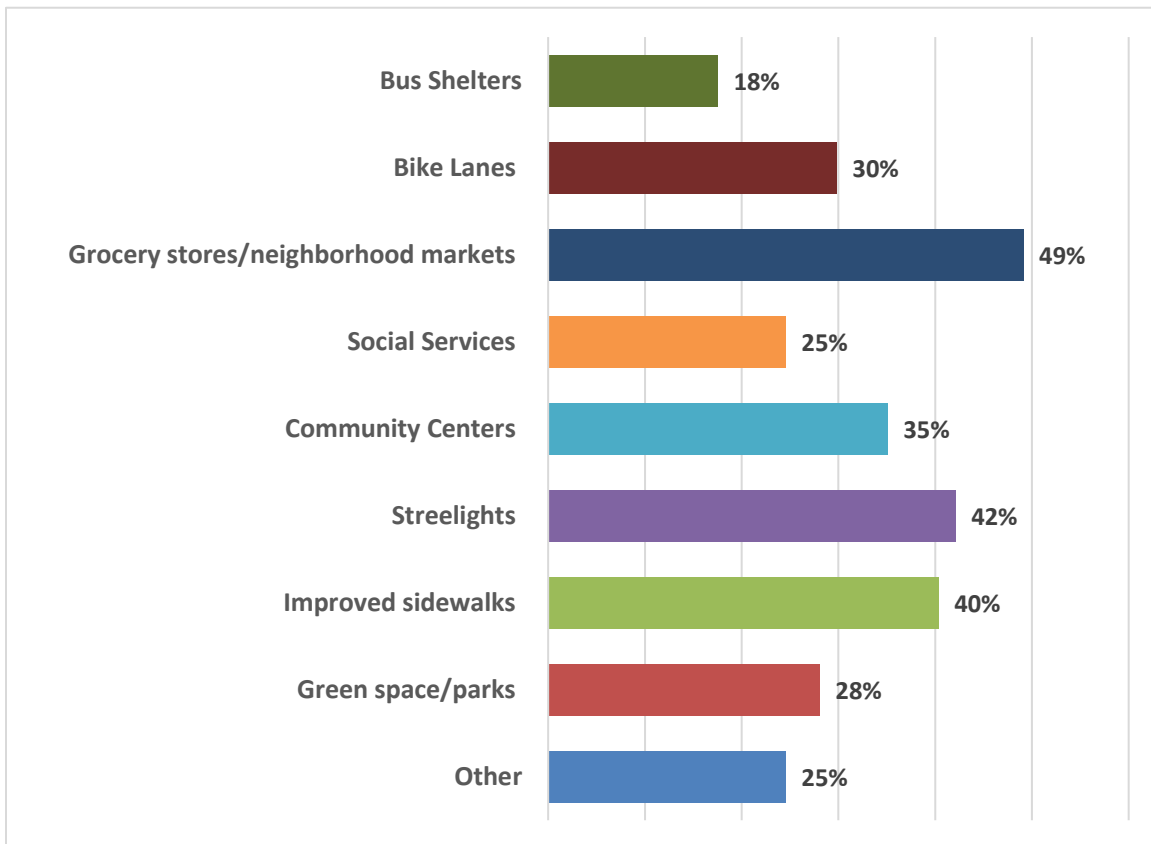
What type of housing would you like to see built in your neighborhood?



The first question in the housing paper survey and online activity asked people to identify the type of housing they would like to see built in their neighborhood. Fifty-seven people responded to the multiple choice question in the housing paper survey and 5 people responded to the question in the online activity for the South Airport Way Study Area. The graph above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top three answers received were affordable housing, apartments, and duplexes/triplexes/fourplexes. “Other” housing needs include live-work units, townhomes, supportive or transitional housing, single family homes, and federally subsidized “Section 8” housing.
- Two people felt there is not a need for additional housing, while a few people said housing in general is needed in this area.
- One person would like to see single-family homes that are smaller in square footage and are priced in the \$300,000 - \$350,000 range.

What could be added to improve the quality of life in your neighborhood?



The second question in the housing paper survey and online activity asked people to identify what could be added to improve the quality of life in their neighborhood. 57 people responded to the multiple choice question in the housing paper survey and 5 people responded to the question in the online activity for the South Airport Way Study Area. The graph above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top three answers received were grocery stores/neighborhood markets, streetlights, and improved sidewalks. “Other” needs identified include bike lanes, bus shelters, social services, community centers, green space/parks, speed bumps on residential streets, police patrol, school, bathrooms, and street cameras.
- Safety was a major concern that was often brought up during conversations at the pop-up events and also written as a comment in the housing paper survey.
- One commentor would like to see an organic food market. Another respondent asked that the City focus on cleaning up the streets and removing abandoned cars.

- Other comments received include adding more crosswalks, better job opportunities, workforce training, support unionized jobs/trades, provide fewer parking lots.
- One commentor would like to see no mandatory lot setback requirements.

What new businesses would you like to see in your neighborhood?

This question was included in the paper survey that was focused on the South Airport Way Study Area, and 26 people responded to the question. The majority of respondents said they would like to see a big box or grocery store. Some people said they would like to see neighborhood serving uses, such as restaurants, pharmacies, gyms, urgent care, dentists, hair salons, and retail stores. One respondent would like social services, and another said there is a need for parks.

How do you get around your neighborhood? How do you get to other areas of Stockton?

This question was included in the paper survey that was focused on the South Airport Way Study Area, and 29 people responded to the question. The majority of respondents said they drive, and some people said they drive because it does not feel safe to walk. A smaller group said they typically walk, bike, or take the bus. One person said there is a bus stop where the buses do not often stop at the intersection of 8th Street and Anne Street.

Do you have any other ideas on how the City can help improve your neighborhood?

This question was included in the paper survey that was focused on the South Airport Way Study Area, and 57 people responded to the question. The majority of respondents believe safety is the number one concern in this Study Area. Some people believe there should be community safety officers or officers that patrol on foot. Many people also believe there is a need for speed bumps to slow drivers down. Some people believe cleaning up the neighborhood is most important, and some people would like to see parks that are better maintained. A few people would like abandoned cars removed from the streets. Some people believe there needs to be better education, training, and job opportunities in this area. A few people mentioned that there are overgrown trees that need pruning, and there was a recommendation to provide free junk removal, stormwater solutions, and housing that is accessible to everyone.

Stakeholder Feedback on Housing Barriers and Other Issues

Stakeholders expressed a need for more multifamily housing and mixed-use development along the South Airport Way corridor, but acknowledged that without economic development in the area, there will not be sufficient services to accommodate future tenants. There was a concern about environmental contamination on vacant sites along the South Airport Way corridor. Sites that are contaminated typically require remediation before construction can occur, which can be an impediment to new housing development due to cost and timing issues. There are also concerns over high rates of asthma, low education rates, and lack of trees, grocery stores, and socializing or gathering places; issues that can partly be addressed by the construction of affordable and market-rate housing. Lastly, several acknowledged the potential for South Airport Way Area to incorporate neighborhood-serving commercial uses and healthy food options.

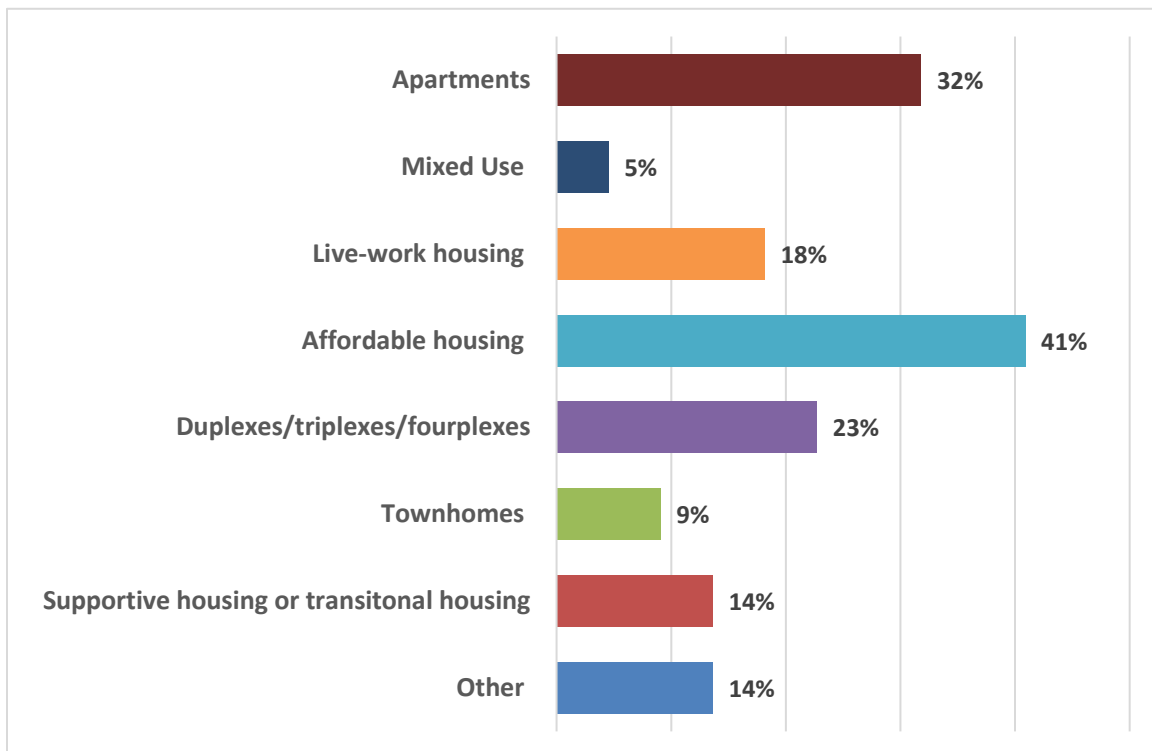
Feedback Received on the Draft South Airport Way Neighborhood Action Plan

Commenters during the second round of outreach expressed support for the South Airport Way Draft Neighborhood Action Plan objectives and actions. There was support for a mix of affordable housing types, but with the caveat that they should not be sited on formerly contaminated parcels, or close to highway on- and off-ramps. One comment noted that affordable housing should be sited near warehouses. Conversely, there was some criticism that there was too much affordable housing and a request for more market-rate housing. There was feedback on the tenant selection process and criteria with suggestions for a universal application or drug-testing as a requirement for tenancy. Finally, there were comments requesting homes with backyards for children to play.

Beyond feedback on the housing actions, there was an abundance of suggestions for other amenities that could complement new housing in the Study Area and enhance the neighborhood. Several commenters requested more parks and recreational amenities for children such as playfields, pools, recreation centers, and an amusement park in the fairgrounds. There were suggestions for additional grocery stores, drug stores and pharmacies, restaurants, dentists, and a day care center. Pedestrian and cyclist safety was also a popular topic. Commenters suggested traffic infrastructure to support pedestrian safety such as sidewalks, speed bumps, additional crossing and traffic signals, and public lighting.

LITTLE MANILA/GLEASON PARK

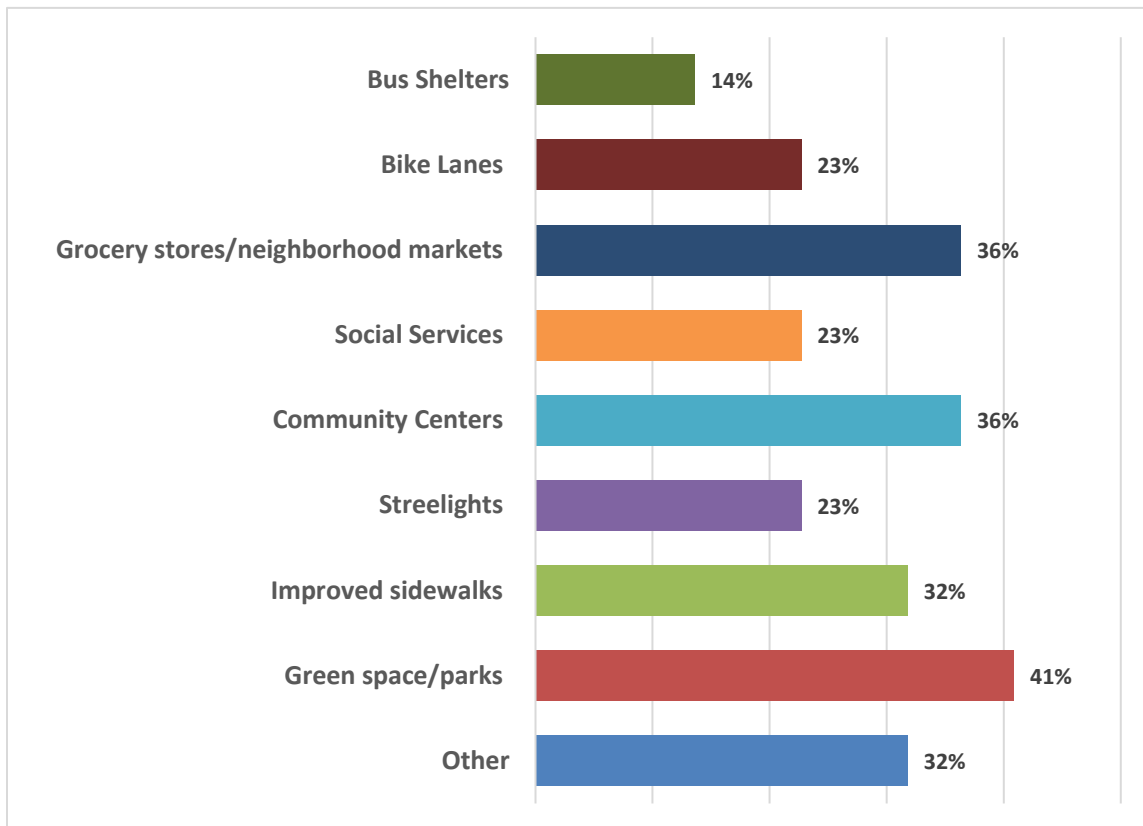
What type of housing would you like to see built in your neighborhood?



22 people responded to the multiple choice question in the housing paper survey and 7 people responded to the question in the online activity for the Little Manila/Gleason Park Study Area. The graph above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top three answers received were affordable housing, apartments, and duplexes/triplexes/fourplexes. “Other” housing needs include market rate apartments, accessory dwelling units, mixed-use, live-work units, townhomes, supportive or transitional housing, and single family homes.
- One respondent would like to see fewer restrictions for historical design district requirements and believes that renovation of existing buildings should be better encouraged.
- One commentor expressed a belief that businesses are suffering due to a large amount of affordable and that new market-rate housing could help support local retailers.

What could be added to improve the quality of life in your neighborhood?



22 people responded to the multiple choice question in the housing paper survey and 7 people responded to the question in the online activity for the Little Manila/Gleason Park Study Area. The graph above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top three answers received were green space/parks, community centers, and grocery stores/neighborhood markets. “Other” needs identified include bike lanes, bus shelters, social services, streetlights, improved sidewalks, new crosswalks, safety patrol, a farmers’ market, and clothing stores.
- One commentor would like to see a recreational center that is a safe space for youth, and another asked for wider sidewalks, more street trees, and fewer driving lanes.
- There was a recommendation to make the crosswalks lighted and to add themed parks and historical branding in the area.
- One commentor wanted to deter the establishment of homeless camps in the area, while others believed that the homeless presence should be addressed because it does not feel safe.

What would help better connect Little Manila/Gleason Park to Downtown?

This question was included in the paper survey that was focused on the Little Manila/Gleason Park Study Area and 13 people responded to the question. Two people recommended adding a shuttle that provides frequent and reliable service. One person suggested that the shuttle connect the Study Area with the train station, bus stops, and Downtown. A few respondents believe regularly scheduled buses would help connect Little Manila/Gleason Park with Downtown. Some people believe safety needs to be improved. Other ideas include improving crosswalks, increasing police presence, adding school signs for safety, picking up the trash, and adding parks for kids to play in.

What is needed to help improve/revitalize buildings in Little Manila/Gleason Park?

This question was included in the paper survey that was focused on the Little Manila/Gleason Park Study Area and 13 people responded to the question. A couple of people agreed that the buildings in this area need to be improved or revitalized. One person said lack of funds is an issue. Another respondent suggested that there should be a way for the youth in the community to help improve and revitalize homes. A few respondents said they would like the park and neighborhood to be cleaned.

Do you have any other ideas on how the City can help improve your neighborhood?

This question was included in the paper survey that was focused on the Little Manila/Gleason Park Study Area and 18 people responded to the question. Many respondents believe there is a safety concern in this Study Area and one respondent said they would crime to be addressed. A couple of respondents believe the area needs to be cleaned up and one person recommended the creation of a youth volunteer program where the youth would help clean up the area. One person believes there is a need for jobs and education programs. Other ideas mentioned include adding cameras to the streetlights to improve safety, increasing surveillance, having more events for teenagers, and relocating the homeless from the schools and parks.

Stakeholder Feedback on Housing Barriers and Other Issues

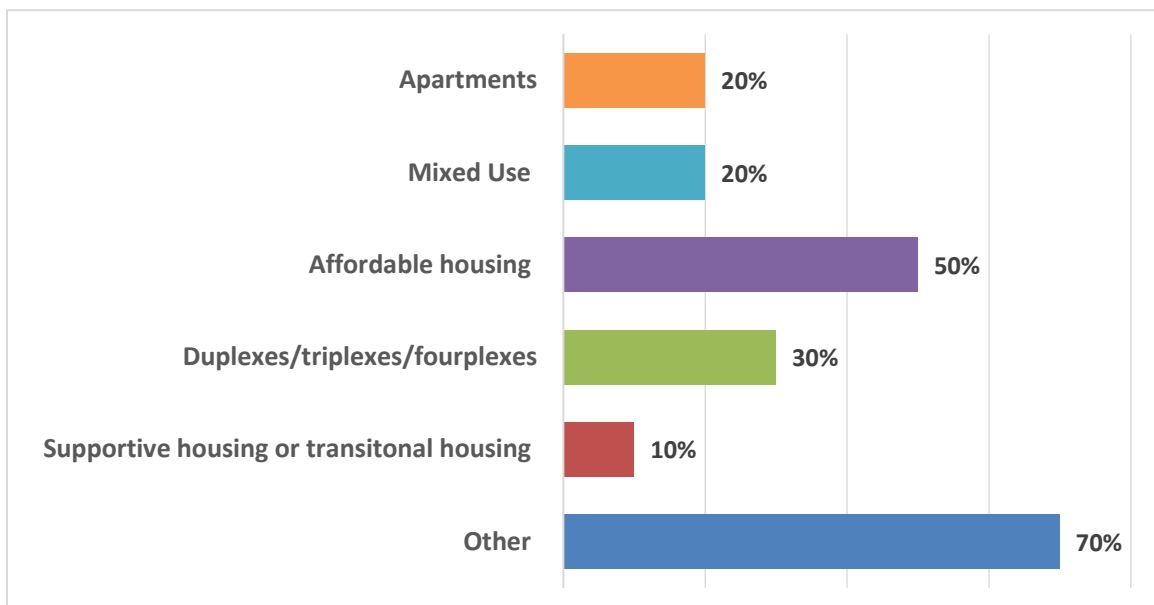
Stakeholders cited that small lot sizes may be a possible constraint to housing development in Little Manila/Gleason Park. Several key themes that have a significant impact on the quality of life and livelihood of the study area were also discussed. These issues include limited access to healthy foods, public safety concerns, high asthma rates, lack of community gathering and social spaces, lack of sidewalks, and poor infrastructure for pedestrians. There was also a mention of the possibility of adding bike lanes and a community garden along the Mormon Slough to help improve conditions. Moreover, many expressed an interest in preservation and rehabilitation of the buildings in the Little Manila/Gleason Park Study Area, which underscores the area's historical significance and potential for revitalization.

Feedback Received on the Draft Little Manila/Gleason Park Neighborhood Action Plan

There was consistent feedback related to the location of proposed housing and environmental hazards in the Study Area. Commenters raised concerns for environmental contamination near industrial areas and the need for remediation prior to the development of housing. There was also a concern of placing housing near the Crosstown Freeway (Highway 4) and the potential for poor air quality to impact residents. There was a suggestion for proposed housing to be affordable as the neighborhood is impacted by poverty, and a suggestion to locate new housing near transit connections and Gleason Park. Beyond housing supply considerations, there was also feedback on design aspects that could enhance the neighborhood such as urban greening, adaptive reuse, and the activation of vacant spaces. Finally, there was a suggestion for repainting the crosswalks to improve pedestrian safety.

CABRAL/EAST CABRAL STATION AREA

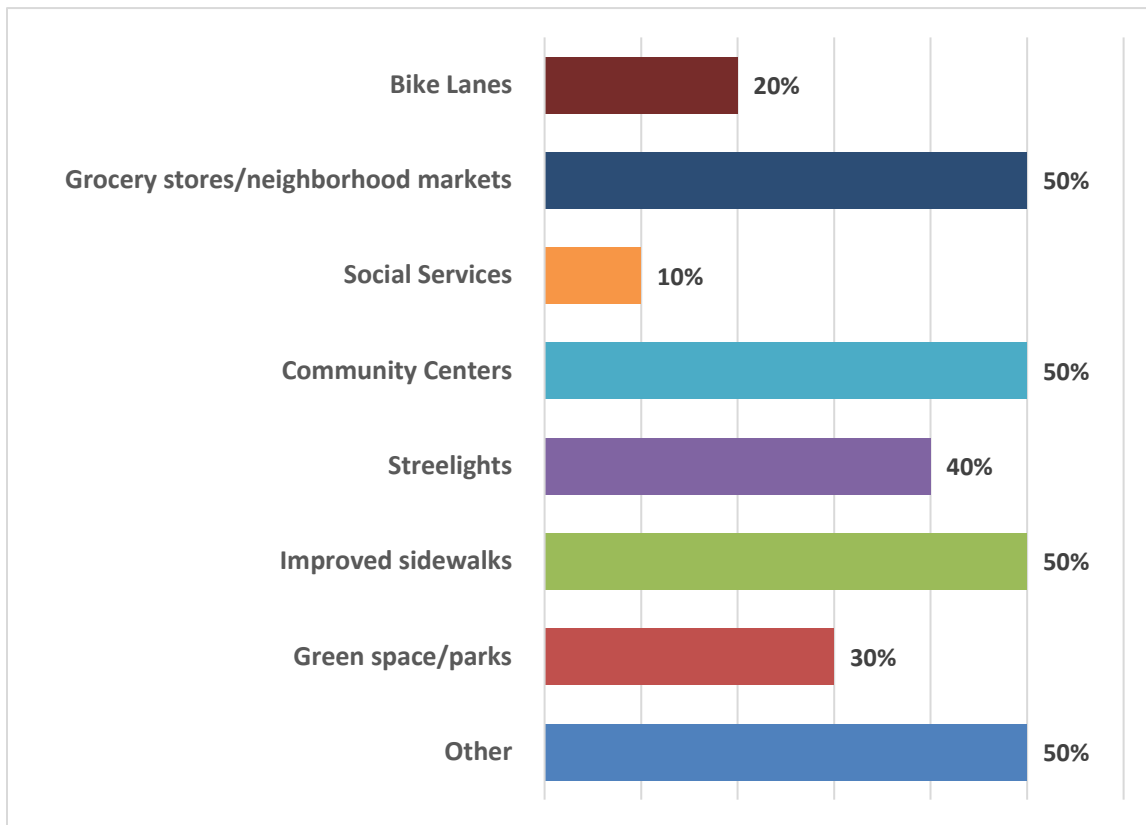
What type of housing would you like to see built in your neighborhood?



10 people responded to the multiple choice question in the housing paper survey and 6 people responded to the question in the online activity for the Cabral/East Cabral Station Study Area. The graph above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top two answers received were affordable housing and duplexes/triplexes/fourplexes. Apartments and mixed-use housing are tied for third place, which indicates an overall desire for new multi-family housing. “Other” housing needs include market-rate housing, live-work units, townhomes, supportive or transitional housing, tiny homes, housing with smaller units, and single-family homes.
- One commentor would like to see a mix of affordable and market-rate apartments. Another commentor would like there to be secure housing with a safe playground for kids. One commentor believes housing in general is needed in this area.
- One respondent would like to see new high rise buildings for offices.

What could be added to improve the quality of life in your neighborhood?



10 people responded to the multiple choice question in the housing paper survey and 6 people responded to the question in the online activity for the Cabral/East Cabral Station Study Area. The graph

above shows the results from the housing paper survey. Key themes from the paper survey and online activity are summarized in the bullets below.

- The top three answers received were grocery stores/neighborhood markets, community centers, and improved sidewalks.
- Other needs identified include bike lanes, social services, streetlights, gym, increased police presence, and green space/parks.
- One commentor would like potholes to be fixed, while another would like to focus on supporting small businesses.
- There is a concern about safety and drug use in and near this Study Area. One commentor asked that the City prioritize safety before adding bike lanes.
- One commentor asked for mid-block pedestrian crossings, street trees, fewer parking lots, no setback requirements, and more bus routes that resemble the current express routes (back and forth on a single line rather than a one-way loop).
- One commentor would like there to be a special focus in deterring the establishment of homeless camps in the area.
- There was a recommendation to promote the location of retail businesses in warehouse buildings.
- One commentor would like to see places people can go while waiting for the train, such as restaurants, bars, and boutique shops.

What type of housing would be needed for you to live near Altamont Corridor Express (ACE)? What amenities would you like to see nearby?

This question was included in the paper survey that was focused on the Cabral/East Cabral Station Area and five people responded to the question. People mentioned a need for smaller units, affordable housing, and mixed-use units. One commentor would not like to see duplex or affordable units, because they believe these units are not maintained well. Another respondent said they would like to see a variety of housing types in this Study Area. One commentor would like the City to consider ways to better connect ACE with Bay Area Rapid Transit (BART), especially to avoid train delays. They also believe there is a need for better security at night.

Do you believe it is challenging to access the Cabral Train Station from your home? If so, what could make it easier to get to the station?

This question was included in the paper survey that was focused on the Cabral/East Cabral Station Area and six people responded to the question. One person said they do not know where the train station is located. Another commentor recommended that there be better information and scheduling. A few people said they do not take the train, and two commentors believe the walk to the train station has felt safe lately.

Do you have any other ideas on how the City can help improve your neighborhood?

This question was included in the paper survey that was focused on the Cabral/East Cabral Station Area and eleven people responded to the question. One commentor said they would like to see longer hours at the library. One person believes there should be more places for the homeless. One commentor believes there are safety concerns with the parks. Two respondents said there is a need for cleanup projects in the neighborhood. A couple of commentors believe something needs to be done to address homelessness. Another respondent believes there is a need for social services. There was a comment about improving the services offered at the Planning Counter and ensuring that counter staff are knowledgeable about City planning requirements. One commentor would like the City to help with the people that are on parole or probation, believing there is a need for mental health services. Other comments received about this Study Area include increasing police patrols, providing community gardens and shuttles, and encouraging carpools.

Stakeholder Feedback on Housing Barriers and Other Issues

Stakeholders expressed the need for mixed-use development and affordable housing that is pedestrian friendly, safe, and attractive. There is a concern about environmental contamination of sites in this study area. Additionally, there is a perceived lack of responsiveness from property owners as a significant obstacle to housing development. It was also noted that the price point for new market rate housing in Stockton is lower than other cities; therefore, this type of housing might not pencil out for the developer. Other issues highlighted include the lack of services and amenities, poor street infrastructure and circulation around the study area, lack of street lighting, and equity issues, such as building housing adjacent to travel corridors. There is also a concern about concentrating affordable housing in one area of the city, indicating a need for a more equitable distribution of such resources in the Study Area.

Feedback Received on the Draft Cabral/East Cabral Station Neighborhood Action Plan

There was community feedback related to the mix of affordable and market-rate housing in this study area. Some commenters noted the need for low- and moderate-income housing, especially units with more than one bedroom, while others the need for market-rate condos and apartments. There was also feedback in support of repairing and maintaining existing housing while developing new housing. Commenters also noted the need for programs to support property owners. One noted maintenance and vandalism as an issue for property owners in the study area, and another suggested educational programs for Section 8 housing vouchers. In addition to feedback on housing strategies, there were suggestions for other neighborhood amenities such as markets, restaurants, and community spaces like gardens, venues, and places for children.

GENERAL COMMENTS

Feedback received in the comment cards, which applies citywide, is as follows:

- Do not concentrate affordable housing in one place.
- People need help beyond housing, including education and jobs. Some people do not want government assistance or housing support.
- Improve homelessness and safety in all three Study Areas.
- Landlords are pushing people out of their homes. Address emergency housing situations in the plans. Police are also clearing encampments and belongings.
- Allow an environment that is conducive to promoting/improving properties; improve customer service at the Planning counter.
- People drive fast on Pock Lane, there is a need for speed bumps.
- There is a need for police patrol at the farmer's market.
- Re-stripe streets where needed. There are inoperable cars on the street.
- Improve and maintain parks throughout the city. The basketball courts need to be improved. Most parks are safe during the day, but at night they feel unsafe.
- There is a need for remodeling and renovation of old dilapidated businesses.
- Put beds or tiny homes on the old racetrack for the homeless.
- Improve the port, make it more active.
- Addressing safety concerns should be the main focus.

Attachment A. Feedback on Draft Neighborhood Action Plans

Feedback on Neighborhood Action Plans from Outreach Events held from June 2023 to July 2023	
Study Area	Notes
Little Manila/ Gleason Park	Industrial zone is too close to residential areas. Considerable actions will need to be considered to reduce environmental hazards from industrial buildings. This area of Stockton is already heavily impacted by pollution indicated by CalEnviroScreen. Future housing should accommodate low-income communities as this neighborhood is heavily impacted by poverty. Large housing units that are expensive should not be considered.
	Place new housing by transit.
	Improve connectivity underneath the Crosstown Freeway (Highway 4).
	Be aware of what health risks are posed by building housing near the Crosstown Freeway (Highway 4). Reference the California Environmental Quality Act.
	The area next to Gleason Park is a good place to increase the density allowed for new housing development.
	New housing should help mitigate impacts from poor air quality.
	Consider partnering with Caltrans.
	Highlight environmental justice in the plans.
	Support adaptive reuse.
	Support urban greening.
	Consider urban greening to avoid more “concrete jungles” and to prevent heat islands.
	Provide for community healing around the impacts from the Crosstown Freeway (Highway 4).
	Activate vacant spaces. Make it easy for people and organizations to activate these unused spaces.
	Crosswalks and other road paint is deteriorating. Consider actions to repaint and improve them.
	Solve air quality and health problems.
Mormon slough + carbon sequestration opportunity?	

Little Manila/ Gleason Park	<p>Punch walk through. Connect with property owner.</p>
Cabral/East Cabral Station Area	<p>Service First of Northern California is entering the last round of tax credits for a new low-income affordable housing project that will be located on an empty parking lot in the northeast corner of North Hunter Street and East Oak Street (610 North Hunter Street). The project would include 120 affordable housing units.</p> <p>Maintenance and vandalism are an issue for property owners in this area.</p> <p>We need low-income housing that includes two or more bedrooms.</p> <p>There is a need for low and moderate housing.</p> <p>That is not our neighborhood's name?</p> <p>More markets, restaurants, and food.</p> <p>Landlord education is needed about Section 8 housing vouchers.</p> <p>More productive community spaces. Gardens, places for kids, venues.</p> <p>Provide frame for repairs, not just new construction. Old buildings here.</p> <p>There have been break-ins in this area which makes the property difficult to maintain.</p> <p>This area needs private investment, offices, condos, and market rate apartments.</p> <p>Starbucks/coffee and housing on site number 38.</p>
South Airport Way	<p>I do not live in this neighborhood of Stockton, but I support the overall goals and actions described in the draft Neighborhood Action Plan. Two that I especially believe are urgently needed are traffic infrastructure upgrades (such as sidewalks) that make it safer for pedestrians and bicyclists to get around safely. The other is additional services and amenities, including grocery stores like Safeway, Savemart, and more, as there is in abundance in North Stockton along Pacific Avenue. I did not see drugstores on my drive to this meeting along South Airport Way – no Rite Aid, no Walgreens, for instance. More green space/parks that are pleasant and safe places for people to gather, families, and single individuals. Also, I would like to see more of a mix of affordable housing types but on sites that are not on formerly contaminated parcels, or close to highway/freeway entrances/exits.</p> <p>Pool, baseball, football, basketball, soccer.</p> <p>More pools, pools for kids, public bathrooms, and life guards for pools.</p>
South Airport Way	<p>Another pool, community center for kids to have activities, more housing with backyards, better equipped parks. Skating ring that is open to the public. Amusement</p>

	Park at fairground when fair is not open. Field trip programs in Stockton in Sierra Vista. Bowling alley out South with security. Another basketball field.
	Maintenance is an issue. Use funds wisely. Need stores and restaurants.
	Security for businesses. More amenities.
	Speed bumps are needed on residential streets, especially on 10 th Street and Anne Street.
	Family homes on project based vouchers.
	Grocery stores and other amenities are needed.
	Computers in Sierra Vista for the children.
	Grocery stores, pharmacy, services, retail, restaurants, and stuff for kids is needed.
	More market-rate housing. There is too much affordable housing. Theme park at Van Buskirk Community Center.
	Sierra Vista needs pool sponsor. Need Community leaders. Franklin High School has no sidewalk.
	Emergency center, dentist office, after school program for kids, day care center.
	Infrastructure needs to support pedestrians.
	Improve safety on the street for pedestrians. Need crosswalk signals and traffic lights.
	Brownfield assessments are too expensive to pay for. Property owners may be older and not know they own a property.
	Laptops to children at Sierra Vista and Conway.
	Retail, multifamily, and healthcare.
	Improved sidewalks for pedestrians.
	Kids come out late at night. Security is on the older side. Better roads.
	Code enforcement fines snowball too quickly. Buyers take advantage of this.
	Meeting with all the southside property owners.
South Airport Way	Football funding for children who want to play that live in Sierra Vista.
	STAND lot on the corner of South Airport Way + Eight Street. Safe place to gather for seniors and youth. Neighborhood meeting places.

	Inconsistent streetscape.
	Redo Martin Luther King Junior Boulevard medians.
	Amusement park in fairground.
	Bowling alley, laser tag arcade, second skating ring on the southside.
	Speed bumps at every school.
	Big speed bumps.
	How many pools?
	Add Southside Market (2122 S Airport Way, Stockton, CA 95206) and the vacant parking lot next door to the study area boundary.
	Drug testing for public/permanent housing?
	Retail, pharmacy, healthy supermarket, police substation.
	Kids activities. Need things to do, especially when parents are gone. More housing like Sierra Vista.
	Workforce development – focused on housing construction education. Habitat model.
	South Airport Way bike lanes. Lighting, trees, and restriping.
	Streets are not fixed right. There is no lighting on Martin Luther King Junior Boulevard. Funding is needed for all areas.
	Hold a meeting at the gym at Edison or Sikh Temple.
	South Airport Way from March Lane to Arch Airport Road. More apartments are needed in this area. Need to apply for funding.
	Clean up the underpass on Martin Luther King Junior Boulevard. Why aren't buildings painted nicely. Grant money does not make it to the southside.
	Sidewalk from Conway to Weston Ranch include ADA.
	Food delivery does not come here.
South Airport Way	Activities for youth, especially in summer.
	Safety concerns with neighbor.
	Public olympic size pool.

	Housing with backyard for five or more kids. Extra vouchers. Safer amenities and activities.
	Affordable housing near the warehouses. People eventually move out of Sierra Vista when they buy a home.
	Safe housing for single moms.
	Need grocery stores. Currently go to Walmart on Hammer Lane.
	Rental selection criteria are an issue. Universal application? There is a need for a hospital.
	Substance abuse. Rehabilitation is hard when housing is not stable. Corporate property owners make housing difficult. Post property owner contact information on vacant buildings.
	Grants for fixing up Victorian housing. Share housing quality is getting bad – child welfare issues with master privacy leases.
	There is a lot of trash towards South Union, behind the storage. Too much trash everywhere. Youth program for clean-up?
	Better stuff for Stockton.
	We need to take care of water.
	Keep the place clean from debris to prevent fires.

Source: PlaceWorks and City of Stockton, 2023.

Attachment B. Feedback from Stakeholder Meetings

Notes from Stakeholder Meetings held from July 2022 to September 2022	
Study Area	Notes
South Airport Way	Support infill development with wrap around services. South Airport way needs more multifamily housing and commercial development to support housing. There is a need for housing for families, such as duplexes, triplexes, apartments with two or more bedrooms. Faith based housing development could also be looked into.
	Support the development of mixed-use housing, but the South Airport Way study area needs services and commercial uses built first. The parks are also underutilized. There is a need for thriving businesses, parks, outdoor open space, and grocery stores in this neighborhood.
	There are absentee owners that change the dynamic of the neighborhood. Engage the landowners in the neighborhoods to ask them why they are not developing the sites.
	Access to fresh foods is a need for the South Airport Way neighborhood. This area is a food desert. Need to have access to grocery stores and other amenities. Some areas have a liquor store instead of a grocery store.
	Lots along South Airport Way might have environmental contamination issues which is a barrier to development since it is expensive to clean up the site. For example, the site located at the southeast corner of Ophir Street and 8 th Street has environmental issues. The lot adjacent to Rancho San Miguel is also contaminated. In the South Airport Way study area the City could help housing developers by showing the environmental issues in this area.
	Cost of materials and labor is a barrier to housing development. The cost has gone down recently, but it is still expensive.
	Educate landowners and homeowners about accessory dwelling units and junior dwelling units.
	Acknowledge the County fairgrounds When talking with people about the South Airport Way study area. Talk with Will to understand if there is an opportunity for improving connectivity between the County fairgrounds and the South Airport Way study area. Reinvent South Stockton Coalition is also working with the Fairview Terrace neighborhood, one of the strategies they came up for this neighborhood is a community land trust. The 8 th Street and South Airport Way project is a catalyst project for this neighborhood, it is very important to move this project along as much as possible.

South Airport Way	<p>Transportation can be an issue since some households in the area might only have one car per family. Create a lively vibrant place where people can walk.</p>
	<p>South Airport Way is a very busy street. The streets are not conducive or safe for walking. The levee could be a nice place where people can walk, but there are homeless people in this area and some people feel unsafe. From Carpenter Street to Fair Street there is at least six schools. Promote safe routes to schools along this route. Build a walking path from the Sierra Vista affordable housing development to the Dorothy Jones Community Center. Have a participatory list where people can rotate and walk kids to school.</p>
	<p>There is a safety concern in this area. Community ambassadors can help address safety concerns in these neighborhoods, especially in South Airport Way.</p>
	<p>Reach out to the community and ask them what they would like to see in their neighborhood. The Dorothy Jones Community Center could be a venue option for an open house in South Airport Way. Talk with the churches in these areas to spread the word about the open house. Lueathel from the African American Chamber of Commerce San Joaquin is part of the Ministerial Alliance that meets at a church near South Airport Way. They can help spread the word about the open house. Work closely with Assembly Bill 617.</p>
	<p>There is a plan for bikeways along South Airport Way. There is an opportunity for transit oriented development near the bus transit stop. Provide transportation opportunities to the job center area to the south. There are challenges for people to get to the job center after hours. Consider where there are opportunities to put housing and other amenities along the South Airport Way corridor.</p>
	<p>Expand boundary to Charter Way. Choose an area in North Stockton. There are also other dilapidated areas in the City to consider. The area around Ponce is worse than Sierra Vista.</p>
	<p>Consider extending the boundary further south to look into how industrial uses plays into the residential areas. There may be climate related funding opportunities out in this area. South Airport Way also needs bus rapid transit.</p>
	<p>The South Airport Area study area is pretty built in from a residential perspective. Look down Mariposa Road.</p>
	<p>Reinvent South Stockton Coalition is working with the Community Foundation to create a Stockton housing innovation fund that would be citywide. It would be a private housing trust fund. They are also looking at a low-income homeowner rehab program that could be for Fairview Terrace or citywide.</p>

South Airport Way	<p>South Airport Way has the highest rates of asthma, lowest education rates. Trees are needed in this neighborhood. The corridor also needs more streetlights.</p>
Little Manila/ Gleason Park	<p>The Little Manila/Gleason Park area could be developed further. Little Manila Rising should provide input on what they would like to see. Mormon Slough should be a priority, address the challenges that are occurring here.</p>
	<p>The lot sizes in Little Manila/Gleason Park are a constraint to housing development. Housing preservation could work in this area. GRID has a single-family retrofit program the project team could look into.</p>
	<p>To address the small lot size issues in this study area, talk to the property owners to get buy in to adjust the lot sizes. Give people options. Maybe live/work units could work near the Mormon slough. City of Tracy is looking into this. Look at Manteca and the type of the amenities they have. The Central Valley is trying to target tech and 30 year old's that are not ready to buy a home yet. The San Joaquin Partnership have been receiving calls related to data centers.</p>
	<p>Lack of broadband and internet access is also an issue. Communication is very important, look into how to increase access in these neighborhoods.</p>
	<p>Improvement ideas proposed for the Mormon Slough include a bike trail, community center or a place for the youth, park, walking trail, and affordable housing near the slough.</p>
	<p>There are multiple families living in one home. There are also very few grocery stores in this neighborhood. There are several agencies that serve the unhoused community living in this neighborhood, people are fearful of the homeless. Talk to the police department.</p>
	<p>During the walking tour of Little Manila/Gleason Park, the consultant team noticed: broken, uneven sidewalks; lack of trees and shade; no crosswalk on South San Joaquin Street and East Sonora Street; cars drive fast; and there are no trash bins. There is a schoolteacher that cleans the street where she lives because there is daily trash in the street (nearby restaurant that opens VERY early – primary clientele is day laborers.)</p>
	<p>Live/work units could work well in Little Manila/Gleason Park and in the Cabral/East Cabral Station Area. Provide a space where artists can work and live.</p>
	<p>Gleason Park is the last major development that has occurred in the Little Manila/Gleason Park neighborhood. Ideas for reimagining Mormon slough includes bike lanes and a community garden.</p>
	<p>There will be a new navigation center near Little Manila/Gleason Park that will provide case management.</p>

Little Manila/ Gleason Park	<p>There are corner store markets in Little Manila/Gleason Park, but they do not offer healthy food options.</p>
	<p>A potential new housing site in Little Manila/Gleason Park could include the parking lot on Sutter Street next to the community garden. It is an underutilized parking lot. Can also consider the parking lot and house at 520 South Hunter Street. Little Manila Rising is planning to build housing on the top floors of two buildings they own.</p>
	<p>Lack of curb cuts and inaccessible sidewalks is an issue in Little Manila/Gleason Park. The tree wells are also not large enough for tree planting. There are concerns about asthma in this neighborhood. Buildings in Little Manila might not be up to code.</p>
	<p>Hold a training session for the board members and the youth prior to starting engagement efforts for the project. Maybe hold a charette style workshop. Provide a one to two month notice before scheduling an outreach event or training.</p>
	<p>Little Manila Rising may become a Community Development Corporation in a few years. Dillon and Dawn created an Economic Development plan for this study area. How often does the Mormon Slough get water? Think about why the unhoused population congregate there. Maybe the City can build tiny homes. Bakersfield received an award for their plan on river access. Promote nontraditional models of housing the homeless.</p>
	<p>There is an opportunity for placemaking and orienting people to the history in the Little Manila/Gleason Park study area. Maybe there are some improvements that can be done to signify that this area is a gateway into the city. Market this area as a place that is worthy of people to visit. Access to the train station is challenging. We need a clear access point from the train station. Orient buildings and development towards the Mormon Slough. Maybe we can add a greenway along the Mormon Slough.</p>
	<p>There is a need for champions in Little Manila/Gleason Park that will encourage neighbors to maintain their properties.</p>
	<p>Think about cultural districts beyond Little Manila. Japan town memorial in Airport.</p>
	<p>Build local organization capacity. Refer to Embers project.</p>
	<p>Support infrastructure around broadband, electrical, sewer, and storm drainage.</p>
	<p>Support trees. Urban Forestry Team at Little Manila Rising. Engage in conversation with engineers. Start with eyes on the street to make parks safer.</p>
	<p>Mixed-income and inclusionary housing. Address displacement due to the COVID-19 pandemic. Just cause eviction ordinance, tenant protections, rent control. Protect tenants from being unhoused. Confirm if there is a gentrification risk by zip code. Support Community Land Trust.</p>

Little Manila/ Gleason Park	<p>How do we incorporate healthcare facilities? Support exercise and getting outside. There should be tree canopies to protect people. Encourage urban greening and gardening.</p>
	<p>Build a strong connection with schools. Consider road diets and industrial activity from the port. High road transitions.</p>
	<p>“HOT” (Homeless Outreach Team): Heads out every Thursday. Unhoused are often “closed off” and not wanting help. Addiction problem, not a housing problem: Housing First may not be the right solution. Unhoused needs incentive to get off the streets.</p>
	<p>Homeless and addicted is primary population. 132 bed facility (multi-purpose) potential emergency shelter. Two new recuperative care buildings (womens and men) 90+ days. New Life Program (6months- 2years): Phased Program 1-2 (6 months, 6months, 12 months). Homeless feeding and lodging, open on evenings and include case management that supports housing and jobs. Processes are a bit slow with development; efficiencies could be improved. Phase 4 Program: Apartments for students (6-12 months): rental history, PG&E history, Ground-up construction or rehab looking for land or building by end of 2023. Approximately 100 units that are separate from the Mission. Jobs training/workforce development through building rehabilitation.</p>
	<p>Drug activity in street makes it hard for students in recovery. There are pat down requests by the Police Department. Gospel Center Rescue Mission is a bit isolated. Support mobile clinics. 333 S. Hunter: 50 adult recuperative rare beds; owner is talking about selling. Gospel Center Rescue Mission helps with graffiti clean-up and creeping fig clean-up in conjunction with Stock Garden Club. Issues with staff turnover since funding expired.</p>
Cabral/East Cabral Station Area	<p>There are several abandoned buildings downtown. It is frustrating to see empty buildings that could be used for housing since the city has an unhoused population that needs housing.</p>
	<p>Nonresponsive owners in the Cabral/East Cabral Station Area are an issue. There is a need for services and amenities in this area. Be mindful about building housing next to freeways.</p>
	<p>The streetlights in downtown do not work.</p>
	<p>The boulders along Miner Street are causing issues for the Grandview village project; there was a car that crashed into the building. The City placed a trash can in front of the building and it has been overflowing with trash. Visionary Home Builders will bring in a grocery store with a gym on the first floor of the building. Bring in businesses that will make people want to go downtown.</p>

Cabral/East Cabral Station Area	<p>Cabral/East Cabral Station Area has been a big interest for some time for mixed use development with complimentary amenities. Bob is working with Carol to bring a grocery store to the Grandview Village project. Make it easier to build multifamily, affordable housing near the train station. There are examples out there that we can look at to see how are able to build market rate housing near rail. Make sure vacancy rates are low. Corridors need to be cleaned up. Larger sites are owned by a handful of entities, getting them together can be a challenge.</p>
	<p>There is a need for rental housing. However, in the Cabral/East Cabral Station Area, lower the number of rental units so there are also homeownership opportunities for the people that live in this neighborhood.</p>
	<p>There are key neighborhood commercial nodes in the Cabral/East Cabral/East Cabral Station Area, including along Wilson Way, Weber, and California. Think about how the action plans will promote sustainable corridors. This area needs more green space. Is the City working on a Downtown Station plan? Think about connectivity to the Cabral Train Station. Maybe the City can provide pedestrian friendly wayfinding from the train station. SJCOG is working with the rail commission to install bicycle parking at the rail station. There is not a lot of activities in downtown. Maybe live/work and mixed use housing could work here. Look at the circulation and mobility. How can we improve circulation in this neighborhood?</p>
	<p>There needs to be a mix of market-rate and affordable housing in the Cabral/East Cabral Station Area. Build housing that provides a certain percentage of market-rate and affordable units. Find ways to incentivize market rate housing. Maybe the City can waive certain fees. The City of Modesto has a forgiveness program the City can look into which waives certain planning and building fees for new development in downtown.</p>
	<p>Potential sites the City could consider for housing development in downtown and the Cabral/East Cabral Station Area include the redevelopment of old properties such as the Hotel Terry, old Henery hotel, the Kendall building, and the Hotel St. Leo. The building at 34 South California Street could also be an option. The Elks building and Cort Tower building could be a good option for housing. The buildings at 526 East Main Street or 634 East Main Street could be another option. The building at 201 North California Street is another potential site.</p>
	<p>Infrastructure can be a barrier to building housing in downtown. Depending on the inspector, they may require something different in terms of utility upgrades. There are some contamination concerns on the east side of Cabral. Phase I and II's assessments might be needed for new housing development in this area.</p>
	<p>There is a need for hotels, especially in downtown Stockton.</p>

<p style="text-align: center;">Cabral/East Cabral Station Area</p>	<p>There is a need for streetlights that work and improved sidewalks. The walk from Amtrak to the Cabral Train station does not feel safe.</p>
	<p>Hatch workshop could benefit from some type of support. Consider the Hatch Workshop as a venue for outreach.</p>
	<p>There has been at least one walking study completed from the Cabral station to the Amtrak station. The study found it was difficult to cross the streets in some areas and there is also handicap issues. There is also an issue with lighting during the wintertime since it gets dark earlier. Some of the lights under the freeway are broken. The homeless might be breaking the lights so people are not able to see where they are sleeping.</p>
	<p>The following properties have lien issues, but they are abandoned and could be redeveloped: 119 and 121 East Lindsay Street and 118 East Fremont. They used to be apartments but have a lot of damage inside. The City has a lien forgiveness program, where a lot of the fees and fines can be forgiven after successful redevelopment occurs.</p>
<p style="text-align: center;">Citywide</p>	<p>Timing is important for developers; they lose money each month their project is delayed. Treat developers as customers. Lessening the permit review time can help since affordable housing developers cannot apply for grants until the entitlement process is finished. It can be burdensome for affordable housing development. Also, having one point of contact throughout the development review process is helpful, instead of having multiple contacts.</p>
	<p>Development impact fees could be an issue for any project, especially for affordable housing. Look at the ability to reduce or waive development impact fees for housing projects, including affordable housing.</p>
	<p>The City does not have the funding needed for new affordable housing development. There is typically a need for local money to build affordable housing. Fee waivers or free land helps affordable housing developers. Also, the monthly rates housing developers can charge in San Joaquin County is much lower compared to other Counties. There is a need for project based vouchers to get rental assistance for affordable projects. The more concessions and incentives the City can provide for affordable housing projects the better. Parking can be an issue, requiring less parking in areas that are near public transit. The City has opportunities to tap into State funds that could help pencil out affordable housing projects. Permanent Local Housing Allocation (PLHA) grants are one example. It would help if the owner could give the land to an affordable housing developer and/or not charge the holding cost.</p>
	<p>Building affordable housing tends to pencil out more than market-rate housing in Stockton because of the funding opportunities.</p>

Citywide	<p>Environmental cleanup can also be a constraint. If there are environmental issues at any site, reach out to the State to see what can be done in terms of funding to clean up the site.</p>
	<p>Infrastructure can be a barrier to housing development in all three neighborhoods, especially sewer and water upgrades. Funding for infrastructure upgrades can also be an issue. Some grants kick in prevailing wages which increases the cost to build new housing.</p>
	<p>There is a need for duplex/triplex/fourplex units in these neighborhoods. Could be rentals or ownership units, but they need to be attainable. It would be nice to have a program that would help people purchase these type of units.</p>
	<p>There is a need for affordable housing in Stockton, especially in North Stockton. Prioritize higher density multifamily housing that is affordable and near transit. There are no benches at the bus stops.</p>
	<p>Support mixed-use housing development in these neighborhoods. There is a need for housing with wrap-around services including a pharmacy, health services, food. Also recommends live/work units.</p>
	<p>Support the placement of new housing in walkable areas near grocery stores. Help ensure single family homes are being purchased by individuals and families instead of organizations.</p>
	<p>Low income apartments are needed in these neighborhoods. Visionary Homebuilders is a good partner, they build great properties. Maintenance of apartments is also important.</p>
	<p>We need homes with four to five bedrooms because multiple families could live in the same home. Better wi-fi is needed in new apartments. Work with the creator of Pac West to increase internet access in these neighborhoods.</p>
	<p>All three areas are uniquely different, but they have the same need for affordable and market rate housing that can bring some new life to it. There is a need for missing middle housing.</p>
	<p>There is land that is underutilized and could be used for housing but the owners do not want to do anything with the land. There should be an ordinance that requires landowners to develop a site within a few years.</p>
	<p>There are vacant industrial buildings that are underutilized. Support adaptive reuse of buildings similar to the Anaheim Packing building.</p>
<p>The Notice of Funding Availability (NOFA) applications can be challenging. They are on a point system and you need to show where the amenities are in proximity to the proposed housing development.</p>	

	Provide resources and housing opportunities for the homeless.
	The wages for jobs in Stockton have to equal the cost of living. People that live here commute outside of Stockton for work. There are not a lot of high paying jobs in San Joaquin County. People cannot afford to buy homes because they are getting priced out by bay area investors.
	There are multiple generations living in the same home in Stockton. The COVID-19 pandemic increased this issue.
	Take into consideration parking when planning new housing in these areas.
	Consider inclusionary housing and a community land trust.
	Concern about equity and housing justice; protect against gentrification.
	Are there plans to form a committee as part of this effort?
	Reach out to the community to ask them about their housing needs. Hold pop-ups at an existing event or maybe at a park. Attend the resource fairs. Use Stocktonia.org to advertise events. Go to churches and have a booth (St. George's is the main church). Utilize Council Members to spread the word.
Citywide	Barriers to housing include community opposition and drug abuse. There is also not enough space to build housing.
	Build relationships with hotels, support the conversion of hotels to homes.
	Recommends the City creates a homeownership training course that is available for the public. Do workshops in the encampments to boost the morale of the people living there.
	Housing needs to be accessible for the elderly and people with disabilities.
	There are people that commute to Amazon but do not live in Stockton. Consider how we can provide housing and activities for young people to entice them to live in the city. Young people need a place to live with parking. Provide nice walking trails or tracks where people can walk and play games.
	Encourage the San Joaquin Regional Transit District bus to run more often.
	There is a general concern about safety in Stockton. The parks are not safe in these neighborhoods.
	It could be costly to upgrade the telecom boxes but this does not come up often when developing housing.
	There is a need for quality education, jobs, and housing in all study areas.

Citywide	Enterprise is working on a displacement assessment for the City. Maybe some of the actions can tie into the action plans.
	Look into the Reconnecting Communities Pilot program. The National Parks Service has a History of Equal Rights grant opportunity.
	60-80 units per acre are the minimum number of units that we would need for a new affordable housing project. Mutual Housing is working on a project that is about 120 units per acre, but this project could be up to 200 units per acre.
	Basic amenities nearby is needed for new affordable housing development, including schools, transit, and grocery stores. New affordable housing near high quality transit opens up additional funding sources from the State, such as the Affordable Housing and Sustainable Communities grant.
	To qualify for a large family affordable housing project, a developer needs a minimum of 25 percent two-bedroom and 25 percent three-bedroom units.
	For a senior or supportive housing project, a developer might need a one-acre site. For a family affordable housing project, 2.5 to 3 acres could be needed.
	Job training, workforce development and education would help the unhoused population. Encourage small business opportunities.
	The roads are unsafe for pedestrians and bicyclists, people drive fast on the roads in these neighborhoods. Make sure the bikeways are connected.
	Transportation is an issue in these areas. The elderly need support to get to and from the doctor's office.
	Consider inclusionary housing policies for the city.
	The three study areas were hard to reach and hard to count for the census. Lisa believes there is an aging group of seniors and youth that do not have services or amenities in these areas. Everyone is trying to figure out how to address issues in these neighborhoods.
	Educational attainment is a concern in these neighborhoods.
	Health disparities exist in these neighborhoods. A lot of people do not want to live by the freeway because of air pollution.
	There is a lot of veterans in these neighborhoods and registered sex offenders. There is a need for mental health services.
Look to see where internet cable and where the water connection is located. Cable was very expensive to bring out there.	

Citywide	<p>To reach these communities, recommend sending out people that can be trusted by each community group should knock on doors. The San Joaquin County Hispanic Chamber of Commerce had success during the Census gathering because of this effort. They also handed out information through paychecks. The utility bill is also a good place to insert information.</p>
	<p>San Joaquin Partnership is working with the County Office of Education, University of Pacific, Worknet and Delta College on a program for the next generation of workers. Look at the Volt Institute in Modesto. Focus on text generation programs that include mechanics, artificial intelligence, and robotics.</p>
	<p>Set up a working group or some type of meeting with housing developers.</p>
	<p>Resident input is very important. Talk with Reinvent Stockton Coalition, Little Manila Rising, Seventh Day Adventist Church, San Joaquin Council of Governments, public health services. Attend the farmers market event STAND holds. STAND also has two trust builders that go door to door. Identify the community member that is willing to be a leader to spread the word. STAND also sends out an eblast we can include information on. Work with the Housing Authority. Keep the messaging simple. Visuals work well. Talk with Saint Linus Church. Loop in the police department.</p>
	<p>Look for vacant land where no one is living.</p>

Source: PlaceWorks and City of Stockton, 2022