

City of Stockton
Housing Action Plan (HAP)
Public Review Draft

Section 1 – Introduction

October 6, 2023

INTRODUCTION

Purpose and Applicability

Stockton is creating a Housing Action Plan with its 2023-2031 Housing Element Update. The HAP will guide stakeholders on housing development and increase production with new policies, incentives, and best practices. The Housing Element will address long-term needs. The Stockton HAP is divided into three sections to identify strategies that will lead to housing production. Those sections include:

- **Housing Market and Needs:** The HAP summarizes the City's housing policy framework, including policy documents like the General Plan and Development Code. It also provides an overview of Stockton's current housing market conditions and needs, highlighting the housing types in greatest demand and important findings from the fair housing assessment.
- **Housing Supply:** The second section of the HAP summarizes the current inventory of land suitable for housing development, including properties identified as part of the Housing Element sites inventory, plus other land that may effectively supplement the Housing Element sites inventory. In addition, the City also identified a set of housing priority sites that are intended to meet priority housing needs and offer the potential to have transformative impacts in underserved neighborhoods.
- **The Development Process:** The HAP's third section covers current regulations for building various housing types in the city, including development standards and financial analysis examples. It also includes a list of resources for constructing new housing. The section also summarizes the stages in creating new housing, from pre-development to stabilization. Resources like funding, financing, and partnerships are available for each stage.

Each section will identify specific challenges to the respective subject material and make recommended actions that further implement Housing Element goals and policies and fill gaps in the City's existing policy and program framework.

How to use this Document

The HAP is structured to be useful for the public, as well as anyone else interested in encouraging sustainable development patterns, improving market conditions, and housing security, reducing vehicle miles traveled (VMT), or efficiently investing public sector dollars to maintain and improve the existing housing stock and increase the overall supply of housing. The following is a recommended approach for how to best use this document based on the reader's goals and interests.

- **Homeowners/Renters/Small Businesses/Small-Scale Developers:** Use this document to understand better how an individual property or group of properties fit with neighborhood and City housing objectives, and to identify what types of housing are allowed and would be the best fit for both the property and the surrounding market.
- **Housing Advocates/Non-Profits and Service Providers:** Use this document to understand the City's housing objectives and the reader's role in helping the City and other local stakeholders achieve those objectives, including opportunities to get involved with supporting projects in specific neighborhoods and on specific properties.

- **Developers/Home Builders:** Use this document to understand the larger regulatory context and housing policy framework within the City of Stockton and how larger projects may best fit within the community and help to implement the City’s long-term vision. This document provides information on what the City is doing to help create a supportive environment that can bring transformative projects in its residential and mixed-use areas to fruition and make them successful over the long term.
- **City Staff/Officials:** Use this document as a reference for decision-making that synthesizes the City’s housing-related policies and programs. In determining that a project is consistent with, or furthers the HAP, City staff and officials can be confident that the project furthers the City’s overall vision for sustainable housing development, neighborhood enhancement, and housing production to meet diverse community needs.

Relationship to other Documents and Efforts

Stockton has implemented plans and programs to achieve its housing goals. The HAP serves as a link between these initiatives and highlights areas that require improvement. The table below provides more information on this.

Table 1: Stockton Housing Plans Relationship

Document	Role	Relationship to HAP	Responsible Party
General Plan	Primary policy document for the City. Includes goals and policies for land use, safety, community health, mobility, and other topics. It is the legal basis for all project decisions.	Establishes the broad framework for where housing of different types should be developed within the City. The HAP recognizes that housing development needs to be consistent with the General Plan.	Community Development Department
Housing Element	It is a required element of the General Plan and is updated every 8 years. Focuses on housing goals and policies and maintaining property for future housing.	The Housing Element of the General Plan outlines the types and amount of housing the City plans to build and maintain, while the HAP specifies the necessary actions to achieve these goals.	Community Development Department
Development Code	The primary regulatory tool for the General Plan. Includes zoning, housing typologies, and development standards.	The Development Code and HAP promote housing construction with clear guidance and simplified methods.	Community Development Department
Neighborhood Action Plans <i>(Cabral, Little Manila/Gleason Park, South Airport Way)</i>	Individual action plans tailored to the needs of three neighborhoods.	NAPs articulate specific policies and objectives for individual neighborhoods, and the HAP provides direction for development on specific sites to help achieve those objectives.	Community Development Department
Continuum of Care	A program to promote community-wide discussion and commitment to ending homelessness. The City of Stockton participates in the San Joaquin Continuum of Care.	The HAP provides direction to produce housing types such as emergency shelter, transitional and supportive housing, and affordable housing that address needs along key points of an individual or family's progression along the continuum between	Economic Development Department

Document	Role	Relationship to HAP	Responsible Party
		homelessness and permanent housing.	
Consolidated Plan	A City document that HUD requires to plan for the expenditure of federal funding from HUD for housing and related investments.	The HAP identifies how funding covered by the Consolidated Plan can be coordinated with other resources to achieve desired housing and related outcomes.	Economic Development Department
Local Homeless Action Plan (LHAP)	Adopted June 12, 2022, identifies challenges and solutions for Stockton’s homeless population.	The HAP does not make additional recommendations beyond the LHAP. The HAP outlines current development trends and processes for establishing emergency, transitional, and supportive housing facilities.	Economic Development Department

Public Feedback

Between Fall 2022 and Spring 2023, City staff sent thousands of mailed notices to owners, dozens of notices to the Record and email group, hosted over fifteen (15) workshops, conducted dozens of interviews, and held numerous meetings with residents and stakeholders. Each of the outreach efforts is summarized below.

Workshops

In addition to stakeholder and property owner meetings, the following housing-related Workshops were scheduled that involved feedback incorporated into the Actions Plans.

- 9/14/22: Land Inventory Public Workshop #1 (Priority Sites Discussion)
- 10/19/22: Housing Element/Housing Action Plan Kick-Off Meeting
- 11/17/22: Neighborhood Action Plan Workshop
- 11/30/22: Land Inventory Priority Site Owners Meeting (Priority Sites Discussion)
- 2/28/23: Land Inventory Public Workshop #2 (Priority Sites Discussion)
- 4/19/23: Housing Action Plan Public Workshop #2
- 6/7/23: Little Manila/Gleason Park Neighborhood Action Plan Workshop
- 6/13/23: Cabral/East Cabral Neighborhood Action Plan Workshop
- 6/15/23: South Airport Neighborhood Action Plan Workshop

Interviews

To help inform the Stockton HAP, City staff, and the consultant team conducted various interviews with various stakeholders ranging from for-profit developers to non-profit housing developers, landholders, social service agencies, and community-based organizations (CBOs). Below is a brief list:

- Central Valley Low-Income Housing (CVLIHC)
- Cort Companies (now Burns Group)
- Enterprise Community Partners
- Grupe Huber Company
- Little Manila Rising
- National Association for the Advancement of Colored People (NAACP)
- Reinvent South Stockton Coalition (RSSC)
- Stocktonians Take Action to Neutralize Drugs (STAND)
- The Housing Authority of San Joaquin County
- Visionary Home Builders

Amendments

The HAP is intended to be a living document, updated to reflect current conditions and needs. For example, the City is updating the Development Code to be consistent with the Envision Stockton 2040 General Plan. The draft HAP was prepared based on the updated draft Development Code as of the time that the HAP was being prepared. The HAP should be updated for consistency once the Development Code Update is complete.

- **Monitoring and Implementation:** Community Development staff will monitor the need for changes to the HAP and will provide recommendations to the Community Development Director

and/or the City Council as needed, but not less than every five years and within one year of each 8-year Housing Element Update.

- **Minor Changes:** Relatively minor changes and updates may be made to the Stockton HAP as needed to keep the document current with the approval of the Community Development Director.
- **Major Changes:** Major Changes to the Stockton HAP may be made at the direction of and with final approval from the Stockton City Council.