

The City's Housing Element Update will cover the period of 2023 through 2031 and will result in modifications to the [2015-2023 Housing Element](#) addressing the changing needs of City residents and changes to state housing law. The City must demonstrate the ability to accommodate a specific number of units for each income category within a specific time frame. This process is known as the Regional Housing Needs Allocation (RHNA).

As part of RHNA, HCD determines the total number of new homes each region will need to accommodate — and how affordable those homes need to be — to meet the housing needs of people at all income levels. The San Joaquin Council of Governments (SJCOG) then develops a methodology to allocate a portion of the RHNA to each city, town, and county in the region — Stockton's allocation is approximately 12,000 new homes.

Housing Element Components

The State largely dictates the components of the Housing Element, which must include an analysis of the following housing topics:

Housing Needs

state housing law requires all cities and counties to adequately plan to meet their existing and projected housing needs, which includes maintaining the housing capacity needed to meet their share of the Regional Housing Needs Assessment (RHNA). The analysis will include demographic, economic, and housing characteristics, and an analysis for preserving housing. The City will then identify goals, objectives, policies, and a full list of programs that will implement the plan's vision.

Site Inventory and Analysis

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development. This includes vacant and underutilized sites that have the potential for residential development within the planning period. HCD will approve this list for accommodating the City's ability to meet our Regional Housing Needs Assessment (RHNA).

2023-2031 RHNA Allocation

In October 2022, SJCOG approved the City's share of the region's 2023-2031 regional housing needs. Of the regions estimated 52,719 needed new housing units, Stockton was allocated 12,673 new housing units. The City does not need to build these units but maintain the existing capacity to accommodate that amount of future housing.

RHNA Allocation Per Jurisdiction (with percentage):

Escalon: 367 (1%)
Lathrop: 8,402 (16%)
Lodi: 3,909 (7%)
Manteca: 8,306 (16%)
Ripon: 1,432 (3%)
Stockton: 12,673 (24%)
Tracy: 8,830 (17%)
Unincorporated County: 8,808 (16%)
Total: 52,719

Constraints Analysis

This section will identify and analyze potential and existing governmental constraints to maintaining, improving, or developing housing for all income levels, including housing for people with disabilities. The analysis will determine whether local, regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs. This includes assessing fair housing to Affirmatively Further Fair Housing (AFFH).

Program Analysis

Specific policies and programs will be identified in the housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs will include specific action steps to implement its policies and achieve its goals.

Other Items Required

- Analysis of Consistency with the City's General Plan
- Opportunities for Energy Conservation
- Priority of Water and Sewer

Racial Equality

In 2019, Assembly Bill ("AB") 686 created new requirements for Housing Element updates to include a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other state and federal fair housing and planning law. Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

A new section will be added to the draft Housing Element analyzing fair housing indicators in the city and analyzing how those interfaces with the sites proposed to address the RHNA. In addition, implementation programs will be added to the policy document to address the findings of the fair housing assessment.