



Stockton Housing Sites Workshop

Wednesday September 14th, 5 - 7 PM

Housing Element + Housing Action Plan



Workshop Facilitators

- **Introductions and Q&A Host:** Cynthia Marsh, City of Stockton
- **Presentation:** Nicole West, PlaceWorks and Tristan Osborn, AICP City of Stockton
- **Polls:** Maria Ceja, PlaceWorks
- **Webmap Demonstration:** Rob Mazur, PlaceWorks
- **Spanish Translation:** Ricky Pozos, PlaceWorks

How to submit comments/questions during the workshop:
Send chat messages to Cynthia Marsh during the presentation.



Interpretation (Computer)/ Interpretación (Computadora)

The screenshot shows a Zoom Meeting window with a black overlay containing instructions. The instructions are: "Click 'Interpretation'" and "Haga clic en 'Interpretación'" on the left, and "Then select language" and "A continuación, seleccione el idioma" on the right. A red arrow points from the text to the "Interpretation" button in the Zoom toolbar. Another red arrow points from the text to the language selection menu that appears when the button is clicked. The Zoom toolbar includes buttons for Mute, Start Video, Security, Participants, Chat, Share Screen, Polling, Record, Closed Caption, Breakout Rooms, Interpretation, End, Invite, Mute All, and Unmute. The Participants panel shows two participants: Lindsey Klein (Host, me) and Ricardo (Interpreter).

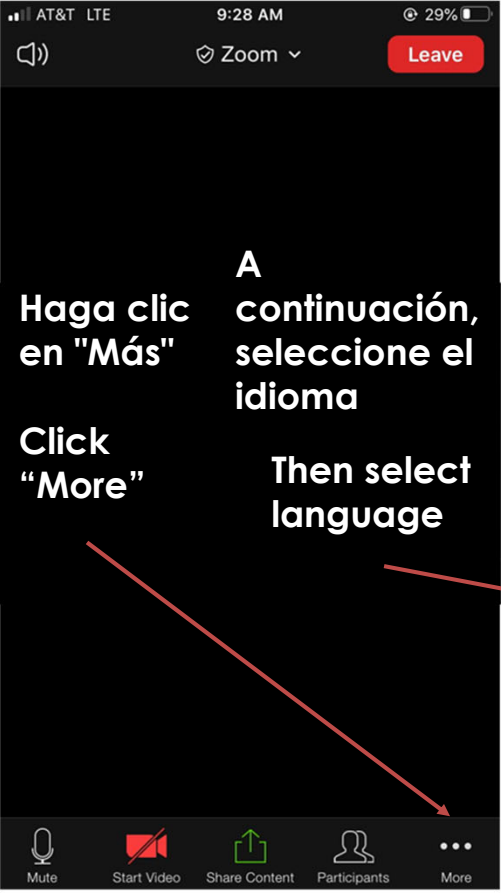
The language selection menu is displayed, showing options for Off, English (selected), Chinese, French, and German. Below the language options is a "Mute Original Audio" button. At the bottom of the menu, there is a small "EN English" button with an upward arrow.



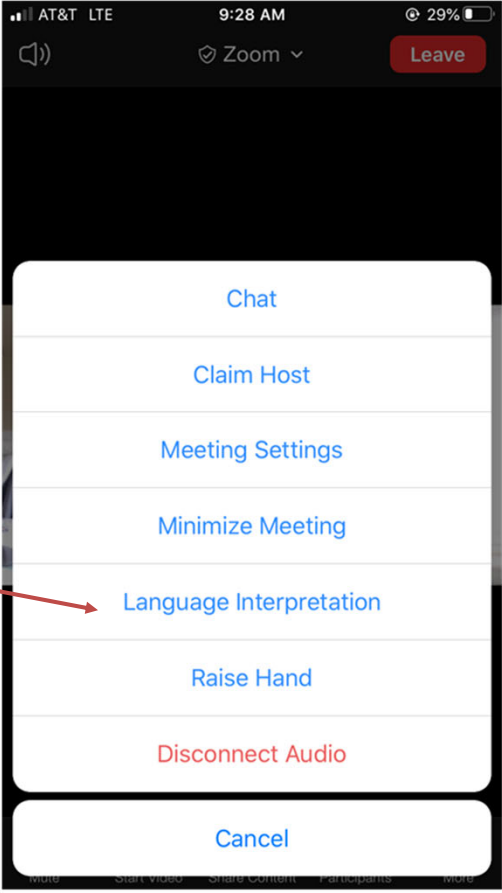
Interpretation (Smart Phone/Tablet)/Interpretación (teléfono inteligente/tableta)

Step 1

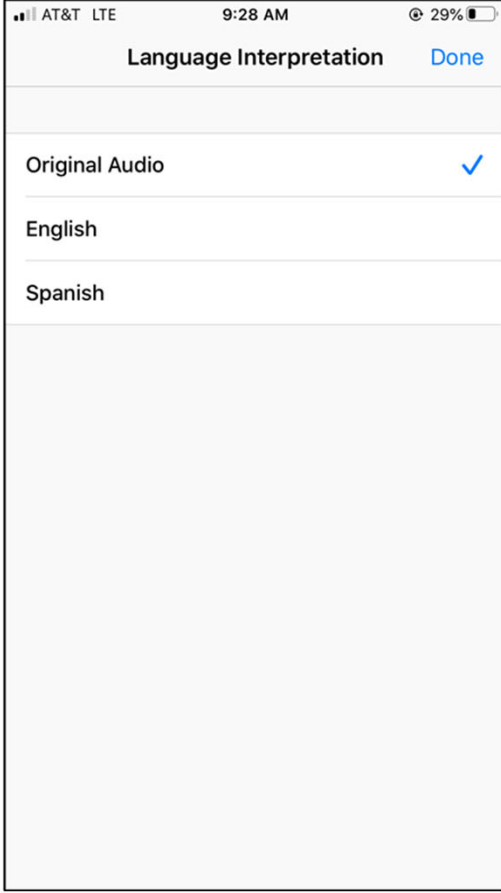
Haga clic en "Más" A continuación, seleccione el idioma
Click "More" Then select language



Step 2



Step 3



The image shows three sequential screenshots of a Zoom mobile application. Step 1 shows the main meeting interface with a 'More' menu icon at the bottom right. Step 2 shows the 'More' menu expanded, with 'Language Interpretation' highlighted. Step 3 shows the 'Language Interpretation' settings screen, where 'Original Audio' is selected and 'Spanish' is visible as an option.

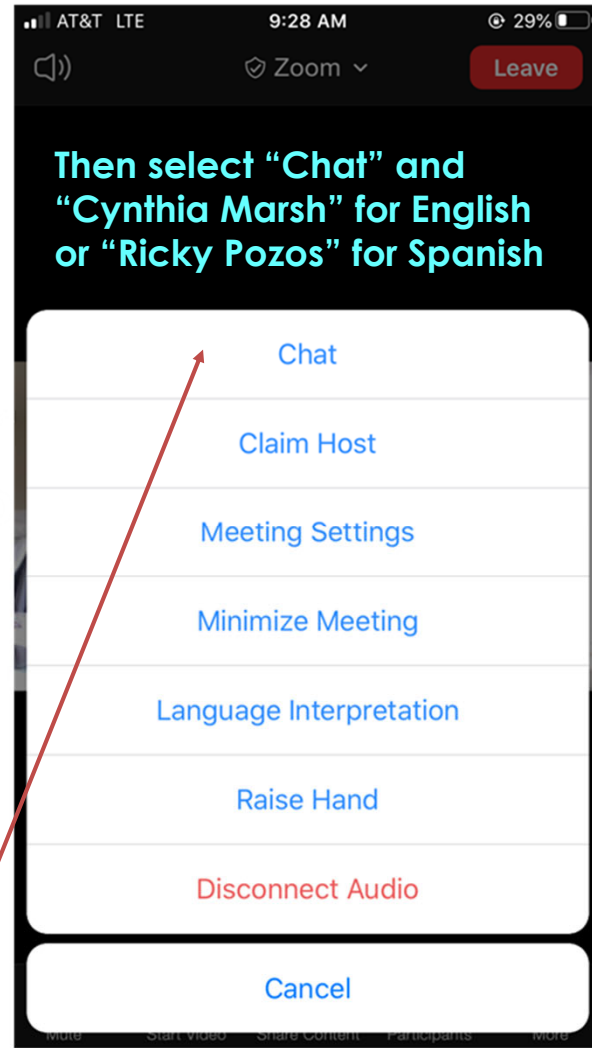
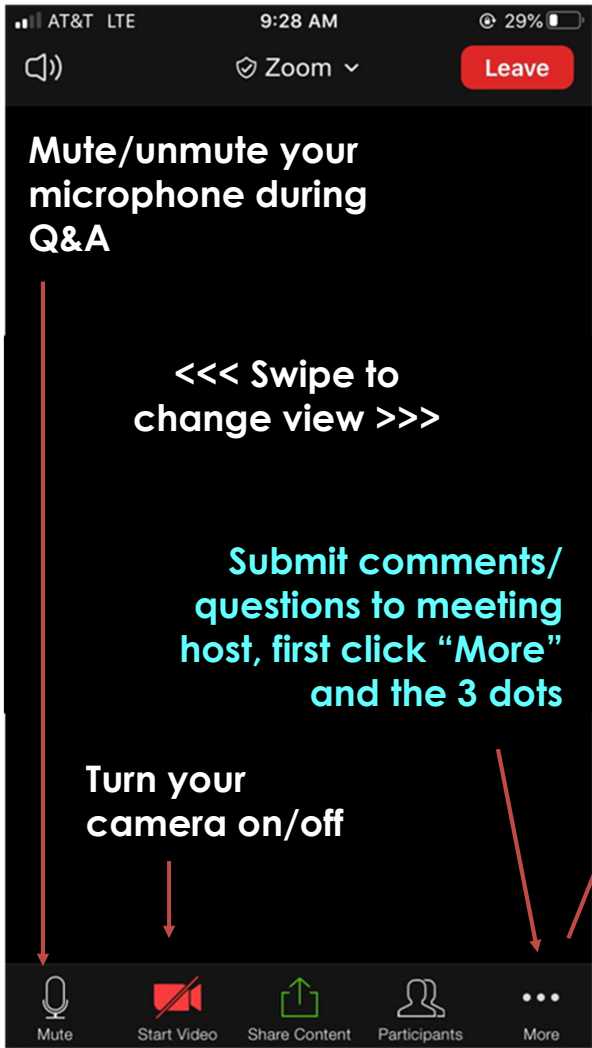


Zoom Meeting Controls (Computer)

The image shows a Zoom meeting interface with several annotations. At the top right, a 'Speaker View' button is highlighted with an arrow pointing to the text 'Change View Speaker View vs. Gallery View'. Below this, another arrow points to a 'Full Screen' icon with the text 'View Full Screen Recommended for viewing the presentation Press Escape key to exit full screen'. On the left side, three arrows point to the 'Unmute' and 'Stop Video' buttons with the text 'Mute/unmute your microphone during Q&A'. In the center, an arrow points to the 'Chat' button with the text 'Submit comments/questions to meeting host'. On the right side, an arrow points to the 'To:' dropdown menu in the chat area with the text 'In drop-down menu, choose "Cynthia Marsh" for English or "Ricky Pozos" for Spanish'. Another arrow points to the chat input field with the text 'Type Message Here'. The bottom toolbar includes buttons for 'Unmute', 'Stop Video', 'Invite', 'Participants (22)', 'Share Screen', 'Chat', 'Record', 'Reactions', and 'Leave Meeting'.



Zoom Meeting Controls (Tablet/Smart Phone)



Workshop Agenda

- “Shape Stockton” Efforts
- Housing Element Update - Sites Inventory
- Housing Action Plan - Priority Sites
- Zoning Clean Up Sites
- Webmap Demonstration
- Questions and Answers, Discussion



Related Efforts - Get involved in shaping your community!



**Development Code
Overhaul + Design
Standards**



**Housing Element +
Housing Action Plan**



**Neighborhood
Action Plans**

Website:

Stocktonca.gov/ShapeStockton

Shape Stockton Phone: (209) 937-7220

Zoning Email:

cdddevcodeupdates@stocktonca.gov

Housing Email:

cddhousingupdates@stocktonca.gov



Planning for Housing

■ Housing Element Update **Sites Inventory**

- » All cities and counties must update their housing plans every 8 years
- » Stockton's next update is due December 31, 2023
- » The City must demonstrate capacity for 12,672 new homes at a range of densities to address the needs of households with different incomes
- » City is not required to construct homes

■ Housing Action Plan **Priority Sites**

- » Best candidates for a variety of housing development
- » Serve as a catalyst for economic and neighborhood-serving investments
- » City will identify Priority Sites and focus resources to leverage housing development



Live Poll #1



Live Poll #2



Housing Types and Affordability



Large-Lot Single Family Home



Accessory Dwelling Unit (ADU)



Townhome



Multifamily Housing, Rental Apartments, Condominiums, Mixed-Use Developments



Small-Lot Single Family Home



Duplex



Mobile/ Manufactured Home



Housing Element Regional Housing Needs Allocation (RHNA)

Income Category	2022 Income Range (Household of 4)	RHNA	Example of Designations and Zones with Applicable Density
Very Low Income* (<50% of Median Income)	<\$41,400	2,465	Residential High Density, Commercial (<i>Downtown, Neighborhood, General, and Office</i>)
Low Income (50-80% of Median Income)	\$41,401 - \$66,200	1,548	
Moderate Income (80-120% of Median Income)	\$66,201 - \$102,000	2,587	Residential Medium Density, Commercial (<i>Downtown, Neighborhood, General, and Office</i>)
Above Moderate Income (>120% of Median Income)	>\$102,000	6,072	Residential Low Density, Residential Medium Density
Total		12,672	

*It is assumed that 50 percent of very low-income units will be for extremely low-income households.

HCD 2022 Median Income for a household of four in San Joaquin County: \$85,000

Source: California Department of Housing and Community Development, State Income Limits for San Joaquin County, 2022; San Joaquin County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology (anticipated to be adopted 9/22/22).



Example Pending Projects

- **La Passeggiata – 611 E. Miner Avenue**

- » Developer: Visionary Home Builders
- » 100 Multifamily Affordable Units
- » Funding: State Tax Credits; State-owned site



- **Southpointe – Downtown Waterfront**

- » City in negotiations with developer after issuing an RFP
- » 565 Mixed-Income Units
- » Funding: State brownfield remediation grant; City-owned site

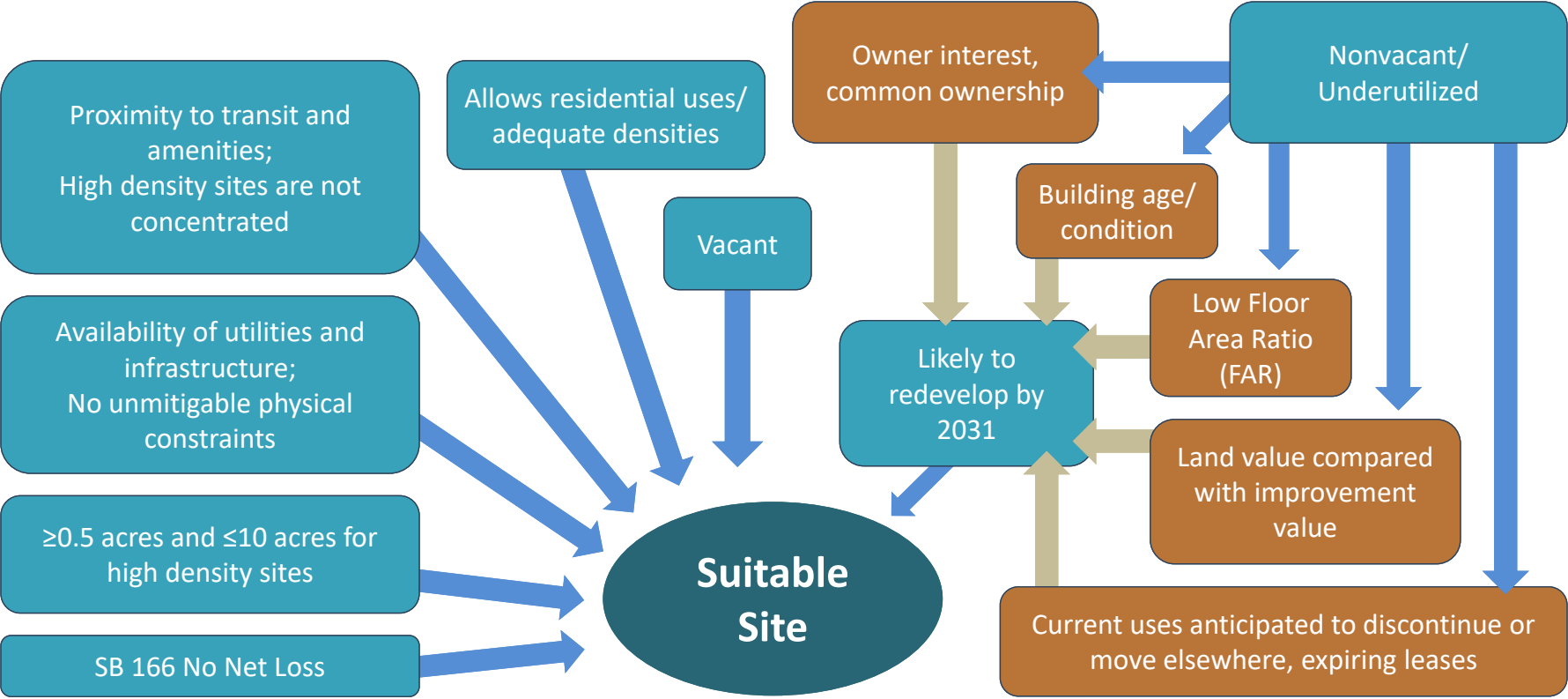


- **Fontana Towers –2142 Fontana Avenue**

- » Developer: Service First of Northern CA
- » 105 Multifamily Affordable Units
- » Funding: \$2.2M HOME/ARPA + Tax Credits



Housing Element Site Suitability Selection Criteria



Housing Element Site Suitability Selection Criteria

- **Pick the low-hanging fruit first:**
 - » Pending/entitled projects
 - » Vacant sites with adequate zoning
- **See how far that goes towards meeting the City's required allocation for 12,672 new homes, by each income level**
- **Analyze additional sites to meet remaining need, if applicable**



Draft Housing Element Sites Inventory

Income Group	RHNA	Entitled Projects	Sites*	Total Capacity	Surplus
Lower Income (<80% AMI)	4,013	0	5,273	5,273	1,260
Moderate Income (81-120% of Median Income)	2,587	2,050	2,193	4,243	1,656
Above Moderate Income (>120% of Median Income)	6,072	11,620	2,177	13,797	7,725
TOTAL	12,672	13,670	9,643	23,313	10,641

**Draft Sites Inventory contains 723 properties totaling 573.47 acres*



Housing Action Plan (HAP)

- Development of near-term actions to produce housing
- Broadly targeted to facilitate all types of housing
 - » Emergency
 - » Transitional
 - » Permanent
 - » All income levels
- Both high-level and site/area specific





Outline of the HAP

- **Market and Needs Assessment**
 - » Summary of current market conditions
 - » Estimated need by type and income level
- **Policy Inventory and Assessment**
 - » Summarize existing policy framework
 - » Identify policy gaps and best practices
 - » Inventory specialty tools and incentives
- **Priority Sites Evaluation**
- **Action Plan Implementation Matrix**



Priority Sites Selection Criteria – 4 Stages



- A) Transformational
- B) Catalytic
- C) SPARK
- D) Neighborhood Areas (future effort)



Housing Action Plan Priority Sites Selection Criteria

- **Stage 1 - Vacant Housing** Element RHNA sites
- **Stage 2 - Opportunity Sites** – Vacant Housing Element RHNA sites filtered by **priority criteria**:
 - » Transit access
 - » Disadvantaged Community (*per CalEnviroScreen 4.0 Tool*)
- **Potential Future Criteria (Stage 3 and Stage 4) - examples**
 - » Opportunity Score (high resource - index of best outcomes in terms of health, economic opportunities, and education attainment, per TCAC/HCD)
 - » Low-Income Community (<80% AMI, \$62,938)
 - » Density
 - » Underutilized sites
 - » City/public land ownership



Live Poll #3



Zoning Clean Up Sites

- **Administrative clean-ups**
- **Minor land use updates on select parcels**
- **Mostly split-zones**



Webmap Demonstration



Next Steps

Task	Timeline
Housing Element Sites Inventory	
Existing Inventory & Assessment	August – October 2022
Community Workshops	September 14 (virtual), October 19 (in person), 2022
Identify Potential Housing Priority Sites Partnerships	September - October 2022
Final Housing Element Sites Inventory and Housing Priority Sites	November 2022
Housing Action Plan	
Existing Inventory & Assessment	August – October 2022
Community Workshops	September 14 (virtual), October 19 (in person), 2022
Final Housing Action Plan	February - March 2023
Housing Element and Associated CEQA Review and Outreach	
Stakeholder Consultations	September - November 2022
Community Meetings	October 2022 – December 2023
Administrative Draft Housing Element	November 2022 – February 2023
Release Public Review Draft Housing Element	March 2023
Planning Commission Meeting to Review Draft Housing Element	March 2023
Draft Housing Element with HCD for Initial Review (90 days)	April – June 2023
Revised Draft Housing Element with HCD for Second Review (60 days)	August – September 2023
General Plan EIR Addendum Final Draft	October – November 2023
Planning Commission Review of Adoption Draft Housing Element	November 2023
City Council Review of Adoption Draft Housing Element	By December 15, 2023
Adopted Housing Element with HCD for Certification Review (60 days)	December 2023 – February 2024

Q&A - Discussion

Discussion Questions

1. What neighborhoods or street corridors in Stockton should be developed with new housing?
2. Why isn't more housing being built in Stockton?
3. What's preventing the types of housing you'd like to see from being built? (*townhouse, mixed-use, single-family, etc.*)



For more information:

Call: (209) 937-7220

Email: cddhousingupdates@stocktonca.gov

Website: www.stocktonca.gov/ShapeStockton

Thank you!



PLACEWORKS

bae