

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
ADMINISTRATION AND MANAGEMENT DIVISION**

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3/30/2023

Michael McDowell
Deputy Director, Community Development Department
City of Stockton
425 N. El Dorado Street
Stockton CA 95202

Dear Michael,

RE: Prohousing Designation – City of Stockton

The California Department of Housing and Community Development (Department) is pleased to announce that the City of Stockton has been designated a Prohousing Jurisdiction under the Prohousing Designation Program. The Department has determined that the application meets Prohousing statutory requirements.

The Prohousing Designation Program was established in the 2019-20 Budget Act to acknowledge the policies of local governments that promote housing development. The purpose of the program is to encourage jurisdictions to pass and implement policies that accelerate housing production, promote favorable zoning and land use, reduce construction and development costs, and provide financial subsidies. Through a Prohousing Designation, the City of Stockton has shown commitment and diligence and demonstrated itself as a partner to the state in combatting the housing crisis.

The City of Stockton's Prohousing application demonstrates a number of policies which will help increase housing development in the city. First, the City offers a 100% density bonus that was implemented in 2020, going above the 50% required by state law. In addition, the City offers a density bonus for projects that provide community benefits such as sustainable design, adaptive reuse, or development in priority areas. These policies reinforce rezoning in the city to allow for duplexes in single-family residential zones, accommodating over 125% of RHNA, and eliminating parking requirements.

Also, the City now has a Citywide Affordable Housing Development Fee Exemption Program, adopted in 2020, which provides an exemption for certain Public Facilities Fees for new affordable housing developments throughout the city. The City also directs previous redevelopment funds to the Low/Moderate Income Housing Fund and has adopted pre-approved ADU building plans to reduce design costs and review timelines for applicants. Finally, the City also improves review timelines by processing permits in two to four months, eliminating public hearings for by-right projects, and establishing a single standardized application for all entitlements.

As a reminder, Affirmatively Furthering Fair Housing (AFFH) is state law (Chapter 958, Statutes of 2018) and a threshold requirement for receiving and maintaining your Prohousing Designation. The treatment of unhoused individuals has inherent intersections with public agencies' duties to AFFH. People with disabilities, and particularly people of color with disabilities, continue to be disproportionately impacted by California's housing crisis. People with disabilities are the most likely population to experience homelessness, be rent burdened or unable to afford housing, and face the highest rates of housing discrimination.^{1 2} This is an evolving area of law. Thus, the Department strongly recommends you monitor your policies, procedures, and ordinances for compliance with AFFH; examine possible disparate impacts on persons with protected characteristics; follow best practices regarding encampments published by the US Interagency Council on Homelessness (USICH) at [Principles for Addressing Encampments](#); and follow the principles laid out in the [Martin v. Boise](#) decision. The Department may reach out if concerns with your implementation of AFFH arise.

Congratulations on your successful application. For further information, please contact Paul McDougall at Paul.McDougall@hcd.ca.gov.

Sincerely,



Megan Kirkeby, Deputy Director
Housing and Policy Development

¹ National Disability Institute, Financial Inequality: Disability, Race and Poverty in America <https://www.nationaldisabilityinstitute.org/wp-content/uploads/2019/02/disability-race-poverty-in-america.pdf>.

² HCD's Final 2020 Analysis of Impediments to Fair Housing Choice <https://www.hcd.ca.gov/policy-research/plans-reports/docs/final2020ai.pdf>