

# City of Stockton Housing Element Update Stakeholder Workshop #2 Summary

June 30, 2009

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## Workshop Overview

On June 30, 2009, the City of Stockton Revitalization Department held a workshop for key stakeholders and community members to discuss issues and policy solutions as part of the Housing Element Update. Workshop participants listened to a presentation about the Housing Element Update process, findings from the Housing Element residential sites inventory, and the major policy issues addressed in the Housing Element Update. Throughout the presentation, participants provided feedback on the proposed housing policies and implementation programs. The following summarizes the comments that were made on the policies and programs of the 2009 Draft Housing Element. Each policy or program is shown in italics.

### **Program 39 Foreclosure Prevention Information**

*The City shall distribute information on foreclosure prevention, including contact information for certified foreclosure counselors. The City shall post this information on the City's website; distribute fliers and brochures at City offices, libraries, and other public places; and/or in local newspaper advertisements. [Source: New Program]*

- Expand program to focus information distribution directly to areas that are affected by foreclosures. Actively distribute to those areas so that people do not have to go to City offices and other public places.
- Work with other groups to distribute materials to affected areas.

### **Program 40 Nuisance Abatement in Foreclosure Impacted Areas**

*To help secure and maintain vacant, foreclosed properties, as well as preserve neighborhoods, the City shall continue to expand code enforcement in the areas most impacted by foreclosures. The City shall strive to effectively follow up on code violations to ensure that problems are addressed and to assess fines and/or placing liens on properties in accordance with City Code. [Source: New Program]*

- How can the City do this with its limited funding? Presumably by the end of the Housing Element period (i.e., 2014) the City will be in a better position to do this.
- Modify the program to “concentrate” or “focus” code enforcement efforts to affected areas, rather than “expand code enforcement.”

### **Program 4 Fiscally-Positive Impact Fees**

*The City shall develop and adopt impact fees on new development in accordance with controlling law to ensure that all development outside the infill areas within the existing City limits is fiscally-positive to the City. [Source: Attorney General Settlement Agreement, 2008].*

- This seems too aggressive. Why not limit to “fiscally-neutral?” Will increase costs to develop.
- Could expand or add a program to use community facilities districts as a way to provide funding for infill from new development. This would pass the cost to the new homeowners rather than the developers.

### **Program 11 Inclusionary Housing Program**

*The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of some of the potential requirements, such as the appropriate percentage of affordable units, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. [Source: New Program]*

- The timing of this program is indicated too late in the Housing Element timeframe. Should be indicated to occur in 2009/2010 or 2010/2011.

### **Program 16 Development Code Amendments:**

*The City shall make the following amendments to the Development Code to ensure consistency with changes to State law and mitigate potential constraints to the availability and cost of housing for all segments of the population:*

- *Revise the requirement for farm employee housing facilities with up to 36 beds to be a permitted use, consistent with SB 1802;*
- *Ensure that various special needs housing types, such as single room occupancy housing, are defined and listed as a permitted uses in the RH zone appropriate zoning districts and specify the conditions and process required to develop such housing; and*
- *Only permit single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. [Source: New Program]*
- Should not allow SROs by-right.
- Defining SROs in the RH zone may impact the ability of assessment districts (e.g., PBID) to collect fees on commercial hotels. Need to ensure that this doesn't occur.

### **Other Comments**

- Include programs and policies to encourage "greener" more energy efficient development.
- Programs implementing the Settlement Agreement seem to limit development outside of the Downtown. Need to ask the question, why aren't people developing downtown? Need to change the perception of Downtown. Rather than penalize development outside of the Downtown to support downtown development, there should be incentives to encourage more development downtown. Could adopt a program to allow development by-right in the downtown area.
- Should add a program that does not allow new development to place restrictions within CCRs on developing second-units.
- Add policy or program language to encourage mixed-income projects.
- Add a program to study the feasibility of reducing impact fees accordingly as home prices fall?
- Need to identify funding sources for all programs and not list "staff time" as a source.