

PUBLIC HEARING DRAFT HOUSING ELEMENT

The City of Stockton Public Hearing Draft Housing Element consists of two parts: 1) the Background Report, and 2) the Policy Document. This Housing Element Update program is intended to update the City of Stockton 2035 General Plan Housing Element adopted in 2004. Upon adoption, the updated Housing Element Background Report will replace the Housing chapter of the 2035 General Plan Background Report and the updated Housing Element Policy Document will replace the 2004 Housing Element (i.e., Chapter 4.0 of the 2035 General Plan).

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Housing

Public Hearing Draft



The element is divided into three sections:

- Introduction to the Policy Document (Section 4.1)
- Goals and Policies (Section 4.2)
- Implementation Programs and Quantified Objectives (Section 4.3)

4.1 Introduction to the Policy Document

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes ten goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed after the policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

4.2 Goals and Policies

ADEQUATE SITES FOR HOUSING

HE-1 Ensure the adequate provision of sites for housing of all types, recognizing the importance of a jobs-to-housing ratio that encourages living and working in our community.

HE-1.1 Availability of Land

The City shall maintain sufficient designated and zoned vacant and underutilized sites for housing to achieve a mix of single-family and multi-family development that will accommodate anticipated population growth and the housing needs established in the City’s adjusted regional housing needs allocation of 16,779 units (2,281 extremely low, 2,281 very low, 2,981 low, 2,998 moderate, 6,238 above moderate).

HE-1.2 Avoid Downzoning

The City shall not downzone parcels identified in the Housing Element inventory unless they are replaced concurrently by comparable zoned land elsewhere within the city or the City makes findings that there are still adequate sites in the inventory to meet the remaining regional housing needs allocation.

HE-1.3 Parcel Consolidation

The City shall encourage the consolidation of parcels to facilitate more effective multi-family residential development.

HE-1.4 Public Services Availability

The City shall ensure that sites designated for new residential development are adequately served by public utilities and services, and expansion and/or improvement of public facilities and infrastructure coincides with housing development and improvements.

NEW HOUSING DEVELOPMENT

HE-2 Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.

HE-2.1 Higher Residential Densities

The City shall encourage residential densities at the high end of the allowable density range to make more efficient use of land and public facilities and services and to provide more affordable housing opportunities for all residents.

HE-2.2 Mixed-use Development

The City shall encourage the development of mixed-use residential-office and residential-retail projects.

HE-2.3 Transit Oriented Development

The City shall encourage higher-density residential uses and mixed-use development to locate near main transportation routes to offer an alternative means of transportation to employment centers, schools, shopping, and recreational facilities and to promote walking and biking.

HE-2.4 Housing Variety

The City shall encourage and provide opportunities for a variety of housing types (e.g., second units, live-work units, small-lot single-family residential, manufactured and modular housing units, land-lease manufactured housing communities, co-housing, halfplexes, zipper lots, zero-lot lines, alley-loaded parking, six-pack subdivisions,) that provide market-rate, affordable housing opportunities and promote balanced mixed-income neighborhoods.

HE-2.5 Quality Multi-Family Design

The City shall promote quality design and appearance of all new multi-family and affordable housing projects consistent with the City’s adopted Design Guidelines so they blend in with the existing community fabric, add value to the community’s built environment, and strengthen acceptance by the local community.

HE-2.6 Second Units in New Projects

The City shall encourage the development of second units within new single family projects of 10 units or more where City funding is involved.

HE-2.7 Second Unit Infill

The City shall encourage the development of second units to provide additional affordable housing opportunities in existing single-family neighborhoods by maintaining an established process and standards, consistent with State law, by which interested residents can construct such units.

HE-2.8 Lowering Development Costs

The City shall encourage housing construction methods that reduce costs while maintaining quality, health, and safety.

HE-2.9 Redevelopment Area Incentives

In redevelopment project areas, the City shall provide incentives, including relocation assistance, land assembly, and off-site development and infrastructure cost savings. Priority will be given to those projects located within the Downtown and Greater Downtown Areas.

HE-2.10 Infrastructure and Public Facilities to Support Residential Development

The City shall take into consideration where housing is planned or likely to be built when preparing plans for capital improvements to expand or improve infrastructure and public facilities that supports new residential development and ensure adequate services.

AFFORDABLE HOUSING**HE-3**

Encourage and promote the construction of affordable housing within the city of Stockton.

HE-3.1 Pursue Programs

The City shall pursue Federal and State housing assistance programs designed to help meet the needs of extremely low-, very low-, low-, and moderate-income households.

HE-3.2 Networking and Collaboration

The City shall continue to collaborate with public agencies and private and non-profit entities to access State and Federal funding to provide housing to lower- and moderate-income households.

HE-3.3 Land Acquisition

The City shall pursue opportunities to acquire vacant and underutilized properties for affordable housing development, provided: 1) State or Federal funds are available for this purpose, 2) voluntary

developer contributions can be negotiated through a specific plan or master planning process, and 3) proposed sites have, or will have, access to infrastructure and services.

HE-3.4 Provision of Units

The City shall encourage the provision of units available for sale or rent to lower- and moderate-income households.

HE-3.5 Affordable Housing Incentives

The City shall explore incentives, bonuses, and flexibility in standards and requirements in the Development Code that could benefit affordable housing development, such as inclusionary housing, density bonuses, flexible development standards, and deferred payment of fees.

HE-3.6 Workforce Housing

The City shall encourage the development of housing that meets the needs of the local working population with emphasis on the needs of moderate-income households

HE-3.7 Homeownership Opportunities

The City shall continue to provide opportunities for and reduce barriers to homeownership and promote public awareness of the various means available to become a homeowner.

HE-3.8 Integrated Affordable Housing

The City shall encourage the integration of sites for affordable housing throughout the residentially-designated areas of the city and avoid concentration of low-income housing units.

INFILL/DOWNTOWN HOUSING**HE-4**

Enhance opportunities for infill development, including mixed-use, affordable housing, and transit-oriented development within the Downtown and Greater Downtown Areas, along the city's corridors, and within the existing City limits.

HE-4.1 Infill Development

In compliance with the Settlement Agreement with the Sierra Club and California Attorney General, the City shall promote infill development within the Downtown and Greater Downtown Areas through incentives such as less restrictive height limits, less restrictive setback and parking requirements,

subsidies, infrastructure improvements, and streamlined permitting process.

HE-4.2 Balanced Growth

The City shall ensure that development at the city’s outskirts, particularly residential, village, or mixed use development, does not grow in a manner that is out of balance with infill development.

MITIGATE GOVERNMENTAL CONSTRAINTS

HE-5	Address and, where feasible, remove governmental constraints to the development, improvement, and maintenance of Stockton’s housing stock, and encourage higher-density development.
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HE-5.1 Mitigate Government Constraints

The City shall strive to mitigate local governmental constraints to the development, improvement, and maintenance of housing.

HE-5.2 Streamlined Permitting

The City shall continue to streamline the local permit approval and review processes for affordable and infill housing projects.

HE-5.3 Application and Development Fees

The City shall strive to ensure that application and development fees do not unnecessarily constrain production of new infill and multi-family housing.

HE-5.4 Article 34

The City shall continue to pursue voter approval (Article 34 authority) for new low-income housing in Stockton. Article 34 of the State Constitution requires voter approval for specified “low rent” housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons.

MAINTAINING AND PRESERVING EXISTING HOUSING

HE-6	Conserve and enhance existing housing in Stockton’s neighborhoods.
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HE-6.1 Preserve Existing Affordable Housing

The City shall seek to preserve existing affordable rental housing, such as subsidized apartments for lower-income households, mobile homes in mobile home parks, and low-cost private rental housing.

HE-6.2 Neighborhood Preservation

The City shall strive to preserve residential neighborhoods by ensuring that permitted non-residential uses and activities are compatible with the neighborhoods they serve to prevent land use conflicts, adverse social and environmental impacts, and undesirable traffic concentrations.

HE-6.3 Housing Maintenance and Rehabilitation

The City shall encourage maintenance, repair, and rehabilitation of existing owner-occupied, rental, and affordable housing to prevent deterioration of housing and ensure housing is safe and sanitary.

HE-6.4 Unit Replacement

The City shall promote the removal and replacement of dilapidated housing units.

HE-6.5 Service Maintenance

The City shall provide, maintain, and upgrade, as necessary, community facilities and municipal services.

HE-6.6 Property Management

The City shall encourage good property management practices in rental properties through regulatory and development agreements, the Crime Free Multi-family Housing program, and the City’s rental inspection ordinance.

HOUSING FOR SPECIAL NEEDS**HE-7**

Provide a range of housing opportunities and services for households with special needs, including extremely low-income residents, farmworkers, persons with language barriers, seniors, large households, single mothers, persons with disabilities, persons diagnosed with HIV/AIDS, and homeless persons.

HE-7.1 Special Needs Accommodation

The City shall seek to accommodate housing and shelter for residents with special needs through appropriate zoning standards and permit processes.

HE-7.2 Homeless Needs

The City shall strive to address the shelter needs of its homeless residents, and continue to support the provision of facilities and services to meet the needs of homeless individuals and families.

HE-7.3 Temporary Housing

The City shall support temporary housing for individuals with special needs (e.g., abused and/or abandoned seniors, individuals who may be at physical or psychological risk, mentally ill homeless, those with HIV/AIDS or other debilitating illnesses) in board and care homes.

HE-7.4 Large Families

The City shall encourage the development of single-family and multi-family housing affordable to large families.

HE-7.5 Households with Language Barriers

The City shall make information available on housing opportunities and programs to residents who are primarily non-English speaking.

HE-7.6 Reasonable Accommodation

The City shall ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.

HE-7.7 Farmworkers

The City shall work with San Joaquin County in efforts to increase the availability of safe, sound, and affordable housing for farmworkers.

PROMOTING FAIR HOUSING PRACTICES**HE-8**

Promote housing opportunities for all residents and support the elimination of discrimination in housing.

HE-8.1 Anti-Discrimination

The City shall support the strict observance and enforcement of anti-discrimination laws and practices.

HE-8.2 Prohibit Discrimination

The City shall prohibit discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, source of income, sex, sexual orientation, marital status, and familial status.

HE-8.3 Avoid Unreasonable Conditions

The City shall not impose conditions on affordable housing projects so as to make them unaffordable to low- and moderate-income households or infeasible to construct. The City shall comply with State law.

ADDRESSING THE IMPACTS OF FORECLOSURES**HE-9**

Prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.

HE-9.1 Neighborhood Stabilization

The City shall preserve homeownership and promote neighborhood stability by allocating State and/or Federal funding, including, but not limited to, the Neighborhood Stabilization Program (NSP), CDBG, and HOME funds to acquire foreclosed properties and preserve them as affordable housing for lower- and moderate-income homebuyers and to provide down payment assistance to eligible homebuyers.

HE-9.2 Foreclosure Assistance

The City shall continue providing assistance to residents experiencing foreclosure sales by providing support to local organizations who offer foreclosure counseling services and by making information available to residents on foreclosure assistance.

HE-9.3 Neighborhood Maintenance

The City shall strive to preserve and restore the appearance of its neighborhoods most impacted by foreclosures through code enforcement activities and by supporting neighbors and community group efforts, such as regular lawn maintenance and clean-ups.

ENERGY CONSERVATION AND WASTE REDUCTION

HE-10	Promote energy conservation and waste reduction in Stockton's existing and new housing.
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HE-10.1 Energy Conservation and Waste Reduction

The City shall promote energy conservation and waste reduction in residential site planning, design, and construction.

HE-10.2 Energy Conservation and Efficiency

The City shall utilize its review and regulatory power to enhance and expand residential energy conservation and efficiency.

HE-10.3 Green Building Concepts



The City shall require green building concepts and processes in new residential construction and rehabilitation of the existing housing consistent with State building standards and local subdivision and zoning standards.




HE-10.4 Energy Conservation and Efficiency Programs







The City shall work with local energy providers to promote energy conservation programs and incentives to existing residential developments, especially low-income households.






4.3 Implementation Programs and Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources. Table 4-1, following the matrix of implementation programs, provides a summary of the City's quantified objectives. The timeframes for implementation reflect the timelines as adopted by the City in 2010.

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
Goal HE-1: Adequate Sites								
1. Adequate Sites Monitoring: The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall make the updated inventory available to the public and development community via the City's website.	N/A	General Fund	Community Development Department Revitalization Department					
2. No Net Loss Zoning: For new development, redevelopment, or other land use decisions that are inconsistent with the density assumed on sites included in the inventory, the City shall make findings that there is still adequate capacity to meet the remaining housing need, consistent with "no-net-loss" zoning law (AB 2069).	N/A	Staff Time	Community Development Department					



IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
<p>3. Settlement Agreement Implementation: The City shall hire a consultant to work with the City and the Climate Action Plan Advisory Committee to develop a comprehensive strategy to meeting the goals established in the Settlement Agreement. The comprehensive strategy shall include measures to enable development of 4,400 residential units in the Greater Downtown Area by 2035. Potential strategies could include adopting less restrictive zoning in the Downtown and Greater Downtown, or expanding the Commercial Downtown (CD) zoning district to allow greater densities in the Greater Downtown. (Time line: City will hire consultant in March 2010 and expects comprehensive strategy to be completed by the end of 2011)</p>	N/A	General Fund	Community Development Department Revitalization Department					
Goal HE-2: New Development								
<p>4. Housing Stock Review: The City shall conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated housing mix (e.g., single-family, multi-family, condominiums, second units), and density, based on development proposals approved or under review by the City. The review shall be used to evaluate the effectiveness of the incentives being offered to influence a variety of housing types and to monitor the requirements of AB 2292, which requires local government to make a finding that any density reduction or downsizing is consistent with the Housing Element.</p>	N/A	General Fund	Community Development Department Revitalization Department					
<p>5. Public Facilities Repair and Replacement: Through implementation of the Consolidated Plan, and upon funding availability, the City shall continue to identify and target low-income neighborhoods for the expansion of existing facilities/infrastructure, replacement of deteriorating facilities, and construction of new facilities/infrastructure to increase quality of life for Stockton residents.</p>	N/A	CDBG, RDA	Revitalization Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
<p>6. Fiscally-Positive Impact Fees: The City shall develop and adopt impact fees on new development or other ongoing funding mechanisms (e.g., community facilities districts) in accordance with controlling law to ensure that all development outside the existing City limits as of the effective date of the Settlement Agreement (i.e., non-infill areas) is fiscally-positive to the City. Specific details of the fee structure shall be determined as part of the comprehensive strategy for implementing the Settlement Agreement. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing and ensure that fees do not unduly constrain housing development.</p>	N/A	General Fund	Community Development Department Public Works Department Administrative Services Department					
<p>7. Promotion of Second Unit Development: The City shall promote the development of second units through handouts, its Channel 97 programming, its website, and monthly utility billing inserts. The City shall promote second unit development as part of ongoing housing programs outreach.</p>	30 moderate-income units.	General Fund, RDA	Community Development Department Revitalization Department					
<p>8. Lower the Costs of For-Sale and Rental Housing: The City shall continue to meet with City Council, local builders, housing advocates, and citizens (e.g., Council Housing Committee) to develop and implement a comprehensive affordability program (e.g., Phase I and II Affordable Housing Strategy) to expand homeownership opportunities for moderate-income households and to guide development of future Housing Elements and programs.</p>	N/A	General Fund	City Manager Stockton City Council					
Goal HE-3: Affordable Housing								
<p>9. Review Affordable Housing Programs: The City shall periodically review and, as necessary, modify its housing programs to determine their effectiveness and appropriateness and/or adopt new programs to meet Stockton’s changing market conditions.</p>	N/A	General Fund	Revitalization Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
<p>10. Coordination with the Housing Authority of San Joaquin County: The City shall continue to work closely with the Housing Authority of San Joaquin County in providing assisted housing through the Section 8 Voucher Program, and in providing housing and supportive services to special needs households and individuals.</p>	<p>50 extremely low- and 50 very low-income households</p>	<p>Staff time</p>	<p>Revitalization Department</p>					
<p>11. Applying for Additional State and Federal Funding: The City shall work on an on-going basis to secure additional State and Federal funding, such as the Local Housing Trust Fund program and Proposition 1C funds, that can be used to help increase the supply of affordable housing in Stockton. The City shall continue to apply annually for Federal entitlement funds under the CDBG, HOME and ESG Programs. Additionally, the City shall assist non-profit and for-profit developers in applying for funding that supports the development of affordable housing.</p>	<p>75 extremely low-, 200 very low-, 200 low-, and 100 moderate-income units</p>	<p>General Fund</p>	<p>Revitalization Department</p>					
<p>12. Support Housing Organizations and Affordable Housing Developers: The City shall support housing organizations and affordable housing developers by assisting in applications for funding, drafting letters of support and resolutions, and identifying potential sites for affordable housing.</p>	<p>N/A</p>	<p>General Fund, CDBG</p>	<p>Revitalization Department</p>					
<p>13. 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.</p>	<p>N/A</p>	<p>Federal and State funds and grants, General Fund</p>	<p>Community Development Department Revitalization Department</p>					
<p>14. Continue to Operate Down Payment Assistance Program: The City shall continue to administer its Down Payment Assistance Program for low- and moderate-income first-time homebuyers using a variety of funding sources including CDBG, HOME, and HELP.</p>	<p>125 low-income households</p>	<p>CDBG, HOME, HELP and CalHome</p>	<p>Revitalization Department</p>					





IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
Goal HE-4: Infill/Downtown Housing								
<p>15. Development Outside Infill Areas: The City shall submit for City Council adoption amendments to the General Plan to ensure that development outside City limits as of the effective date of the Settlement Agreement does not grow in a manner that is out of balance with infill development (i.e, development within existing city limits). These proposed amendments shall include measures limiting the granting of entitlements for projects (i.e., specific plan, master plan, or other projects of significance) outside the City limits until firm, effective milestones that will assure that specified levels of infill development, jobs-housing balance goals, and greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction goals, once established, are met. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing.</p>	N/A	General Fund	City Council Community Development Department					
<p>16. Infill House Plan Program: The City shall develop an infill house plan program in which residents can purchase plans for single-family homes in the City’s redevelopment areas that are pre-approved through the City’s design review and building plan check review process, saving time and money. The homes shall be designed to suit the character and style of the neighborhoods within the redevelopment areas in accordance with the City’s adopted Design Guidelines. The City shall advertise the program by posting information on the City’s website, distributing fliers and brochures, and/or advertisings on local public broadcasting channels.</p>	10 moderate income- and 20 above moderate-income units	RDA	Revitalization Department Community Development Department					












IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
<p>17. Infill Team: The City shall establish an Infill Team consisting of city staff and relevant community members to facilitate the development of infill projects in the Downtown and Greater Downtown Areas. The Infill Team shall be responsible for identifying additional strategies and incentives to promote infill development. These strategies and incentives could include allowing less restrictive height limits, setbacks, and parking requirements; providing subsidies; planning infrastructure improvements; and streamlining the permitting process.</p>	N/A	RDA	Revitalization Department Community Development Department					
<p>18. Infill Site Assembly: The City and/or Redevelopment Agency shall actively work with local property owners and developers to assist in the consolidation and assembly of small infill parcels for residential projects, particularly as it related to parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, and shall offer incentives, such as expedited processing, in addition to the incentives already offered to infill development.</p>	N/A	Staff Time	Revitalization Department					






IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
Goal HE-5: Mitigate Governmental Constraints								
<p>19. 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:</p> <ul style="list-style-type: none"> • Revise the requirement for farm employee housing facilities to be consistent with Government Code Sections 17021.5 and 17021.6 so that no conditional use permit, zoning variance, or other zoning clearance shall be required: <ul style="list-style-type: none"> • Of employee housing that serves 6 or fewer employees that is not required of a family dwelling of the same type in the same zone; and • For any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household that is not required of any other agricultural activity in the same zone. • Ensure that single room occupancy (SRO) housing is defined as a residential use and specify the conditions and process required to develop SROs; and • Only permit single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. 	N/A	General Fund	City Council Community Development Department					














IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going	
<p>20. Review Development Code Standards for Possible Revision: The City shall evaluate the Development Code, and report to the City Council with findings, to see if it is possible to:</p> <ul style="list-style-type: none"> ▪ Reduce the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments less than 2 acres. The purpose of this alternative zoning designation would be to allow different development standards to permit higher densities in infill areas. ▪ Review site development standards to see if there are ways to use space more effectively in order to develop more units and usable open space. 	N/A	General Fund	Community Development Department						
<p>21. Update Density Bonus Provisions: The City shall update Section 16.315 (Affordable Housing Incentives/Density) of the Development Code to be consistent with the newest State law requirements related to density bonuses to provide a density bonus of up to 35 percent and ensure that developers that are eligible for a density bonus are also eligible for up to three additional incentives.</p>	50 very low-, 100 low-, and 25 moderate-income units	General Fund	City Council Community Development Department Revitalization Department						
<p>22. Monitor Article 34 Authorization: The City shall request voter approval on a future ballot for its Article 34 Authorization, which expires in 2010. Thereafter, the City shall annually monitor the number of remaining units allowed under its Article 34 authorization and schedule a new election when needed to limit the lack of authorization as a constraint to the development of affordable housing.</p>	N/A	General Fund	Revitalization Department						






IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
23. Monitoring the AUP Process for Multi-Family Housing: The City shall monitor the Administrative Use Permit (AUP) process to analyze the impact on the timing, cost, affordability, and supply of multi-family housing. During the annual report to the Department of Housing and Community Development, the City shall assess the impact and determine whether or not revisions are needed to the City's permit process to facilitate the development of multi-family housing.	N/A	General Fund	Community Development Department					 Annually
24. Monitoring Fees: The City shall monitor the fee schedule to analyze the impact on the cost, affordability, and supply of housing. During the annual report to the Department of Housing and Community Development, the City shall assess the impact and determine whether or not revisions to the City's fee schedule are needed.	N/A	General Fund	Community Development Department					 Annually
Goal HE-6: Maintaining and Preserving Existing Housing								
25. Preserve At-Risk Units: The City shall continue to work with owners of "at-risk" projects to discuss the timing of a possible sale and potential sales price. The City shall contact non-profit housing providers that work in the Stockton area to see if any are interested in acquiring and rehabilitating "at-risk" projects. Assuming there is interest, the City shall provide technical assistance as needed and funding as available to these housing providers.	296 very low- and 44 low-income at-risk units	HOME, CDBG, RDA, CalHOME	Revitalization Department					
26. Continue to Operate Stockton's Housing Rehabilitation Programs: The City shall continue to administer its single-family, multi-family, and emergency repair programs (e.g., Single Family Loan Pool, Emergency Repair Program) using a variety of funding sources including CDBG, HOME, and HELP.	150 low-income units	HOME, CDBG, and CalHOME	Revitalization Department					




IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
<p>27. Continue to Operate Stockton’s Housing Code Enforcement Program: The City shall continue to inspect housing units in targeted areas to check for building code violations. In situations where properties cannot be rehabilitated, the City will continue to enforce the removal and replacement of substandard units.</p>	2,000 units annually	CDBG	Police Department – Neighborhood Services Division					
<p>28. Housing Element Coordination: The City shall periodically assess the use of a variety of State and Federally funded rehabilitation programs and strategies by coordinating implementation of the Housing Element, the Consolidated Plan, and other planning and policy documents affecting housing and community development.</p>	N/A	General Fund	Revitalization Department Community Development Department					
Goal HE-7: Housing for Special Needs								
<p>29. Zoning for Emergency Shelters. The City shall amend the Development Code to allow emergency shelters “by right” (i.e., as a permitted use, without a conditional use permit or other discretionary review process) in the IL, IG, and PF zones. The City shall adopt permit processing, development, and management standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters.</p>	N/A	General Fund	City Council Community Development Department					
<p>30. Support for Existing Shelters. The City shall annually apply for and continue to pursue State and Federal funds available to the City, private donations, and volunteer assistance to support existing shelters.</p>	N/A	ESG, CDBG	Revitalization Department					
<p>31. Alternative Shelter Arrangements: The City shall collaborate with nonprofit housing providers and the San Joaquin Housing Authority to facilitate alternative shelter arrangements for farmworkers, seniors, persons with disabilities, the homeless, and other special needs groups.</p>	N/A	CDBG	Revitalization Department					




IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
32. Homeless Survey Assistance: The City shall assist San Joaquin County in its efforts to conduct a biennial survey of homeless to determine the number and characteristics of both sheltered and unsheltered homeless in San Joaquin County.	N/A	CDBG	Revitalization Department					
33. Continue to Support Organizations Assisting Homeless Persons: The City shall continue to provide financial assistance from its Emergency Shelter Grant (ESG) to homeless service providers and continue to support additional development of shelter facilities as requested by shelter providers. In addition, the City shall review the need for additional shelter facilities and services when it updates its Consolidated Plan.	Assist up to 4,000 unduplicated homeless persons; 12 households with one-time rental assistance.	ESG, CDBG	Revitalization Department					
34. Reasonable Accommodation Code Amendments: The City shall amend its Building Code, Development Code, and/or departmental policies, as appropriate, to adopt a process for individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities to request reasonable accommodation in land use, zoning, or building regulations, rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	N/A	General Fund	Community Development Department					
35. Reasonable Accommodation Public Outreach: The City shall translate public information brochures, website information, and other materials on housing programs, including reasonable accommodations for disabled persons, to provide information to residents with language barriers and distribute the translated materials to community groups and organizations.	N/A	CDBG	Revitalization Department					
36. Continue to Assist the Disabled in Community Development Block Grant Project Areas: The City shall continue to include special provisions for housing the disabled in CDBG project areas, including mobility grants for homes (e.g., Emergency Repair Program) and handicapped accessibility features.	N/A	CDBG	Revitalization Department Public Works Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
37. Universal Design. The City shall periodically review and update, as necessary, specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible.	N/A	General Fund	Community Development Department					
38. Assist Farm Workers: The City shall continue to provide ongoing assistance to farm laborers by working with the San Joaquin Housing Authority, San Joaquin County, agricultural employers, farm labor housing advocates, and the development community to develop affordable, decent housing for farm workers. The City shall participate in the County’s Farmworker Housing Committee to assist in the development of a Farmworker Housing Plan. The City shall also support a letter writing campaign to encourage the State Tax Credit Allocation Committee (TCAC) to set aside additional tax credits for farmworker housing projects.	N/A	CDBG, HOME, CalHOME	Revitalization Department					
Goal HE-8: Promoting Fair Housing								
39. Impediments to Fair Housing Report: The City shall review and update its Impediments to Fair Housing Report every five years.	N/A	CDBG, RDA	Revitalization Department					
40. Public Education: The City shall continue to make available information that describes the myths and realities of multi-family and affordable housing development. The City shall provide the information on the City’s website, and, when needed and/or requested, shall make this presentation available to housing advocates and to developers involved in local affordable housing projects.	N/A	CDBG, RDA	Revitalization Department					
41. Continue to Support Local Fair Housing Groups: The City shall continue to provide funds from its CDBG Program to support San Joaquin County Fair Housing.	N/A	CDBG	Revitalization Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
42. Fair Housing Referrals and Brochures: In addition to providing contact information for San Joaquin Fair Housing on the City's website (under the Housing Division), the City shall continue to make referrals to Fair Housing as issues/cases come to the City's attention. The City shall also work with Fair Housing to periodically review and update fair housing brochures that are provided to the public and posted to the City's website.	N/A	Federal and State funds and grants	Revitalization Department					
Goal HE-9: Addressing the Impacts of Foreclosures								
43. Foreclosure Acquisition and Rehabilitation: The City shall continue to work with qualified non-profit partners to acquire foreclosed properties, rehabilitate properties if necessary, and redevelop properties as affordable housing for renters or eligible homebuyers. The City may use other housing programs, such as the homebuyer down payment assistance program, in conjunction.	50 low-income and 100 moderate-income units	NSP	Revitalization Department					
44. 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; publicize the information in local newspaper advertisements; work with other agencies and organizations to distribute information; and/or directly distribute information to the areas of the City most impacted by foreclosures.	N/A	Federal and State funds and grants	Revitalization Department					
45. Nuisance Abatement in Foreclosure Impacted Areas. To help secure and maintain vacant, foreclosed properties, as well as preserve neighborhoods, the City shall focus code enforcement efforts 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.	N/A	General Fund, CDBG	Police Department – Neighborhood Services Division					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
46. Neighborhood Stabilization Program Funds: The City shall continue to use Neighborhood Stabilization Program funds toward providing emergency assistance to foreclosed properties to limit abandonment and blight in existing neighborhoods.	N/A	NSP	Revitalization Department					
Goal HE-10: Energy Conservation and Waste Reduction								
47. Landscaping Standards: The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling. The City shall require that trees in new or renovated homes and new development provide maximum shading and allow for winter lighting and passive solar heating.	N/A	General Fund	Community Development Department					
48. Build It Green Standards. The City shall adopt an ordinance requiring that all new housing units obtain Build It Green certification, based on then-current Build It Green standards, or comply with a green building program that the City, after consultation with the Attorney General, determines is of comparable effectiveness.	N/A	General Fund	City Council Community Development Department Revitalization Department					
49. Local Assessment District. The City shall conduct a study on the feasibility of creating a local assessment district or other financing mechanism to fund voluntary actions by homeowners (and owners of commercial/mixed-use properties) during new construction or retrofit to undertake energy efficiency measures, install solar rooftop panels, install “cool” roofs, and take other measures to reduce greenhouse gas emissions.	N/A	General Fund	Community Development Department Revitalization Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
50. Enforce Energy Efficiency Standards. The City shall continue to implement California's energy efficiency standards for new residential construction contained in the State's Building Standards Code (Title 24 of the California Code of Regulations). These standards require that energy efficient devices, materials, fixtures and appliances, and construction techniques be incorporated into all new housing construction, including additions to existing homes.	N/A	General Fund	Community Development Department					
51. Energy Efficiency Through Planning and Design. Through its subdivision site plan review and design review processes, pre-application meetings, promotional literature available at the permit counter, and the posting of information on energy conservation on the City's web site, the City shall continue to promote energy efficiency in residential land use planning and design through techniques, such as: <ul style="list-style-type: none"> ▪ the layout and configuration of homes to take advantage of solar access; ▪ the use of landscaping to reduce heat gain during warm weather; ▪ the configuration of new developments to provide opportunities for non-motorized forms of travel; ▪ the promotion of infill development to reduce travel distances; and ▪ the landscaping of parking areas to provide shade. 	N/A	General Fund	Community Development Department					
52. Weatherization Activities. The City shall continue to finance, when funding is available, the weatherization of dwellings in project rehabilitation areas, and to refer elderly homeowners, low-income households within certain income limits, and the general public, to agencies offering weatherization programs. The City shall advertise the weatherization activities by posting information on the City's website, distributing fliers and brochures, and/or advertisements on local public broadcasting channels.	N/A	CDBG	Revitalization Department					

IMPLEMENTATION	Quantified Objectives	Potential Funding	Who is Responsible	2010-2011	2011-2012	2012-2013	2013-2014	On-going
Administration and Implementation								
53. Implementation Reporting: The City shall review and report annually on the implementation of Housing Element programs to the Department of Housing and Community Development (HCD) using a format provided by HCD or another comparable format.	N/A	General Fund	Community Development Department Revitalization Department					
54. Biannual Staff Review: The City shall conduct biannual staff meetings to review the City’s progress in implementing the Housing Element and addressing housing issues, especially issues relating to affordable housing and special needs housing. The City shall use these meetings to coordinate Housing Element implementation with all City departments (e.g., Public Works, Fire, Police, Economic Development, and Recreation).	N/A	General Fund	Community Development Department Revitalization Department					
55. Housing Element Implementation: The City shall annually review and report to the City Council on the implementation of Housing Element programs and the City’s effectiveness in meeting the programs’ objectives.	N/A	General Fund	Community Development Department Revitalization Department					

**TABLE 4-1
SUMMARY OF QUANTIFIED OBJECTIVES**

Program	Extremely Low	Very Low	Low	Moderate	Above- Moderate	TOTAL HOUSEHOLDS
New Construction						
7. Promotion of Second Unit Development	-	-	-	30	-	30
11. Applying for Additional State and Federal Funding	75	200	200	100	-	575
16. Infill House Plan Program:	-	-	-	10	20	30
21. Update Density Bonus Provisions	-	50	100	25	-	175
Rehabilitation/Preservation						
25. Preserve At-Risk Units	-	296	44	-	-	340
26. Continue to Operate Stockton's Housing Rehabilitation Programs	-	-	150	-	-	150
Homeownership						
14. Continue to Operate Down Payment Assistance Program	-	-	125	-	-	125
43. Foreclosure Acquisition and Rehabilitation	-	-	50	100	-	150
Other						
10. Coordination with the Housing Authority of San Joaquin County	50	50	-	-	-	100
TOTAL UNITS	125	596	669	265	20	1,675