Housing Element Requirements

- One of the seven mandated elements of the General Plan
- State sets schedule for periodic update of the housing element.
  - State sets 7 1/2 year planning period
    - January 1, 2007 to June 30, 2014
  - 5-year timeframe
- Review by California Department of Housing and Community Development (HCD) for compliance with State law
- Existing and projected housing needs of all economic segments of the community
Background Report Updates

• 2007 U.S. Census American Communities Survey Data
• Foreclosures
• Settlement Agreement
• “Fair Share” Housing Allocation
CITY’S OBLIGATION TO PROVIDE AFFORDABLE HOUSING

ENSURING ADEQUATE SITES

- Existing Sites
- Proposed Sites
- Adequate Services

PROMOTING AFFORDABLE HOUSING DEVELOPMENT

- Regulatory Incentives
- Removing Constraints
- Providing Funding
City of Stockton Housing Element Update

“Fair Share” Housing Allocation

CALIFORNIA
(Housing and Community Development)

SJCOG
San Joaquin Council of Governments (SJCOG)
Regional Housing Needs Allocation (RHNA) = 38,220 units

43%

Escalon 494
Lathrop 1,326
Lodi 3,891
Manteca 4,054
Ripon 951
Tracy 4,888
Stockton 16,540
Unincorporated 6,075

239 Units not Rezoned from 2004 Housing Element

City Council Meeting, July 28, 2009
Stockton’s Ability to meet its “Fair Share”

- RHNA: 16,779 units
- Built and Approved Projects: 16,770
- Housing Opportunity Sites: 8,254

Lower-income: 7,543
Moderate-income: 2,998
Above Moderate-income: 6,238

Ability to Meet Housing Needs: Yes
Promoting Affordable Housing Through Policies

1. Adequate Sites for Housing
2. *New Housing Development (New)*
3. Affordable Housing
4. *Infill/Downtown Housing (New)*
5. Mitigate Governmental Constraints
6. Maintaining and Preserving Existing Housing
7. *Housing for Special Needs (New)*
8. Promoting Fair Housing Practices
9. *Addressing the impacts of Foreclosures (New)*
10. Energy Conservation and Waste Reduction

5............... New Goals
31............. New Policies
28......... New Programs
Major Policy Issues

Policy Issues:

- Foreclosures
- Settlement Agreement
- Inclusionary housing
- New State mandates

Strategies:

- Use of Federal funds to mitigate foreclosures
- Promote higher density and infill development
- Encourage energy conservation and efficiency
- Study possibility of inclusionary zoning
- Define and allow emergency shelters
City of Stockton
Housing Element Update

Process and Next Steps

Outreach
• Conducted two Stakeholder workshops and presentations to the Council Housing Committee, Planning Commission and City Council

Next Steps
Incorporate comments into draft Housing Element
1. Prepare HCD Review Draft Housing Element
2. HCD review of the Housing Element (60-day review)
3. Address HCD concerns
4. Conduct environmental review
5. Adoption hearings with the Planning Commission and City Council
6. Certify Housing Element (90-day review)
Stockton City Council

July 28, 2009

City of Stockton
Housing Element Update
Simple Math

Housing built from 2007-2009 or remaining development capacity in approved projects/subdivisions.

- RHNA
- Built and Approved Projects
- Housing Opportunity Sites
- Development potential on vacant and underutilized sites.

Issued by HCD, allocated by SJCOG.
Built and Approved Project Areas

- 10 Subsidized housing projects
  - 634 units
- 27 Market rate projects and subdivisions
  - 16,136 units
Downtown Area
- Higher densities
- Smaller sites
- 1,583 units

Greater Downtown Area
- Moderate densities
- Smaller sites
- 475 units

Remaining City limits
- Typical densities
- Medium sites
- 6,196 units
Adjusted 2007–2014 RHNA

- Lower-Income: 7,543
- Moderate-Income: 2,998
- Above Moderate-Income: 6,238

Adjusted RHNA
City of Stockton Housing Element Update

**Built and Approved Units (2007-2009)**

- **Lower-Income**
  - Subsidized Projects: 634
  - Market Rate Projects: 897
  - Total: 1,531

- **Moderate-Income**
  - Market Rate Projects: 3,776

- **Above Moderate-Income**
  - Market Rate Projects: 11,464

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City of Stockton
Housing Element Update

Adjusted Remaining Housing Need

- **Lower-Income Remaining RHNA:** 6,012
- **2004 Unmet RHNA:** 7,304
- **2007-2014 RHNA:** 1,531
- **2007-2009 Built and Approved:** 11,646
- **Moderate-Income Remaining RHNA:** 0
- **2004 Unmet RHNA:** 2,998
- **2007-2014 RHNA:** 3,776
- **Above Moderate-Income Remaining RHNA:** 0

City Council Meeting, July 28, 2009
City of Stockton Housing Element Update

Opportunity Sites Inventory

- **Lower-Income**: 6,488 sites
  - Remaining City Limits: 4,658
  - Downtown: 1,553
  - Includes 30 Second Units: 277
- **Moderate-Income**: 780 sites
  - Remaining City Limits: 552
  - Downtown: 198
- **Above Moderate-Income**: 983 sites

City Council Meeting, July 28, 2009
City of Stockton
Housing Element Update

Ability to Meet Housing Needs

- Lower-Income: 6,013 Remaining RHNA, 6,486 Opportunity Sites Capacity
- Moderate-Income: 0 Remaining RHNA, 780 Opportunity Sites Capacity
- Above Moderate-Income: 0 Remaining RHNA, 983 Opportunity Sites Capacity

City Council Meeting, July 28, 2009
HE-9.1 Neighborhood Stabilization:

Allocate State and/or Federal funding to acquire foreclosed properties and preserve them as affordable housing.

HE-9.2 Foreclosure Assistance:

Provide support to local organizations who offer foreclosure counseling services and make information available to residents on foreclosure assistance.

HE-9.3 Neighborhood Maintenance:

Preserve and restore the appearance neighborhoods most impacted by foreclosures through code enforcement activities and neighborhood and community group support.
HE-2.7 Second Unit Infill:
Encourage the development of second units in existing single-family neighborhoods.

HE-2.9 Redevelopment Area Incentives:
In redevelopment project areas, provide incentives to those projects located within the Downtown and Greater Downtown Areas.

HE-4.1 Infill Development:
Promote infill development through incentives such as less restrictive height limits, less restrictive setback and parking requirements, subsidies, infrastructure improvements, and streamlined permitting.

HE-4.2 Balanced Growth:
Ensure development at the city’s outskirts does not grow in a manner that is out of balance with infill development.

HE-10.2 Energy Conservation and Efficiency:
Utilize review and regulatory powers to enhance and expand residential energy conservation and efficiency.

HE-10.3 Green Building Concepts:
Require green building concepts and processes in new residential construction and rehabilitation of the existing housing.
Inclusionary Housing Policy Strategies

HE-2.4 Housing Variety:
Encourage and provide a variety of housing types that provide market-rate, affordable housing opportunities and promote balanced mixed-income neighborhoods.

HE-3.4 Provision of Units:
Encourage the provision of units available for sale or rent to lower- and moderate-income households.

HE-3.9 Integrated Affordable Housing:
Encourage the integration of sites for affordable housing throughout residentially-designated areas and avoid concentration of low-income housing units.
State Law Mandates

- Density bonus provisions
- Farm employee housing
- Special needs housing defined
- Single family provisions in multifamily Zones
- Allow emergency shelters "by –right"