

Please Start Here

General Information	
Jurisdiction Name	Stockton
Reporting Calendar Year	2024
Contact Information	
First Name	Anson
Last Name	Lihosit
Title	Senior Planner
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Mailing Address	
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City	Stockton
Zipcode	95202

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

### Submittal Instructions

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

*Data is auto-populated based on data entered in Tables A, A2, C, and D*

<b>Jurisdiction</b>	Stockton	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	51
	Non-Deed Restricted	202
Low	Deed Restricted	0
	Non-Deed Restricted	31
Moderate	Deed Restricted	0
	Non-Deed Restricted	16
Above Moderate		537
<b>Total Units</b>		<b>837</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	527	527	256
2 to 4 units per structure	5	5	3
5+ units per structure	253	253	0
Accessory Dwelling Unit	52	52	10
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>837</b>	<b>837</b>	<b>269</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	2	51
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	2,278
Total Housing Units Approved:	542
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	10	394
Discretionary	10	1884

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	33
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Stockton	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Financial Period	2024	

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

**Note:** "+" indicates an optional field

Table A

Housing Development Applications Submitted																							
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1				2	3	4	5						6		7	8	9	10	11	12	13		
Prior APN <sup>1</sup>	Current APN	Street Address	Project Name <sup>2</sup>	Local Jurisdiction Tracking ID	Unit Category (BAPD 2 to 4.5/ACU/MR)	Tenure	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above-Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65917 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes <sup>3</sup>
Summary Row- Start Date Entry Below:								120	0	0	0	0	0	0	2168	2278	542	0	NONE	No	Approved	Discretionary	
	12002015	2750 E EIGHT MILE RD STOCKTON, CA 95204	Tentative Map Extension	P24-0010	SFD	O	1/16/2024								418	418	0	NONE	No	No	Approved	Discretionary	To Yghe East Tentative Map (#P16-0052) second request for time extension of vesting tentative map.
	13989534	611 N HUNTER ST STOCKTON, CA 95202	Hunter House	P24-0058	5+	R	4/30/2024			120					120	120	0	NONE	No	No	Approved	Ministerial	New 120-unit affordable housing project. Staff contacted the project applicant via phone call and email. Vernet HE, CEO of Service First stated that the project would need restricted unit for residents at or below 50% of the Area Median Income. (01-30-2025)
	11321308	640 TULEDO N AV. STOCKTON, CA 95204	Construction of SFD	P24-0063	SFD	O	4/11/2024							1	1	0	0	NONE	No	No	Pending	Ministerial	Construction of new single family dwelling and demolition of existing residence on site.
	16302043	2448 W CHARTER WY. STOCKTON, CA 95208	Tentative Parcel Map	P24-0087	SFD	O	5/14/2024							2	2	0	0	NONE	No	No	Withdrawn	Discretionary	
	13022201	542 N AMERICAN ST. STOCKTON, CA 95203	Duplex	P24-0096	2 to 4	R	5/21/2024							2	2	2	0	NONE	No	No	Approved	Ministerial	Proposal to split vacant parcel into two. (Expired Permit)
	15117007	225 N BERRA MENUDA RT. STOCKTON, CA 95205	Triplex	P24-0128	2 to 4	R	7/11/2024							3	3	0	0	NONE	No	No	Pending	Ministerial	Construction of new duplex.
	15117008	1345 CHANNEL ST. STOCKTON, CA 95205	Fourplex	P24-0129	2 to 4	R	7/11/2024							4	4	0	0	NONE	No	No	Pending	Ministerial	Construction of new fourplex.
	13718034	725 N COMMERCE ST. STOCKTON, CA 95202	Triplex	P24-0138	2 to 4	R	7/19/2024							3	3	0	0	NONE	No	No	Pending	Ministerial	
	13629002	614 E MINER AV. STOCKTON, CA 95202	Redevelopment into Mixed Use	P24-0145	5+	R	8/7/2024							14	14	0	0	NONE	No	No	Pending	Discretionary	Construction of new triplex.
	11529004	4165 ALVARADO AV. STOCKTON, CA 95204	Tentative Parcel Map	P24-0159	SFD	O	8/20/2024							2	2	2	0	NONE	No	No	Approved	Ministerial	Proposal to redevelop an existing commercial building with new construction on adjacent vacant lot (two parcels) into a mixed use development consisting of a total of seven (7) ground floor commercial suites and 14 residential units on three (3) floors.
	08404005	10769 N LOWER SACRAMENTO RD. STOCKTON, CA 95208	Tentative Map Extension	P24-0180	SFD	O	9/11/2024							42	42	0	0	NONE	No	No	Pending	Discretionary	Proposed to split vacant parcel into two.
	16382021	1654 BELLA VISTA DR. STOCKTON, CA 95206	Moss Garden West	P24-0192	SFD	O	9/25/2024							24	24	0	0	NONE	No	No	Pending	Ministerial	Elderberry Senior Residential project (#P18-0146) third requested Tentative Map Time Extension.
	17300001	2501 LEARNED AV. ELKHORN STOCKTON, CA 95205	Annexation, Rezoning, Vesting Tentative Map, and Planned Development	P24-0215	SFD	O	10/28/2024							171	171	0	0	NONE	No	No	Pending	Discretionary	Proposing 24 single-family residences to be constructed at River Break Moss Garden (Moss Garden West).
	13336012	1825 FIELD AV. STOCKTON, CA 95203	Tentative Vesting Map	P24-0219	SFD	O	10/31/2024							171	171	0	0	NONE	No	No	Pending	Discretionary	Proposed subdivision of a 36-acre site into 171 residential lots with common lots.
	08030006	800 THORNTON RD. STOCKTON, CA 95203	Tentative Map Extension	P24-0234	SFD	O	11/19/2024							67	67	0	0	NONE	No	No	Pending	Discretionary	Proposing to split the property into two (2) parcels, separating the existing homes.
	07061001	1324 HEAVENLY CT. STOCKTON, CA 95208	Elkhorn Country Club Estates	P24-0235	SFD	O	11/21/2024							31	31	0	0	NONE	No	No	Pending	Ministerial	Davis Crossing (#P21-1171) first request for time extension of tentative map.
	12002002	10688 WEST LN STOCKTON, CA 95210	Tentative Map Extension	P24-0260	SFD	O	12/23/2024							995	995	0	0	NONE	No	No	Pending	Discretionary	31 residential lots for Elkhorn Country Club Estates.
	15708225	651 S GOLDEN GATE AV. STOCKTON, CA 95205	Tentative Parcel Map	P24-0261	SFD	O	12/23/2024							2	2	0	0	NONE	No	No	Pending	Discretionary	To Vons West (#P16-0052) third request for time extension of vesting tentative map.
	16520213	2383 S MADISON ST. STOCKTON, CA 95206	Tentative Parcel Map and Administrative Exception	P24-0262	SFD	O	12/23/2024							2	2	0	0	NONE	No	No	Pending	Discretionary	Proposing to split a vacant 0.29-acre parcel in to two residential lots with reduced width.
	11314013	3511 ATCHLEY WY. STOCKTON, CA 95206	Southwest Hall Student Housing structure	P24-0264	5+	R	12/24/2024							204	204	0	0	NONE	No	No	Pending	Ministerial	Proposed Southwest Hall Student Housing three-story structure and contain a total of 204 units consisting of 18 single-occupancy units and 186 double-occupancy units.

ANNUAL ELEMENT PROGRESS REPORT

Reporting Year: 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200

Annual Building Activity Report Summary: New Construction, Existing, Permit and Completed Database

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Reporting Year	Activity	ANNUAL ELEMENT PROGRESS REPORT										Status: "Y" indicates an open item Cells in bold indicate an unfulfilled item										2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221
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Jurisdiction	Stockton	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,465	-	-	51	-	-	-	-	-	-	-	253	2,212
	Non-Deed Restricted		-	-	202	-	-	-	-	-	-	-		
Low	Deed Restricted	1,548	-	-	-	-	-	-	-	-	-	-	57	1,491
	Non-Deed Restricted		26	-	31	-	-	-	-	-	-	-		
Moderate	Deed Restricted	2,587	-	-	-	-	-	-	-	-	-	-	16	2,571
	Non-Deed Restricted		-	-	16	-	-	-	-	-	-	-		
Above Moderate		6,072	241	-	537	-	-	-	-	-	-	-	778	5,294
Total RHNA		12,672												
Total Units			267	-	837	-	-	-	-	-	-	-	1,104	11,568
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		1,233		-	202	-	-	-	-	-	-	-	202	1,031

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th

cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

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MI Non Deed Restricted  
Above Mod Income



Jurisdiction	Stockton	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction Reporting Year		Stockton 2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Adequate Sites Monitoring and No Net Loss	Continue to maintain sufficient sites to address 12,673 units	Update inventory annually as part of the Housing Element Annual Progress Report and assess "no net loss" as projects come forward on Housing Element sites. Assess project approvals on Housing Element inventory sites as of December 31, 2027. If approved projects are not in line with the City's non-residential RHNA projections in the inventory, within one year (by December 31, 2028) the City will identify additional sites beyond the sites in the inventory that allow non-residential uses in order to further facilitate residential development.	Ongoing. RHNA sites are posted online and "no net loss" findings will be prepared for all RHNA sites. Link to RHNA sites: <a href="https://cms3.revize.com/revize/stockton/Documents/Business/Planning/20&amp;%20Engineering/Shape/20Stockton/NEW_OpportunitiesSites_CityWebsiteHousingElementPage_02-04-2025.pdf">https://cms3.revize.com/revize/stockton/Documents/Business/Planning/20&amp;%20Engineering/Shape/20Stockton/NEW_OpportunitiesSites_CityWebsiteHousingElementPage_02-04-2025.pdf</a> . Permit approvals credited towards meeting RHNA will be posted annually as part of the state required annual updates in April of each year. Staff will monitor the status of the approved RHNA projects by 2027 to see if they are built to their approved unit count.
2. Downtown Implementation	4,400 residential units in the Greater Downtown Area by 2040	Adopt Comprehensive Development Code Update and HAP by April 2024; and annually thereafter to identify any additional strategies to address General Plan goals.	Ongoing. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ). The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer/Fall 2025.
3. Sites Included in Previous Housing Elements	437 residential units on 16 repeat sites identified in Appendix A that don't already allow residential development by right.	Update Development Code and, if needed, Land Use Element by December 31, 2026	Ongoing. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer/Fall 2025. The current code, which allows residential uses at all income levels to be processed ministerial by staff (regardless of state preemption), will continue into the proposed draft Development Code, which is anticipated to go before the City Council for consideration in Summer/Fall 2025. The Land Use Element does not require an update at this time. The 437 residential units on the 16 repeat sites identified in Appendix A will be tracked by staff.
4. Public Facilities Repair and Replacement	5 public facility/ Infrastructure projects, prioritizing lower-income, high-poverty neighborhoods such as the South Stockton neighborhood, Downtown, and parts of the East Stockton and Pacific Avenue/Lincoln Village neighborhoods.	Annually	Ongoing. A new Consolidated Plan is under development and is anticipated to go before the Stockton City Council for consideration in April 2025, and potentially taking effect July 1, 2025. The existing Consolidated Plan is online for public use; however, it does not allow for funding to be used for public facility improvements. The new Consolidated Plan is anticipated to contain goals that allow for these types of improvements.
5. Housing and Neighborhood Action Plans	Permit 1,000 residential units, prioritizing affordable housing in high-opportunity areas such as the Morada/Holman, Brookside/Country Club, Eight Mile/Bear Creek, and Midtown neighborhoods. Additional focus will be given to eliminating barriers to housing construction in lower-income areas such as the Cabral Station Area and Little Manila/Gleason Park neighborhoods.	Neighborhood Action Plans - December 2023; Housing Action Plan – April 2024	Ongoing. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ) and included content that was carried over into the draft Development Code update to go before the City Council for consideration in Summer/Fall 2025.
6. Accessory Dwelling Units	Approve 180 ADUs over the course of the planning period, targeting areas of high opportunity, specifically the following neighborhoods - Brookside/Country Club, Weston Ranch, Eight Mile/Bear Creek, Midtown around the University of the Pacific (between I-5 and "Miracle Mile/Pacific Avenue), western Upper Hammer/Thornton Rd, and eastern Morada/Holman.	The City is currently updating the ADU regulations as part of the Comprehensive Development Code Update, to be completed by April 2024. Starting in November 2024, evaluate the consistency of Stockton's ADU regulations with State law and update accordingly. Continue to make ADU materials available; evaluate effectiveness of ADU approvals every other year, starting April 2025; and, identify additional site capacity, if needed, by December 2026. Apply annually, or as grants are available, for funding to support ADU incentives.	Ongoing. The draft Development Code update to go before the Stockton City Council for consideration in Summer/Fall 2025. ADU submission checklist handouts are available to the public. Future amendments over ADU regulations may be considered. 52 ADU and JADU building permits in 2024. 23 of the permits were within the indicated neighborhoods. There is a handout available to the public that describes the submittal requirements for city pre-approved ADUs.
7. Infill Strategy	100 extremely low-income units and 150 other lower income units; funding for 10 brownfield sites minimum to promote new housing choices and affordability in areas of opportunity.	Continue to offer the Downtown Infrastructure Infill Incentive Program. Adopt Housing Action Plan by April 2024. Implement Housing Action Plan strategies by 2025. Annually, beginning in 2026, identify any additional strategies needed to address overpayment and reduce displacement risk and implement them within 2 years of identification.	Ongoing; however, the funding provided under the Downtown Infill Infrastructure Program was reallocated by the Stockton City Council on May 14, 2024 for the creation of the city's Redevelopment Fund to be used for property acquisition, demolition, and environmental clearance activities in support of the city's infill strategy. Efforts are underway for strategic site assembly in the Downtown area and other areas of opportunity. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ). Content, such as strategies to streamline were also included into the draft Development Code update to go before the City Council for consideration in Summer/Fall 2025. Staff will continue to track the extremely low-income, lower income units and funding opportunities for brownfield sites.

8. Site Assembly	Support at least 5 lot consolidations on sites with lower income units during the planning period. Facilitate lot consolidation to produce sites for 2,300 moderate and above moderate residential units to produce new housing opportunities throughout city.	Establish a program or resources to connect property owners and developers by December 2025, and assess incentives and resources thereafter. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.	Ongoing for mapping small vacant and underutilized sites to focus existing processes. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ). In addition, staff developed a Surplus Property landing page at <a href="https://stocktonca.gov/surplus">https://stocktonca.gov/surplus</a> and released a Request for Interest / Statement of Qualifications (RFI/SOQ) process for Development or Partnership Opportunities for interested applicants/developers to propose on available city surplus sites. Grant funding is also being pursued, including Regional Early Action Planning (REAP) 2.0, to establish potential vehicles for tax-increment or similar programs. Program for incentives and resources are also being explored during 2025.
9. Government-Owned Sites	Facilitate development of government-owned sites for 100 lower-income units and 594 above moderate-income units to produce new housing opportunities throughout city.	Coordinate with SDSU quarterly, starting immediately, with the goal of development of the sites by 2028. City-Owned Sites 4-96, 4-97, 4-230, 4-33, 4-231, 4-232, 3-74, 4-183: RFI/SOQ Issued: Q4 2023, Entitlements: June 2025, Building Permits: December 2025, Construction Complete: June 2027.  City-Owned Sites 1-18, 1-19, 1-20, 1-21: RFP previously released in 2020, Entitlements: October 2024, Building Permits: May 2025, Construction Complete: July 2027.  City-Owned Sites 4-67, 4-210: RFI/SOQ Issued: Anticipated Q2 2025, Entitlements: June 2026, Building Permits: December 2026, Construction Complete: June 2028.  If a plan for housing development on these parcels is not underway by 2026, with building permits issued by June 2029 the City will identify additional sites for housing accordingly, including rezoning sites to address the RHNA if needed.	Ongoing. City owned sites and RHNA sites are shown on the city website. Link to RHNA sites: <a href="https://cms3.revize.com/revize/stockton/Documents/Business/Planning%20&amp;%20Engineering/Shape%20Stockton/NEW_OpportunitiesSites_CityWebsiteHousingElementPage_02-04-2025.pdf">https://cms3.revize.com/revize/stockton/Documents/Business/Planning%20&amp;%20Engineering/Shape%20Stockton/NEW_OpportunitiesSites_CityWebsiteHousingElementPage_02-04-2025.pdf</a> . The city-owned sites that have been declared surplus and are available for disposition are listed on the Surplus Property landing page at <a href="https://stocktonca.gov/surplus">[https://stocktonca.gov/surplus]</a> and many are listed in the aforementioned RFI/SOQ. The development of government-owned sites will be tracked by staff. In February 2024, the Stockton City Council authorized a Development & Disposition Agreement (DDA) for the development of 520+ units of mixed-unit housing on the 9-acre city-owned site known as South Pointe. The development is pending site remediation, funded by the Department of Toxic Substances Control's (DTSC) Equitable Community Revitalization Grant (ECRG) Program. [Link to ECRG: <a href="https://dtsc.ca.gov/ecrg/">https://dtsc.ca.gov/ecrg/</a> ].
10. Large Site Development	Facilitate large lot development, including lot splits, as needed to produce sites for 1,512 lower-income units to produce new housing opportunities throughout city. •Conduct one-on-one meetings with developers and property owners. •Proactively conduct outreach advertising available incentives, resources, and relevant information for the development of larger sites. •Establish, maintain, and promote an inventory of large sites appropriate for residential development. •Facilitate and streamline parceling, or other similar planning methods, to encourage the development of large sites with affordable housing components.	Ongoing, as projects come forward; establish program to connect property owners and developers by December 2025. Annually reach out to developers to gather input on available incentives. Annually conduct outreach and advertising. Facilitate and streamline parceling, or other similar actions, for large sites through 2031. Assess project approvals on large Housing Element inventory sites as of December 31, 2027. If approved projects are not in line with the City's RHNA projections on large sites in the inventory, within one year (by December 31, 2028) the City will identify additional sites beyond the large sites in the inventory in order to further facilitate residential development and if necessary will rezone to make the sites available for residential development.	Ongoing for mapping large vacant and underutilized sites to focus existing processes. During 2024, the city continued to release Notice of Funding Availability (NOFA) processes to provide funding from the U.S. Department of Housing & Urban Development (HUD) for the development of affordable housing, oftentimes for large site development. The city meets regularly with affordable housing developers to navigate the development process and posts regularly on the city website and social media to notify developers of upcoming opportunities.
11. Coordination with the Housing Authority of San Joaquin County	Provide vouchers to 3,800 households in Stockton and assist these lower income households in accessing rental opportunities with Housing Choice Vouchers to facilitate housing mobility. Target additional outreach in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton.	Ongoing; establish education program by the end of 2024 and distribute information. Then distribute information at least annually through the end of the planning period.	Ongoing. The city coordinates frequently on a number of affordable housing projects, both for new construction and conversion/rehabilitation for the production of affordable housing.
12. State and Federal Funding	Fund 200 extremely low-, 400 very low-, 450 low-income units; Provide down payment assistance to 75 low-income households, particularly in high opportunity areas such as the Morada/Holman, Brookside/Country Club, Eight Mile/Bear Creek, and Midtown neighborhoods.	Review funding opportunities annually; down payment assistance program is ongoing.	Ongoing. The city actively pursues available state and federal funding for the production of affordable housing, in the Pro-housing Incentive Pilot (PIP) Program. The Downtown Payment Assistance Program is currently being revamped, as the high interest rate environment poses challenges for efficient implementation.
13. Priority Sewer and Water Service for Affordable Housing	Include in Development Code as part of Comprehensive Update	Include in Development Code as part of Comprehensive Update by April 2024.	The priority sewer and water service for affordable housing included as a proposed revision in the draft Development Code anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2025.

14. Property Assessed Clean Energy (PACE) Program	Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs. Program outreach will be prioritized in areas with high rates of homeowner overpayment, including the Mariposa Lakes neighborhood, parts of Downtown and East Stockton, the Industrial Annex area, and parts of the Pacific Avenue/Lincoln Village and Weston/Van Buskirk neighborhoods.	Ongoing. A unique, centralized location for this program on the City's website will be created by December 2025. Annual updating will occur thereafter.	Ongoing. The city will continue to make progress in 2025 to provide a unique, centralized location for this program on the city's website. In addition, the city administers Homeowner Rehabilitation Programs to provide opportunities for low-income Stockton homeowners to perform emergency repairs and deferred maintenance improvements on their properties, which can help to reduce energy costs. The city has a grant-funded Climate Careers Energy & Water program through our non-profit partner Rising Sun Center for Opportunity, as well as our grant-funded single-family solar program through our non-profit partner GRID North Valley. These programs are funded by the Transformative Climate Community (TCC) Round 4 Implementation Grant. [Note: The TCC project area is restricted to a 5sq. mi. area, largely in downtown/south Stockton. You can see the project area under the TCC layer on mapgeo: <a href="https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&amp;latlng=37.936145%2C-121.280598&amp;panel=themes&amp;themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&amp;zoom=14">https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&amp;latlng=37.936145%2C-121.280598&amp;panel=themes&amp;themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&amp;zoom=14</a> ] The program data available is from 10/1/23 - 11/19/24: -Climate Careers Energy & Water: 136 homes received Green House call services and retrofits – of those, 73 received smart thermostats and 45 received low-flow toilets -Single-Family Solar: Installed 164.1 kW out of the 393kW goal. Average system size is 4.3 kW. 33 fully completed installations and of those 20 have needed re-roofs, 7 have received electric panel upgrades, 1 partial repair, and 4 tree trimming/removal.
15. Green-Up Stockton	Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs. Program outreach will be prioritized in areas with high rates of homeowner or renter overpayment, including the South and East Stockton, Midtown, Industrial Annex, Downtown, and Mariposa Lakes neighborhoods.	Ongoing	Ongoing. The city has a grant-funded Climate Careers Energy & Water program through our non-profit partner Rising Sun Center for Opportunity, as well as our grant-funded single-family solar program through our non-profit partner GRID North Valley. These programs are funded by the Transformative Climate Community (TCC) Round 4 Implementation Grant. [Note: The TCC project area is restricted to a 5sq. mi. area, largely in downtown/south Stockton. You can see the project area under the TCC layer on mapgeo: <a href="https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&amp;latlng=37.936145%2C-121.280598&amp;panel=themes&amp;themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&amp;zoom=14">https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&amp;latlng=37.936145%2C-121.280598&amp;panel=themes&amp;themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&amp;zoom=14</a> ] The program data available is from 10/1/23 - 11/19/24: -Climate Careers Energy & Water: 136 homes received Green House call services and retrofits – of those, 73 received smart thermostats and 45 received low-flow toilets -Single-Family Solar: Installed 164.1 kW out of the 393kW goal. Average system size is 4.3 kW. 33 fully completed installations and of those 20 have needed re-roofs, 7 have received electric panel upgrades, 1 partial repair, and 4 tree trimming/removal.
16. Weatherization Activities	200 units weatherized. Program outreach will be prioritized in lower-income neighborhoods and areas with high rates of homeowner or renter overpayment, including the South and East Stockton, Midtown, Industrial Annex, Downtown, and Mariposa Lakes neighborhoods. Additionally, outreach will be prioritized in the area southeast of the intersection of Thornton Road/Pacific Avenue and West Hammer Lane, where the city may be able to reach more senior households. Additional program outreach will target areas in relative proximity to agricultural employment including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood. Additional outreach will be targeted in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton.	Program availability is ongoing. Advertising of the program by the City on the City website and direct outreach will begin by December 2024.	Ongoing. The city administers Homeowner Rehabilitation Programs to provide opportunities for low-income Stockton homeowners to perform emergency repairs and deferred maintenance improvements on their properties, which can help to reduce energy costs.
17. Development Code Revisions	N/A	April 2024	Ongoing. The proposed revisions in the draft Development Code is anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2025.
18. Fiscally Positive Impact Fees	Provide exemptions and reductions to 200 housing units to reduce overpayment for housing costs and reduce displacement risk specifically for lower-income communities, including 30 units affordable to extremely low-income households.	Annually, evaluate exemptions provided and determine whether all constraints to housing development associated with impact fees or other funding mechanisms are sufficiently addressed. If it is found that they are not being addressed, modifications will be made to one or more exemption programs within one year. This will occur after each annual review until the end of the planning period. The City will evaluate the feasibility of providing impact or other development fee waivers or deferrals for projects with extremely low-income units by the end of 2025.	Ongoing. Public Facility Fees (PFF) Impact Fee updates anticipated to occur in 2025 that will discuss fee exemptions and reductions.
19. Streamline Approvals for Affordable Housing Projects	150 new affordable units permitted through SB 35 approval streamlining and development of 150 affordable units facilitated by using the adopted preliminary application form.	Develop or adopt HCD's SB 330 preliminary application form and develop an SB 35 streamlined approval process by December 2024 and implement as applications are received. The City will implement a minimum of two of the options listed in Program 19, to further streamline approvals and support affordable housing projects by December 2026.	Information will be provided to future applicants interested in SB35 and SB330 preemptions. The city currently allows most residential uses (single family, multi-unit, and multifamily) by-right in most residential and commercial zones. Design review for all applications (residential and nonresidential) is ministerial if no other discretionary action is needed. This means by-right housing only requires ministerial design review prior to building permit approval. The Program 19 options implementation is ongoing. These options include: -Community benefit options that could be included in the criteria for Initiating modified and new Development Agreements. These benefits could include Inclusionary uses. • Other community benefits the City will explore to prevent displacement include a right to counsel program, tenant bill of rights, housing trust fund, rent escrow account program, and land banking. If additional community benefits are approved, put into place by December 2024. • Additional funding for pre-construction analysis and remediation of infill sites for affordable housing projects and/or infill sites in low-resource areas. • Additional funding for infrastructure deficiency analysis and improvements in low-income and low resource areas. • Update the Citywide Public Facilities Fees (i.e., Impact Fees), and determine the current cost for providing services to underserved areas, adjust fees accordingly and provide waivers for affordable housing projects. • Outreach to establish working community groups within low-resource areas to determine needs and establish community partners for future housing projects.
20. Density Bonuses	Facilitate the construction of 1,000 lower-income units to increase mobility opportunities; encourage density bonus units in high-resource areas.	Complete as part of Comprehensive Development Code Update by April 2024; annually review Development Code and revise as needed; produce brochures and make information available on the City's website by December 2024.	Ongoing. The proposed revisions in the draft Development Code is anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2025. Following the adoption of the Development Code, information and brochures will be made available.

21. Preserve At-Risk Units	Continue to monitor the 392 assisted units, and if any become at risk, work with property owners to develop a strategy to provide assistance to maintain or replace 392 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the city.	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.	Ongoing. During 2024, the city continued to release Notice of Funding Availability (NOFA) processes to provide funding from the U.S. Department of Housing & Urban Development (HUD) for the development of affordable housing, which includes substantial rehabilitation of existing multi-family housing to preserve at-risk units. Staff continue to monitor expiring affordability periods for existing affordable housing and will coordinate with property owners to identify strategies to preserve at-risk units.
22. Housing Rehabilitation Programs	Assist 300 lower-income units to address potential displacement, especially in areas of the city with the poorest housing conditions as identified during the windshield survey, including the Downtown area; areas in close proximity to agricultural employment opportunities such as parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood; as well as any areas identified during the development of the HAP and Neighborhood Action Plans. Additional outreach will be targeted in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton. Of these units, assist 75 units with extremely low-income households.	Completed study and survey in 2023. Rehabilitation program is ongoing. Annually review the availability of funding opportunities and apply as opportunities become available.	Ongoing. The study and survey were completed in 2023, and resulted in the creation and adoption of a Slum Blight Area Map for use of HUD funding. Assistance and outreach for rehabilitation is ongoing, and during 2025 targeted outreach will be conducted as part of the Homeowner Rehabilitation Programs in low-income neighborhoods, including those identified in the Neighborhood Action Plans.
23. Code Enforcement Program	Inspect 2,000 units annually, prioritizing areas with high potential need for rehabilitation, including the Downtown area; as well as areas in close proximity to agricultural employment opportunities including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood; as well as any areas identified during the development of the HAP and Neighborhood Action Plans.	Ongoing	Ongoing. There were 24,729 inspections conducted by the Neighborhood Services Department for 2024. The type of inspections were not readily available to staff.
24. Replacement of Existing Affordable Units	N/A	Ongoing	Ongoing. Demolition permits are being monitored to ensure state compliance.
25. Continue to Support Organizations Assisting Homeless Persons	Annually, assist up to 2,000 unduplicated homeless persons; and 1,000 households at-risk of homelessness with limited-term rental assistance or utility payments. Target outreach and distribute information about these programs in the downtown area, close to existing homeless services. As part of this, increase the number of board and care or other types of residential or transitional care facilities for vulnerable populations by 300-500 beds. Prioritize new residential or transitional care facilities for vulnerable populations in higher-opportunity areas or areas in close proximity to services, including the Midtown, Trinity/Northwest Stockton, Pacific Avenue/Lincoln Village, Eight Mile/Bear Creek, and Morada/Holman neighborhoods.	Apply for funding annually and provide funding to housing providers to fund on-site case managers and other support services annually. Provide operating support for organizations that provide basic services, outreach, and engagement annually. Provide financial support for the Coordinated Entry system annually through at least 2027.	Ongoing. The city continues to coordinate with homeless-support organizations to provide resources and funding for ongoing operations, as well as to support the development of housing for homeless persons. During 2024, the city provided funding for the Coordinated Entry System and Homeless Management Information System (HMIS).
26. Continue to Assist the Disabled in Community Development Block Grant Project Areas	Provide mobility assistance home-repair grants for 120 low-income individuals and households including those with special needs including disabilities, in Stockton, including rental units. Of these individuals or households, provide mobility assistance for home-repair grants for 5 extremely low-income individuals or households including those with special needs including disabilities.	Annually, contingent upon CDBG funding	Ongoing. During 2024, the city completed two (2) homeowner rehabilitation projects for seniors with mobility issues, and continues to explore avenues to provide affordable housing funding for the construction of new housing for a full spectrum of population types, including disabled individuals.
27. Universal Design	100 housing units with universal design features to facilitate accessibility for persons with disabilities and seniors; encouraging at least five (5) of these units to be located near transit stations and services.	Make updates as part of the Comprehensive Development Code update by April 2024	Ongoing. A separate amendment to the Development Code will be proposed following the adoption of the draft Development Code that is anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2025. The separate amendment will be presented to for consideration by the end of 2025.

28. Assist Farm Workers and other Members of the Workforce	Assist other organizations in developing at least 600 units or housing for farmworkers in Stockton or in the County during the planning period, including 300 in high and moderate resource areas in relative proximity to agricultural employment opportunities, including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood.	Meet twice per year to explore opportunities for farmworker housing	Ongoing and will require outreach to community groups in 2025. Although the city does not have any farms, the city updated their HOME preference policies in 2024 to include farmworker housing. There are active farmworker housing projects under development that are viable candidates for future HUD funding awarded through future NOFA processes, pending applications.
29. Addressing the Needs of Those with Disabilities	By revising its Development Code to remove development constraints, the City will facilitate the development of 300 units for households with a household member who has a disability.	Revise the Reasonable Accommodation procedure including the findings as part of the Comprehensive Development Code Update by April 2024. Prepare public information on Reasonable Accommodations by June 2024. Continue to partner with the Valley Mountain Regional Center and review the materials on the City website annually starting in 2024 and update as needed after each annual review.	This revision is proposed in the draft Development Code anticipated to go before the Stockton City Council for consideration in Summer/Fall 2025. The handout for the public will need to be completed following the adoption of the draft Development Code. The city's annual NOFA process offers opportunities for affordable housing developers to apply for funding for projects serving disabled individuals.
30. Practices to Affirmatively Further Fair Housing	See individual strategies bulleted in the program language at left with specific targets.	Refer to each strategy in this Affirmatively Furthering Fair Housing (AFFH) program for specific time frames.	<ul style="list-style-type: none"> <li>Implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action:               <ul style="list-style-type: none"> <li>o Strategies to facilitate housing mobility/expand affordable housing in high opportunity areas: Programs 6, 12, 14, 15, 17, 26, 27 (Ongoing)</li> <li>o Strategies to reduce or prevent displacement/place-based revitalization strategies: Programs 4, 7, 9, 16, 18, 21, 22, 23, 31 (Ongoing)</li> </ul> </li> <li>The City shall continue to provide funds from its CDBG Program to San Joaquin County Fair Housing to provide fair housing counseling and education and outreach efforts to City residents. 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 on the City's website. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities. These actions are ongoing. Review fair housing materials every two years starting in 2024. Update materials as needed every two years following the review. The City will assist at least 200 residents annually through the complaint referral process. If fewer than 200 residents use the process, provide assistance to all that do. (Ongoing)</li> <li>The City will educate selected staff in the Community Development, Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination and provide these selected personnel with a handout detailing the process for someone with a complaint and the agency that should be contacted regarding a claim: Legal Aid of Northern California. The City will also maintain a log of all complaints received. The initial training of City staff will start in 2024; with updated training occurring two (2) years thereafter to align with changes to state law. (Ongoing)</li> <li>The City will also work with San Joaquin Fair Housing to provide additional training to housing providers to prevent discriminatory actions and behaviors. If the City does not have enough staff capacity to conduct housing audits in order to reduce displacement risk, particularly in lower opportunity areas of Stockton, the City will pursue audit or other strategies to proactively identify discrimination such as contracting with a fair housing provider or outside housing consultant to provide assistance, by March 2025, and then later reviewed annually. The steps in the process would be the City issuing a Request for Proposals for partnership with an external consultant to provide the service of conducting housing audits annually. The City would either renew the contract or seek a new fair housing provider to provide the same service on a yearly basis. (Ongoing)</li> <li>The City shall review and update its Analysis of Impediments to Fair Housing Report every five years. The next update is scheduled to happen in 2025. (Ongoing)</li> <li>Should the City conduct a new General Plan Update within the housing cycle, the elements will be updated to strengthen existing AFFH and equity programs as well as a new disadvantaged community inventory for city and unincorporated areas within the City's sphere of influence. (Ongoing)</li> <li>The City shall post its Annual Housing Element Progress Reports to HCD on the City website annually in the Spring after the report is completed. (To be completed in 2025 after the approval of HCD.)</li> <li>The City will implement multilingual communication and outreach strategies for City-funded affordable housing developments as follows. To increase access to City housing programs and remove barriers to homeownership, provide translation services in the most common languages spoken locally at all public meetings by July 2024 and ensure all public materials are translated and made available. (Ongoing)</li> <li>In order to assist with the high percentage of households living in overcrowded situations including farmworkers, the City will encourage rental developments to add additional bedrooms and will prioritize the use of HOME funds for rental projects, provided that some of the units have three or more bedrooms with a goal of approving 100 units with three or more bedrooms. Additionally, when feasible, expand the City's preapproved ADU plans to include ADU plans with 3 bedrooms. (Ongoing)</li> <li>when feasible, expand ADU pre-approved plans to include ADU plans with 3-bedrooms. (Ongoing)</li> <li>Incentivize on-site child care in mixed use and multifamily development, particularly for projects in areas with higher proportions of single parent households, which can make childcare easier to access for single-female headed households and potentially lower their cost of living. (Ongoing)</li> <li>The City shall explore best practices for Rent Stabilization and Just Cause Evictions to increase the certainty and fairness within the residential rental market in the City and work to prevent displacement, in addition to the protection granted by California Civil Code Section 1946.2. Exploration may include efforts associated with the Housing Action Plan or additional outreach efforts specific to the topic presented. Specifically, steps in this process will include market/feasibility analysis (complete by December 2024), a community workshop and presentation of findings and recommendations related to the city implementing Just Cause Eviction and Rent Stabilization regulations to the Planning Commission after the exploration/evaluation is complete (hold workshop and Planning Commission meeting by June 2025). (Ongoing)</li> <li>The City will remove and/or repeal any known program or ordinance residing within SMC Title 16 (development Code) that does not comply with current State Housing Element Law by December 2025, and annually assess if additional amendments are needed to respond to future changes to state law. This includes the voluntary "Crime Free Multi-Housing Program" to discourage criminal activities at multifamily housing facilities. (Ongoing)</li> </ul>
31. Environmental Health and Access to Resources	See individual strategies bulleted in the program language at left with specific targets.	Refer to each strategy in this program for specific time frames.	<ul style="list-style-type: none"> <li>Update the City's Parks and Recreation Master Plan and continue to enhance existing parks, open space, and tree plantings and provide new parks and open space in these areas to improve environmental health. Facilitate safe pedestrian and bicycle access to parks or open spaces to reduce environmental health disparities across the city. Implement this objective during the CIP process. (The City's Park and Recreation Master Plan will be published in Fall 2025 and will be presented to the City Council afterwards).</li> <li>Work with Caltrans to reduce regional air quality impacts associated with regional transportation facilities. The City will meet with Caltrans annually, as feasible, to identify options for air quality improvements and coordinate action implementation. (Ongoing)</li> <li>Add performance measures to the City's Development Code for inventory sites located within 1000 feet of freeways and/or existing facilities that contribute to low air quality conditions as part of the Comprehensive Development Code Update, by April 2024. (A separate amendment to the Development Code will be proposed following the adoption of the draft Development Code that is anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2025. The separate amendment will be presented to for consideration by the end of 2025.)</li> <li>Partner with regional transit agencies and other organizations to address transit needs of those with disabilities including non-fixed-route transportation including paratransit, dial-a-ride, reduced-fare taxis or volunteer driver programs. (Ongoing)</li> <li>Use place-based strategies to increase active transportation facilities in Downtown and South Stockton to reduce dependence on automobiles and enhance safe connections to existing pedestrian and bicycle routes. The City will identify at least two active transportation projects in these areas of the city by June 2025. The City has completed a sidewalk survey as part of the Neighborhood Action Plans (in Little Manila/Gleason Park, Cabral Station and South Airport Way areas) to identify gaps and where repairs are needed. As part of implementation of the Neighborhood Action Plans, the city plans to pursue funding to assist property owners with repair and installation of sidewalks in the three study areas. Funding could come from local sources such as the City's General Fund or State or federal sources such as the Safe Routes to School Program. (Ongoing)</li> <li>Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier, focusing on disadvantaged areas with low education domain scores, including the Port and Mount Diablo Waterfront, Midtown, South Stockton, East Stockton, Industrial Annex, Mariposa Lakes, and Weston/Van Buskirk neighborhoods. Work with the school districts to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. (Ongoing)</li> <li>Require developers to provide local schools with information about initial lease-ups of new affordable housing units within the school catchment area, and ask school leadership to distribute this information to families in their school. (Ongoing)</li> <li>Implement new commercial/industrial zoning in South Stockton (details are provided in Program 17) (Ongoing)</li> <li>Implement new industrial zoning standards and processing for reviewing existing and future industrial projects adjacent to residential uses (details are provided in Program 16) (Ongoing)</li> </ul>
32. Removal of Racially Restrictive Covenants	Remove all racially restrictive covenants from Stockton City-owned properties by December 2025 and assist in the removal of all known privately owned properties by the end of the 6th housing cycle. Advertise County program starting in 2025; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2025, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 20 property owners annually to support their efforts to remove restrictions from their deeds.	Remove all covenants on City-owned properties by December 2025; launch informational campaign between June and December 2025; encouragement of removal of covenants from private properties is ongoing.	Ongoing. During 2025, city staff will conduct extensive research on the existence (if any) of racially restrictive covenants from city-owned properties, with a target date of having them removed by December 2025.

33. Disperse Sites Suitable for Lower Income Housing to Affirmatively Further Fair Housing	1,193 additional lower income units on sites in relatively higher income and higher resource areas in neighborhoods such as Trinity/Northwest Stockton, Eight Mile Rd/Bear Creek, and Northeast of Morada Lane.	Make sites available including any needed General Plan or zoning code revisions, by December 31, 2026.	Completed and ongoing. Staff completed an additional land capacity inventory as part of the Housing Action Plan that went beyond the RHNA analysis of just vacant and approved projects. Staff identified more underutilized land and county land for residential as part of that analysis. As high density residential currently allows 30 du/ac net, the city has more than enough capacity for high density housing for lower income residents in the north Stockton area.
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<b>Jurisdiction</b>	Stockton	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

[illegible]



Jurisdiction	Stockton	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

<b>Jurisdiction</b>	Stockton	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F2**  
**Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2**

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing development meets the requirements described in Government Code §54090.2(b).

[illegible]

<b>Jurisdiction</b>	Stockton	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

**NOTE:** This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

[illegible]

Jurisdiction	Stockton	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024		

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

For San Joaquin County jurisdictions, please format the APN's as follows:999-999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
145-270-09	705 W Weber Avenue	Vacant		Surplus Land	3.08	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-270-10	Weber Avenue	Vacant		Surplus Land	0.29	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-270-06	833 W Weber Avenue	Vacant		Surplus Land	3.73	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-190-03	855 W Weber Avenue	Vacant		Surplus Land	1.97	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
149-261-20	411 S Stanislaus St	Vacant		Surplus Land	1.66	
149-095-02	530 E Lafayette St	Vacant		Surplus Land	0.11	
149-095-03	534 E Lafayette St	Vacant		Surplus Land	0.09	
149-095-04	536 E Lafayette St	Vacant		Surplus Land	0.14	
077-490-01	1450 W Hammer Lane	Vacant		Surplus Land	0.21	
149-180-21	725 E Main St	Vacant		Surplus Land	0.34	
137-410-09	Miner's Levee	Vacant		Surplus Land	2	
151-310-12	E Scotts Avenue & E Taylor Street	Vacant		Exempt Surplus Land	0.17	Site declared surplus, but will need subsequent action due to the ROW designation. City will coordinate with HCD on the appropriate process to dispose of the site as Exempt Surplus Land.
155-300-02	Diamond Street & E Worth Street	Vacant		Exempt Surplus Land	0.09	Previous water well site. City Council approved the sale of this exempt surplus land on 10/1/24, with final sale still pending.
169-020-11	1501 S Airport Way	Vacant		Surplus Land	2.53	
169-030-13	1516 S Union Street	Vacant		Surplus Land	0.68	
169-020-02	1805 S Airport Way	Vacant		Surplus Land	0.34	
169-040-09	1814 S Union St	Vacant		Surplus Land	0.18	
175-260-34	Lincoln Street & Horton Avenue	Vacant		Surplus Land	0.06	
175-070-08	Lincoln Street & Horton Avenue	Vacant		Surplus Land	2.73	
169-077-03	2135 S Airport Way	Vacant		Surplus Land	0.33	
157-030-13	2849 E Lafayette St	Vacant		Surplus Land	0.19	
072-020-55	9602 Thornton Road	Vacant		Excess	5.16	Property has been determined to be Excess, pending Council approval to be declared Surplus.



Jurisdiction	Stockton	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Stockton	
Reporting Year	2024	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	750,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Zoning Map and Code Amendments	\$100,000.00	\$175,023.00	Completed	Other	Funded by SB2, LEAP, and City.
Housing Element Update	\$150,000.00	\$100,000.00	Completed	Other	LEAP and City funded. Housing Element Approved in July 2024 with Resolution 2024-07-09-1601. Online Link: ( <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8721">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8721</a> ).
Housing Action Plan	\$200,000.00	\$250,000.00	Completed	Other	LEAP and City funded. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ).
Mobility and Vehicle Miles Traveled (VMT) analysis	\$100,000.00	\$69,830.00	Completed	Other	LEAP and City funded.
Displacement Study	\$100,000.00	\$50,000.00	Completed	None	Part of the Action Plan analysis. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ).
Analysis of Infrastructure Difficiencies	\$100,000.00	\$20,125.00	Completed	Other	LEAP, REAP, and City funds. Efforts tied to Housing Action Plan and Neighborhood Action Plans. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: <a href="https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863">https://stockton.granicus.com/MinutesViewer.php?view_id=48&amp;clip_id=8863</a> ).

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	51
	Non-Deed Restricted	202
Low	Deed Restricted	0
	Non-Deed Restricted	31
Moderate	Deed Restricted	0
	Non-Deed Restricted	16
Above Moderate		537
Total Units		837

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	51
	Non-Deed Restricted	202
Low	Deed Restricted	0
	Non-Deed Restricted	31
Moderate	Deed Restricted	0
	Non-Deed Restricted	16
Above Moderate		537
Total Units		837

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		260
Total Units		269