

Please Start Here

General Information	
Jurisdiction Name	Stockton
Reporting Calendar Year	2025
Contact Information	
First Name	Anson K.
Last Name	Lihosit
Title	Senior Planner
Email	anson.lihosit@stocktonca.gov
Phone	2099378316
Mailing Address	
Street Address	501 W. Weber Avenue, Building 2
City	Stockton
Zipcode	95203

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

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 Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

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 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.*

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 and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	27
	Non-Deed Restricted	0
Very Low	Deed Restricted	66
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		623
Total Units		716

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	334	166
2 to 4 units per structure	0	9	0
5+ units per structure	0	310	0
Accessory Dwelling Unit	0	63	10
Mobile/Manufactured Home	0	0	0
Total	0	716	176

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	96
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	159
Total Housing Units Approved:	154
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
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
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

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	Units
Ministerial	8	159
Discretionary	0	0

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

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes															Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes	
1				2	3	4	5															6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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 provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	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 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*			
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	159	159	154	0										
	15124014	1123 E WASHINGTON ST, STOCKTON, CA 95205		P25-0026	2 to 4	R	2/5/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Design Review for new construction of a duplex with two (2) ADUs.			
	13530033	1020 W ROSE ST, STOCKTON, CA 95203		P25-0054	SFD	O	3/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Design review to rebuild new single family residence due to moderate fire.			
	14729519	920 S STANISLAUS ST, STOCKTON, CA 95206		P25-0098	2 to 4	R	6/3/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial	Design Review of a new (approx) 3780 sqft Triplex.			
	11529004	4101 ALVARADO AV, STOCKTON, CA 95204		P25-0109	2 to 4	R	6/16/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Design Review to allow new construction of a duplex and two (2) ADUs.			
					5+	R												5	5			NONE	No	No	N/A	Pending	Ministerial	Site Plan Review to allow a change of use from an existing church to multifamily residential consisting of five (5) units			
	15113048	315 N SIERRA NEVADA ST, STOCKTON, CA 95205		P25-0114			6/23/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	Design Review for a new Duplex. RHNA Site 4-63.			
	14729207	627 E WORTH ST, STOCKTON, CA 95206		P25-0139	2 to 4	R	7/22/2025											2	2			NONE	No	No	N/A	Approved	Ministerial				
					SFD	O												136	136	136		NONE	No	No	N/A	Approved	Ministerial	Design Review for a new Duplex. RHNA Site 4-63.			
	12202038	3827 PFC JESSE MIZENER ST, STOCKTON, CA 95212		P25-0178			8/28/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Design Review for Cannery Park Villages I and J, 9 total plans.			
					2 to 4	R												4	4			NONE	No	No	N/A	Approved	Ministerial	Site Plan Review for the change in use, change in occupancy and tenant improvement. 4 unit apartment complex on the second story and a retail clothing store on the first story.			
	13916602	534 E OAK ST, STOCKTON, CA 95202		P25-0186			9/16/2025											4	4			NONE	No	No	N/A	Approved	Ministerial				

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Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	51	27	-	-	-	-	-	-	280	-
	Non-Deed Restricted	-	-	-	202	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	2,465	-	-	-	66	-	-	-	-	-	-	346	2,119
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,548	-	-	-	-	-	-	-	-	-	-	57	1,491
	Non-Deed Restricted	-	26	-	31	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	2,572	-	-	-	-	-	-	-	-	-	-	16	2,556
	Non-Deed Restricted	-	-	-	16	-	-	-	-	-	-	-	-	-
Above Moderate		6,088	241	-	537	623	-	-	-	-	-	-	1,401	4,687
Total RHNA		12,673	-	-	-	-	-	-	-	-	-	-	-	-
Total Units		-	267	-	837	716	-	-	-	-	-	-	1,820	10,853

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

Jurisdiction	Stockton	
Reporting Year	2025	(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	Stockton							
Reporting Year	2025		(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	6th Cycle	In Progress	The City is in the process of developing a No Net Loss tracker, which will also track accessory dwelling unit (ADU) and affordability and production on large sites. The City will continue to monitor the sites inventory as projects are approved.			None.
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.	6th Cycle	In Progress	Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504). A Development Code update was adopted in June 2025 (Ordinance 2025-06-03-1601) to reflect changes in state law and accommodate housing development consistent with the City's General Plan, Housing Element, and Shape Stockton efforts. An additional Development Code update is anticipated to go before the Stockton City Council for consideration in Summer 2026.			Resolution 2024-11-19-1504: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863 , Ordinance No. 2025-06-03-1601: https://ecode360.com/ST5019/laws/LF23869-04.pdf
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	6th Cycle	In Progress	A Development Code update was adopted in June 2025 (Ordinance 2025-06-03-1601) to reflect changes in state law and accommodate housing development consistent with the City's General Plan, Housing Element, and Shape Stockton efforts. The Development Code allows residential uses at all income levels to be processed ministerially by staff. A Development Code amendment was adopted by the Stockton City Council in November 2025 (Ordinance 2025-11-04-1502), that specified in the allowable land use table that residential projects located on repeat sites identified Appendix A, of the 2023-2031 Housing Element, which meet the density and percentage of affordable households unit requirements are allowed by right. The 437 residential units on the 16 repeat sites identified in Appendix A will be tracked by staff. Staff is working on creating a map layer to show the sites in Appendix A, to be available on the city website GIS map.			Ordinance 2025-06-03-1601: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=90788&meta_id=810211 Ordinance 2025-11-04-1502: Approved Ordinance 2025-11-04-1502
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	6th Cycle	In Progress	On April 29, 2025, the Stockton City Council approved and adopted a new Consolidated Plan (Resolution 2025-04-29-1602) outlining the use of funding from the United States Department of Housing & Urban Development (HUD). The plan contains a goal for Resilient Infrastructure and Public Facilities, which will seek to provide lower-income neighborhoods with access to well-maintained public facilities and utilities that meet community service needs. As of late 2025, the city council has approved a contract to repair and/or build new sidewalks, crosswalks, and other infrastructure improvements at four public school locations across Stockton, including in the Downtown, South Stockton, and East Stockton.			Resolution 2025-04-29-1602: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=90408&meta_id=806959
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	6th Cycle	In Progress	There were building permits for 716 residential units in 2025. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504).	Units	716	Resolution 2024-11-19-1504: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863
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.	6th Cycle	In Progress	The city adopted accessory dwelling unit (ADU) revisions to the Development Code on June 3, 2025, (Ordinance 2025-06-03-1601) to reflect the most recent state law and is currently in the process of further updates to ensure consistency with 2025 state ADU law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. The city is also in the process of creating a guidance and educational flyer for building ADUs, including permitting procedures and construction resources. The flyer will be prepared in English and Spanish for use by developers and residents and will be posted on the city's website. The city anticipates finalizing the flyer by summer 2026. 62 ADU and JADU building permits in 2025. 20 of the permits were within the indicated neighborhoods. There have been 114 ADU and JADU permits during the eight-year planning period. There is a handout available to the public that describes the submittal requirements for city pre-approved ADUs.	Units	114	Ordinance No. 2025-06-03-1601: https://ecode360.com/ST5019/laws/LF23869-01.pdf

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.	6th Cycle	In Progress	Efforts are underway for strategic site assembly in the Downtown area and other areas of opportunity to facilitate infill housing production, particularly in the Downtown. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504). The city is in the process of developing a Downtown Master Plan and Visioning document which will establish the design standards, necessary environmental clearances, funding mechanisms, and infrastructure improvements to accelerate infill housing production in Downtown Stockton. Staff will continue to track the extremely low-income, lower income units and funding opportunities for brownfield sites, and pursue additional opportunities to accelerate infill housing production. City staff has begun implementing the Housing Action Plan with the following efforts: •Actively striving to maintain the State Prohousing Designation. •Currently investigating best practices to provide landlord education and methods to incentivize participation in the Housing Choice Voucher program, within in the Transformative Climate Communities (TCC) area. The information will be presented to the City Council for consideration. •Working on creating a local down payment assistance program. The information will be presented to the City Council for consideration.			Resolution 2024-11-19-1504: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863
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.	6th Cycle	In Progress	City staff continue to track small vacant and underutilized sites with maps to focus the existing processes. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504). In addition, staff developed a Surplus Property landing page (Surplus Property) 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. City staff continues to offer surplus property for affordable housing. Grant funding, including Regional Early Action Planning (REAP) 2.0, is being utilized for the development of the Downtown Master Plan & Visioning process, which will seek to establish potential vehicles for tax-increment or similar programs. Program for incentives and resources will continue to be explored during 2026.			Resolution 2024-11-19-1504: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863 , Surplus Property: https://stocktonca.gov/surplus
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.	6th Cycle	In Progress	The city-owned sites that have been declared surplus and are available for disposition are listed on the Surplus Property landing page, (Surplus Property) The development of government-owned sites is tracked by staff and will continue to be. 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. Predevelopment is underway and site remediation is expected to begin in 2026, funded by the Department of Toxic Substances Control's (DTSC) Equitable Community Revitalization Grant (ECRG) Program.			Surplus Property: https://stocktonca.gov/surplus , ECRG: https://dtsc.ca.gov/ecrg/
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.	6th Cycle	In Progress	City staff continue to map large vacant and underutilized sites to focus existing processes. During 2025, the city released a Notice of Funding Availability (NOFA) process for the purpose of providing funding from the U.S. Department of Housing & Urban Development (HUD) and the State of California for the development of affordable housing, oftentimes for large site development. City staff meets regularly with affordable housing developers to navigate the development process and post regularly on the city website and social media to notify developers of upcoming opportunities.			None.
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.	6th Cycle	In Progress	The city coordinates frequently with the Housing Authority of San Joaquin County on a number of affordable housing projects, both for new construction and conversion/rehabilitation for the production of affordable housing.			None.

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.	6th Cycle	In Progress	The city actively pursues available state and federal funding for the production of affordable housing, including the Pro-housing Incentive Pilot (PIP) Program and Regional Early Action Planning (REAP 2.0) funding. During 2026, city staff are exploring a revamping of a Downtown Payment Assistance Program.			None.
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.	6th Cycle	In Progress	The city is in the process of amending the Development Code to comply with Government Code Section 65589.7. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026.			None.
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.	6th Cycle	In Progress	During 2025, the city instituted a unique, centralized location for the Property Assessed Clean Energy (PACE) 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 Free Energy and Water Efficiency Upgrades 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 5 square mile area, largely in downtown/south Stockton. You can see the project area under the TCC layer on the city website map. (TCC Layer)] Tentative Reporting Program Data Available from 11/2024-11/2025: •Climate Careers Energy & Water: 292 homes received Green House call services and retrofits – of those, 70 received smart thermostats and 99 received low-flow toilets. •Single-Family Solar: Installed 266.045 kW out of the 393kW goal. 59 fully completed installations and 35 cool roof replacements.			PACE: https://www.stocktonca.gov/business_detail_T26_R411.php , TCC Layer: https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=37.936145%2C-121.280598&panel=themes&themes=%5B%22693390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&zoom=14
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	6th Cycle	In Progress	During 2025, the city instituted a unique, centralized location for the Property Assessed Clean Energy (PACE) 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 Free Energy and Water Efficiency Upgrades 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 5 square mile area, largely in downtown/south Stockton. You can see the project area under the TCC layer on the city website map. (TCC Layer)] Tentative Reporting Program Data Available from 11/2024-11/2025: •Climate Careers Energy & Water: 292 homes received Green House call services and retrofits – of those, 70 received smart thermostats and 99 received low-flow toilets. •Single-Family Solar: Installed 266.045 kW out of the 393kW goal. 59 fully completed installations and 35 cool roof replacements.			PACE: https://www.stocktonca.gov/business_detail_T26_R411.php , TCC Layer: https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=37.936145%2C-121.280598&panel=themes&themes=%5B%22693390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&zoom=14
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.	6th Cycle	In Progress	The city is in the process of contacting the organization that implements weatherization programs and will prepare information for posting on the city's website. The next steps of this program will be to prepare targeted outreach to areas identified in the program. The city continues to administer a Homeowner Rehabilitation Program 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. During 2025, city staff conducted a number of outreach activities to share the program with the community. This included two (2) tabling events at the Oak Park Senior Center, where seniors were informed about the program and the opportunity to address deferred maintenance and weatherization of homes.			None.

17. Development Code Revisions	N/A	April 2025	6th Cycle	In Progress	-Amend the Development Code to allow care homes for six persons or fewer in the RE zone to fully comply with State law, which requires group homes for six or fewer to be treated as a single family home. -The city completed Development Code amendments on June 3, 2025, that included allowing small residential care facilities to constitute a residential use and to be subject only to the same restrictions that apply to other residential uses of the same type in the same zoning district. (Ordinance No. 2025-06-03-1601) -Amend the Development Code to allow care homes for more than six persons to be subject to the same restrictions that apply to other residential uses of the same type in the same zone, to comply with State law. Ongoing. -Continue to permit all types of housing (single family, multi-unit, and multifamily) uses "by-right" and expand "by-right" land uses for businesses and services that support housing. -The city will continue to permit all types of housing uses "by-right" and is in the process of reviewing and potentially expanding "by-right" land uses for businesses and services that support housing. The city anticipates completing this review by Spring 2026 with potential revisions to go before the Stockton City Council for consideration by Fall 2026. -Update Use Permit findings (used for review of residential uses) to be objective. -The city is in the process of amending the Development Code to revise use permit findings to be objective and to update design review standards and procedures to increase objectivity and promote greater certainty during the ARC's review. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. -Update Design Review Standards to increase their objectivity and review process to include objective design review standards and promote certainty during (ARC's) review. -The city is in the process of amending the Development Code to revise use permit findings to be objective and to update design review standards and procedures to increase objectivity and promote greater certainty during the ARC's review. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. -Amend the Development Code to allow employee housing for six persons or fewer in the same way residential structures are allowed in all zones allowing residential uses. -The city is in the process of amending the Development Code to provide that employee housing for six persons or fewer is treated as a single-family residential structure and residential use, and that group quarters with up to a maximum of 36 beds, or 12 units, are treated as an agricultural use, in compliance with state law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. -Amend the Development Code to allow emergency shelters without discretionary review (by right - without conditional or other discretionary permit) in additional zoning districts that allow residential uses, is in proximity to transportation and services, with appropriate development standards, and contains sufficient capacity per capacity analysis required by state law, to address the 893-person unsheltered need in the City. This use will be allowed without discretionary review in one or more of the following zoning districts: oResidential High-Density oCommercial Office oCommercial General oCommercial Downtown -The city completed Development Code amendments on June 3, 2025, that include allowing emergency shelters by right in the CH (Commercial, Heavy) zone as well as the IL (Industrial, Light), IG (Industrial, General), and PF (Public Facilities) zoning districts. (Ordinance No. 2025-06-03-1601) The city is in the process of amending the Development Code to allow emergency shelters by right in the RH (Residential High-Density), CO (Commercial Office), CG (Commercial General), and CD (Commercial Downtown) zoning districts. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. -Amend the Development Code to update the definition of emergency shelter to comply with current state law to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. -The city completed Development Code amendments on June 3, 2025, that include a definition of a low-barrier navigation center to comply with state law. (Ordinance No. 2025-06-03-1601) The city is in the process of amending the definition of emergency shelter to include interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. -Amend the Development Code to update standards for emergency shelters, including parking, minimum distance, and any other updates needed for consistency with State law. -The city completed Development Code amendments on June 3, 2025, that include minimum distance standards for emergency shelters. (Ordinance No. 2025-06-03-1601) The city is in the process of amending emergency shelter employee duty standards, based on the greatest number of employees on duty at any one time. -Include a State-compliant definition of "family" in the Development Code. -The city is in the process of proposing an amendment to remove the term "family" from the Development Code. The city anticipates that revisions would go before the Stockton City Council for consideration by Summer 2026. -Evaluate the possibility of implementing SB 10 (Planning and Zoning Law) in appropriate areas of the city. SB 10 is an option for jurisdictions to allow for streamlined review of certain housing projects up to 10 units in transit-rich areas or urban infill sites to increase housing opportunity and reduce VMT. -The city is in the process of evaluating the potential implementation of SB 10 in appropriate areas within the city. Upon evaluation, the city may adopt revisions which go before the Stockton City Council for consideration by Fall 2026. -Per the agreements with the Department of Justice and Sierra Club, the City shall create new industrial design and operational standards that will regulate new industrial uses and buildings adjacent to residential communities. -The city completed the adoption of Section 16.80.390, Industrial Warehouse Standards, on December 6, 2023, to regulate new industrial uses and buildings, and amended the section on July 9, 2024. Established Stockton Municipal Code Section 16.80.390-Industrial Warehouse Standards. (Ordinance No. 2024-07-09-1602) -Amend Development Standards as follows:	Ordinance No. 2025-06-03-1601: https://ecode360.com/ST5019/laws/LP23869.01.pdf.
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.	6th Cycle	In Progress	Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	None.
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.	6th Cycle	In Progress	The city is in the process of developing a written SB 35 policy, including approval procedures, application forms, checklists, and notice of intent forms, and is reviewing current SB 330 materials for compliance with state. The city anticipates publishing all materials on the website by Winter 2026.	None.
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.	6th Cycle	In Progress	The city is in the process of developing informational, guidance, and educational materials to promote the use of density bonuses for developers. This flyer will be made available at the permit counter and on the city's website by Summer 2026.	None.
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.	6th Cycle	In Progress	In December 2025, the city reached out to the California Housing Partnership Corporation to obtain the most recent at-risk housing data and identified five affordable housing developments at risk of conversion during the planning period. Of these projects, four were identified in the Housing Element and one new project at risk since adoption of the Housing Element 2023-2031. The city is conducting best-practice research for the preservation of the five identified at-risk developments and will then determine the most appropriate approach to support affected residents and property owners. During 2025, the city released a Notice of Funding Availability (NOFA) process 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. City staff continue to monitor expiring affordability periods for existing affordable housing units and will coordinate with property owners to identify strategies to preserve at-risk units.	None.

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.	6th Cycle	In Progress	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 2026, targeted outreach will be conducted as part of the Homeowner Rehabilitation Programs in low-income neighborhoods, including those identified in the Neighborhood Action Plans.			None.
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	6th Cycle	In Progress	The Neighborhood Services Department conducted 36,322 inspections citywide. It is important to note these inspections were for residential, commercial and vacant lots: categorization of the specific type of inspections was not readily available to staff.			None.
24. Replacement of Existing Affordable Units	N/A	Ongoing	6th Cycle	In Progress	Demolition permits are being monitored to ensure state compliance.			None.
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.	6th Cycle	In Progress	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 2025, the city provided funding for five projects that will provide shelter and supportive services including shelter and case management, housing navigation, life skill development, employment support, and low-barrier sheltering as well as funding for housing rehabilitation and on-site Behavioral Health Services. With Resolution 2025-07-15-1208, the Stockton City Council approved these five projects, with Homeless Housing, Assistance and Prevention (HHAP) funding. (Resolution 2025-07-15-1208)			Resolution 2025-07-15-1208: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=9120&meta_id=816047
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	6th Cycle	In Progress	During 2025, the city completed three 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.			None.
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	6th Cycle	In Progress	In the 2025 APR, city staff estimated that an amendment to the Development Code would be presented for consideration by the end of 2025. This was not possible. The city is conducting best practices research on universal design standards and will then determine features that could be adopted for the City of Stockton for new residential units and accessory dwelling units. These updates are intended to improve access to housing for senior residents and other residents with disabilities and the city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026.			None.

28. Assist Farm Workers and other Members of the Workforce	Assist other organizations in developing at least 500 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	6th Cycle	In Progress	The city is in the process of amending the Development Code to provide that employee housing for six persons or fewer is treated as a single-family residential structure and residential use, and that group quarters with up to a maximum of 36 beds, or 12 units, are treated as an agricultural use, in compliance with state law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. The City updated their HOME preference policies in 2024 to include farmworker housing. There are active farmworker housing projects (Casa de Mariposa) under development that are receiving HUD funding awarded through the NOFA process.			None.
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.	6th Cycle	In Progress	The city completed Development Code amendments on June 3, 2025, related to reasonable accommodation. (Ordinance No. 2025-06-03-1601) In addition, the city made several revisions related to increasing housing access for persons with disabilities. The city anticipates that minor revisions to the reasonable accommodation regulations will go before the Stockton City Council along with Program 17 amendments for consideration by Fall 2026. The city is in the process of creating informational brochures on housing and services available for persons with disabilities and reasonable accommodation and assumes completion of these brochures by Winter 2026.			Ordinance No. 2025-06-03-1601: https://ecode360.com/ST5019/laws/LF23869-01.pdf .
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.	6th Cycle	In Progress	Program 30 strategies are in <i>Italics</i>. <i>Implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action:</i> <i>o Strategies to facilitate housing mobility/expand affordable housing in high opportunity areas: Programs 6, 12, 14, 15, 17, 26, 27</i> <i>Ongoing.</i> <i>o Strategies to reduce or prevent displacement/place-based revitalization strategies: Programs 4, 7, 9, 16, 18, 21, 22, 23, 24, 31</i> <i>Ongoing.</i> <i>-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.</i> <i>To the extent possible the city will continue to allocate funds from state or federal grant funding sources to contract with fair housing service providers to provide counseling, education, and outreach efforts to city residents and landlords. The city will also work with it's fair housing provider to periodically review and update fair housing brochures and information provided to the public. The city will distribute fair housing information at city offices, the library, community centers, and other community facilities.</i> <i>-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 handbook 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.</i> <i>Ongoing.</i> <i>-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.</i> <i>The city is no longer contracting San Joaquin Fair Housing. On May 13, 2025, the Stockton City Council approved a contract with Project Sentinel to provide fair housing services to support the city's ongoing efforts to address and/or prevent housing discrimination, increase awareness of fair housing laws, and foster inclusive communities. Project Sentinel will implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action: 1. Provide comprehensive fair housing enforcement services. 2. Conduct audits, testing, & investigations into discrimination complaints. 3. Provide callers with education, information & referral for services. The city will work with its fair housing service provider to provide additional training to housing providers with the intent of preventing discriminatory actions and behaviors.</i> <i>-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.</i> <i>Ongoing.</i> <i>-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.</i> <i>Ongoing.</i> <i>-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.</i> <i>To be completed in Spring 2026, City staff will post the Annual Housing Element Progress Reports on the city website following the state's approval.</i> <i>-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.</i> <i>Ongoing.</i> <i>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.</i> <i>Ongoing.</i> <i>when feasible, expand ADU pre-approved plans to include ADU plans with 3 bedrooms.</i> <i>Ongoing.</i> <i>incorporate 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.</i> <i>Ongoing.</i> <i>-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, Exclusionary may include efforts associated</i> Program 31 strategies are in <i>Italics</i>. <i>-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.</i> <i>On October 14, 2025, the Stockton City Council approved the 2025 Parks and Recreation Master Facilities Plan with Resolution 2025-10-14-1601. (Resolution No. 2025-10-14-1601) The city will continue to facilitate safe pedestrian and bicycle access to parks/open spaces during the Capital Improvement Plan (CIP) process.</i> <i>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.</i> <i>Ongoing.</i> <i>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.</i> <i>Ongoing. In last year's APR, city staff estimated that this amendment would be presented for consideration by the end of 2025. This was not possible. 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 2026.</i> <i>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.</i> <i>Ongoing. City staff is participating in the Regional Transportation Plan (RTP) and Sustainable Communities Strategies (SCS) with regional agencies and organizations, including the San Joaquin Council of Governments (SJCOC). This plan provides future regional transportation goals and needs within the county.</i> <i>-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 Manita/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.</i> <i>Ongoing.</i> <i>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.</i> <i>Ongoing.</i> <i>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.</i> <i>Ongoing.</i> <i>Implement new commercial/industrial zoning in South Stockton (details are provided in Program 17)</i> <i>The city completed Development Code amendments on June 3, 2025, that created the CH (Commercial Heavy) zoning district. (Ordinance No. 2025-06-03-1601)</i> <i>Implement new industrial zoning standards and processing for reviewing existing and future industrial projects adjacent to residential uses (details are provided in Program 16)</i> <i>The city completed the adoption of Section 16.80.390, Industrial Warehouse Standards, on December 6, 2023, to regulate new industrial uses and buildings, and amended the section on July 9, 2024. Established Stockton Municipal Code Section 16.80.390-Industrial Warehouse Standards. (Ordinance No. 2024-07-09-1602)</i>		None.	
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.	6th Cycle	In Progress				Ordinance No. 2024-07-09-1602: https://stockton.granicus.com/MetaViewer.php?vview_id=48&clip_id=8721&meta_id=774474

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.	6th Cycle	In Progress	City staff will continue conducting 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 2026.
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.	6th Cycle	In Progress	The city has started the process of identifying additional suitable sites to disperse the lower income RHNA across the City, including areas of relatively higher income and higher resource areas. The city remains on track to meet the December 31, 2026, timeframe for this program.

		None.
		None.

[illegible]

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ 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 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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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 developments meet the requirements described in Government Code 65400.2(b).

[illegible]

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	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

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[illegible]

Jurisdiction	Stockton	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

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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.
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	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Housing Element Implementation

Note:
Cells in gre

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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
Summary Row: Start Data Entry Below												

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

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Table K		
Tenant 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	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

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[illegible]

Jurisdiction	Stockton
Reporting Year	2025 (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: (https://stockton.granicus.com/MinutesViewer.php?vie_w_id=48&clip_id=8721).
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: (https://stockton.granicus.com/MinutesViewer.php?vie_w_id=48&clip_id=8863).
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: (https://stockton.granicus.com/MinutesViewer.php?vie_w_id=48&clip_id=8863).
Analysis of Infrastructure Deficiencies	\$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: (https://stockton.granicus.com/MinutesViewer.php?vie_w_id=48&clip_id=8863).

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)		
Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	27
	Non-Deed Restricted	0
Very Low	Deed Restricted	66
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		623
Total Units		716

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		176
Total Units		176