# 2024 ANNUAL PROGRESS REPORTS FOR THE ENVISION STOCKTON 2040 GENERAL PLAN AND 6<sup>TH</sup> CYCLE HOUSING ELEMENT

Agenda Item 16.2 City Council Meeting March 18, 2025

#### **Background**

- Cities are required to have a General Plan and a Housing Element
- The General Plan is the long-range policy document for the City of Stockton
- The Housing Element is a component of the General Plan & updated every 8 years
- The recently updated Stockton 2023-2031
   Housing Element was certified by the
   State and approved by City Council in
   2024 (6<sup>th</sup> Housing Cycle)

#### **Purpose**

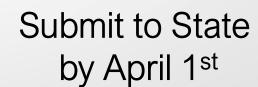
Annual Progress Reports (APR)



Envision Stockton 2040 General Plan APR



2023-2031 Housing Element APR



#### 2040 General Plan

#### **Policies**

Guide staff, Planning Commission, and City Council in their review of land development projects and in decision making.



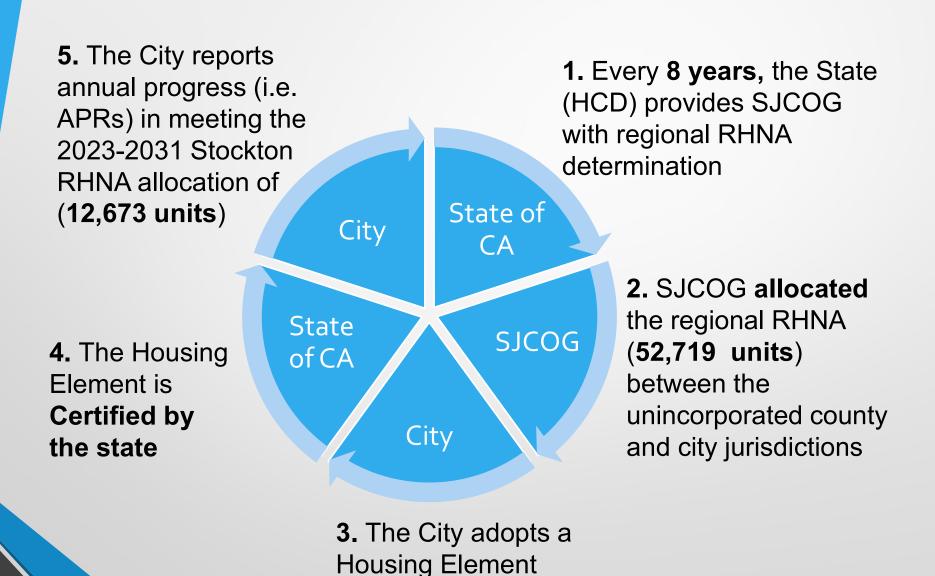


#### **Actions**

Measure, procedure, or technique intended to implement one or more policies to help reach a specified General Plan goal.

# **Housing Element Cycle**

Housing Element & Regional Housing Needs Allocation (RHNA)



### **Housing Element: Objectives**



# Housing Needs (existing/future)



# Available Land (RHNA)



# Constraints

# 2024 General Plan Accomplishments

Outreach workshops and stakeholder presentations for the draft Development Code and Design Standards overhauls

New 2023-2031
Housing Element
certified by State and
adopted by City Council

Housing Action Plan & Neighborhood Action Plans approved by City Council

Public Facility Fee (PFF) Nexus Study underway

Updated Safety Element adopted by City Council

## **2024 Housing Element Progress**

- New 2023-2031 Housing Element Certified by State and adopted by City Council
- The Stockton Housing Action Plan was adopted, that includes three separate Neighborhood Action Plans
- Approved construction plans for affordable housing projects: St. Mary's Pathways and Park Center Apartments
- Launched Expanded Accessory Dwelling Unit (ADU) pre-approval program

#### 2024 Permits



- 837 new housing units
  - 253 very low-income units
  - 31 low-income units
  - 16 moderate income units
  - 537 above-moderate income units

- 52 Accessory Dwelling Units (ADUs)
- Utilization of Stockton's pre-approved plans

# THREE FLOORPLAN OPTIONS ARE AVAILABLE FREE OF CHARGE

#### STUDIO | 1 BATHROOM

435 SF Open Floor Plan

#### 1 BEDROOM | 1 BATHROOM

625 SF Open Floor Plan

2 BEDROOM | 1 BATHROOM

745 SF Open Floor Plan



## RHNA Compliance: Current Housing Cycle

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	8 <del>22</del> 8	A2003	51	=20	=2%	12	12	72	2	<u> </u>	253	2,212
	Non-Deed Restricted				202	100	-	-	-	-	-	-		
Low	Deed Restricted	1,548		-	-	-		-	-	-	-	-	- 57	1,491
	Non-Deed Restricted		26	_	31	<u>.</u>	-	-		-	=	-		
Moderate	Deed Restricted	2,587	-	-		16	18	E	H	8	12)		- 16	2,571
	Non-Deed Restricted			ш:	16		=201	:20	:5	-5	20	-20		
Above Moderate		6,072	241	-	537	-	1	-	-	-	-	-	778	5,294
Total RHNA 12,672														
Total Units			267	-	837	<b>₩</b>	-	-	-	-	-	-	1,104	11,568

- 837 new housing units in 2024
- Need to average 1,584 new units per year
- Past (5<sup>th</sup> Cycle) Housing Element, Stockton averaged 545 units per year
- Market ultimately drives development

#### Recommendation

### Staff recommends the City Council:

- Accept the 2024 Annual Reports, and
- Authorize the City Manager to submit the Reports to the State by April 1, 2025