

Jurisdiction	Stockton	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

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

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	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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	Was APPLICATION SUBMITTED Pursuant to GC 68913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	13718008	117 W FLORA ST, STOCKTON, CA 95202		P20-0005	SFD	O	1/6/2020							1	1			No	
	06643001	6901 TAILWIND LN, STOCKTON, CA 95219	Westlake Village	P20-0021	SFD	O	1/9/2020							101	101			No	
	12218055	10212 HENLEY WY, STOCKTON, CA 95212	Cannery Park	P20-0122	SFD	O	2/11/2020							3	3			No	
	08412011	Destinations Unit 4 Subdivision	Destination	P20-0123	SFD	O	2/12/2020							106	106			No	
	06642001	10918 GLADLANDS AV, STOCKTON, CA 95219	Westlake Village	P20-0151	SFD	O	2/20/2020							41	41			No	
	12535006	450 E NOBLE ST, STOCKTON, CA 95204		P20-0158	SFA	R	2/21/2020							2	2			No	
	06642014	6823 SPARKS ST, STOCKTON, CA 95219	Westlake Village	P20-0200	SFD	O	3/4/2020							46	46			No	
	11747001	1949 TORINO DR, STOCKTON, CA 95205	Montego	P20-0208	SFD	O	3/9/2020							86	86			No	
	10227006	5756 PACIFIC AV, #48, STOCKTON, CA 95207		P20-0237	SFD	O	4/1/2020							6	6			No	
	15543035	2849 E MAIN ST, STOCKTON, CA 95205		P20-0254	2 to 4	R	4/9/2020							4	4			No	
	16379010	1659 SILVERSHIRE DR, STOCKTON, CA 95206	KHOVNIANIAN MHP	P20-0427	SFD	O	7/8/2020							16	16			No	
	16378030	1412 HEATHWICK DR, STOCKTON, CA 95206		P20-0466	SFD	O	7/22/2020							1	1			No	
	13913001	244 N HUNTER ST, STOCKTON, CA 95202	Hunter House	P20-0543	5+	R	8/10/2020			75					75			No	
	06645001	6714 DON CONTI LN, STOCKTON, CA 95219	Westlake Village	P20-0547	SFD	O	8/10/2020							116	116			No	
	17304007	2955 JULIET RD, STOCKTON, CA 95205	Verona Estates	P20-0614	SFD	O	8/26/2020							23	23			No	
	11017009	1457 ROSE MARIE LN, STOCKTON, CA 95207		P20-0671	SFD	O	9/10/2020							2	2			No	
	13534001	745 W HARDING WY, STOCKTON, CA 95204		P20-0735	SFD	O	9/29/2020							1	1			No	
	16529012	2863 S VAN BUREN ST, STOCKTON, CA 95206		P20-0788	SFD	O	10/14/2020							3	3			No	
	07245028	9163 CONNIE AV, STOCKTON, CA 95209		P20-0828	SFD	O	10/27/2020							3	3			No	
	11748036	2013 GAVIN CT, STOCKTON, CA 95205		P20-0872	SFD	O	11/10/2020							2	2			No	
	13937001	228 N SUTTER ST, STOCKTON, CA 95202	Medici Artist Lofts	P20-0903	5+	R	11/17/2020			27				7	34			No	
	13705006	645 W HARDING WY, STOCKTON, CA 95204		P20-0939	5+	R	12/2/2020							22	22			No	
	14906210	401 S EL DORADO ST, #C, STOCKTON, CA 95203		P20-0943	5+	R	12/3/2020							37	37			No	
	14523004	800 W CHURCH ST, #B, STOCKTON, CA 95203		P20-0950	SFD	O	12/8/2020							2	2			No	
	11727025	1604 N WILSON WY, STOCKTON, CA 95205	Town Center Studios	P20-0962	5+	R	12/14/2020	40							40			No	
	17513021	3442 MARY AV, STOCKTON, CA 95206		P20-0965	SFD	O	12/15/2020							3	3			No	
	6605059	8210 WESTLAKE DR, STOCKTON, CA 95219	Westlake Village	P20-1001	SFD	O	12/30/2020							35	35			No	
	06605010	10131 SKYLINE BAY DR, STOCKTON, CA 95219	Westlake Village	P20-1002	SFD	O	12/30/2020							30	30			No	

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Note: * indicates an optional field
Cells in gray contain auto-calculated formulas

Table A2: Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units. The table contains 21 columns for project details and 21 columns for unit types and affordability metrics. It lists numerous projects in Stockton, CA, including '1800 TURNING RD', '1624 TURNING RD', and '1624 TURNING RD'.

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Revision: Section (Last 11 Dec 201)

Note: ** indicates an optional field. Call to gray contain sub-calculation formulas.

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units. The table includes columns for Project Identifier, Unit Types, Affordability by Household Income - Completed Entitlement, Affordability by Household Income - Building Permits, Affordability by Household Income - Certificates of Occupancy, and various restriction and status indicators.

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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	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3157			164			36				200	2957
	Non-Deed Restricted						126	27					
Low	Deed Restricted	2004										506	1498
	Non-Deed Restricted		49	300		4							
Moderate	Deed Restricted	2103										883	1220
	Non-Deed Restricted		138	194	47	80	410	14				857	3703
Above Moderate		4560			175	243	47	392					
Total RHNA		11824											
Total Units			187	494	386	327	583	469				2446	9378

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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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
HE-1 (1): Adequate Sites Monitoring: The City shall biennially update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall make the updated inventory available to the public and development community via the City’s website.	N/A	Biennially	The City maintains www.advantagestockton.com to enable property inventory and public searches. ED and CD staff to update database with vacant/underutilized parcel list in 2021.
HE-1 (2): No Net Loss Zoning: For any downzoning or project approval for fewer housing units and/or at lower densities than assumed in the Housing Element, the City shall make findings that there is still adequate capacity to meet the remaining housing need, consistent with “no-net-loss” zoning law (AB 2069).	N/A	Ongoing	Rezoning applications are reviewed and No Net Loss findings made when appropriate, as required by Government Code 65683.
HE-1 (3): Settlement Agreement Implementation: The City shall develop a comprehensive housing strategy to meet the housing targets identified in the Settlement Agreement. The comprehensive strategy shall include measures to enable development of 4,400 residential units in the Greater Downtown Area by 2035. Potential strategies could include adopting less restrictive zoning in the Downtown and Greater Downtown, or expanding the Commercial Downtown (CD) zoning district to allow greater densities in the Greater Downtown.	4,400 residential units in the Greater Downtown Area by 2035	2021	The City of Stockton continues to promote the successful completion of its agreed upon number of required affordable housing units as outlined in the City’s (Affordable) Settlement Agreement. The City has updated its Five Year Consolidated Plan, which describes the City’s Plan to create additional affordable units as well as the City’s recently completed San Joaquin Community Response to Homelessness Strategic Plan to create over 200 new units of permanent housing over the next five years. The development of an Affordable Housing Strategic Plan is also under development.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-2 (4):Public Facilities Repair and Replacement: Through implementation of the Consolidated Plan, and upon funding availability, the City shall continue to identify and target low-income neighborhoods for the expansion of existing facilities/infrastructure, replacement of deteriorating facilities, and construction of new facilities/infrastructure to increase quality of life for Stockton residents.</p>	<p>10 public facility/ infrastructure projects</p>	<p>Annually</p>	<p>Since FY 2015-16, the City has funded 27 public facility projects with CDBG funds. In 2020, the City funded approximately 8 public facility projects with CDBG funds. In addition, the City allocated \$900,000 in CDBG funds in FY 2019-20 for the Downtown Infrastructure Infill Incentive Program.</p>
<p>HE-3 (5): Study Fee Deferral Program for Affordable Housing: The City shall develop a program for consideration of adoption by the City Council to defer fees for affordable housing until certificate of occupancy.</p>	<p>N/A</p>	<p>2021</p>	<p>The Affordable Housing Nexus and Linkage Fee report is currently in development. In addition, CD and ED staff began strategizing for an Affordable Housing Strategic Plan, anticipated to be completed in late 2021.</p>
<p>HE-3 (6): Coordination with the Housing Authority of San Joaquin County: The City shall continue to work closely with the Housing Authority of San Joaquin County in providing assisted housing through the Housing Voucher Program (Section 8), and in providing housing and supportive services to special needs households and individuals.</p>	<p>5,000 households countywide</p>	<p>Ongoing.</p>	<p>The City continues to work with the Housing Authority of San Joaquin County in providing Housing Choice Vouchers to residents. In November 2020, the City approved the distribution of HHAP funding provided by the State to provide housing and supportive services to special needs households and individuals.</p>
<p>HE-3 (7): State and Federal Funding: The City shall continue to apply annually for Federal entitlement funds under the CDBG, HOME and ESG Programs, and shall pursue additional State and Federal funding that becomes available during the planning period. The City shall support housing organizations and affordable housing developers by assisting in applications for funding, drafting letters of support and resolutions, and identifying potential sites for affordable housing.</p>	<p>200 extremely low-, 400 very low-, 450 low-income units</p>	<p>Ongoing.</p>	<p>Funding sources are evaluated annually. HOME funds are allocated as gap financing for affordable housing developers through an annual competitive application process. CDBG funds are used for the Single Family Repair Loan Program, the Single Family Emergency Repair Program, and to support housing organizations, such as San Joaquin Fair Housing. ESG funds are allocated to local emergency shelters homeless services, and for rapid re-housing and rental assistance services. In 2020, the City applied for and received funding from a number of State funding sources, including LEAP, Homekey, Roomkey, PLHA, and HHAP.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-3 (8): Continue to Operate Down Payment Assistance Program: The City shall continue to administer its Down Payment Assistance Program for low-income first-time homebuyers using a variety of funding sources including CDBG and HOME funds.	75 low-income households	Ongoing.	The City continues to operate the Down Payment Assistance Program and will work in 2021 to evaluate the Program for improvements to increase participation for low-income first-time homebuyers.
HE-3 (9): Priority Sewer and Water Service for Affordable Housing: The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7).	N/A	2021	Ongoing and will be further explored in 2021 as part of the updated vacant and underutilized sites for potential development list.
HE-3 (10): Inclusionary Housing Evaluation: The City shall conduct a study to investigate the feasibility of an Inclusionary Housing Program. The study shall include an analysis of the potential options and requirements, such as the appropriate percentage of affordable units, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. Based on the findings of the study, the City Council shall consider adoption of an inclusionary housing program, as appropriate.	N/A	2021	Consultants were hired in 2020, and have completed Phase 1 of the study. Phase 2 will be wrapped up in 2021.
HE-4 (11): Infill Strategy: The City shall develop a strategy to facilitate the development of infill projects in the Downtown and Greater Downtown Areas. The Infill Strategy shall identify actions and incentives to promote infill development. These strategies and incentives could include allowing less restrictive height limits, setbacks, and parking requirements; planning infrastructure improvements; and streamlining the permitting process.	N/A	2022	Infill strategy is continuing to be developed. The Downtown Infrastructure Infill Incentive Program provides financial incentives to eligible parties in developing new market-rate residential, commercial, or mixed-use projects in Downtown Stockton.
HE-4 (12): Infill Site Assembly: The City shall actively work with local property owners and developers to assist in the consolidation and assembly of small infill parcels for residential projects, particularly as it related to parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, and shall offer incentives, such as expedited processing, in addition to the incentives already offered to infill development.	N/A	Ongoing	Ongoing

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-4 (13): Development Outside Infill Areas: The City shall submit for City Council adoption amendments to the General Plan to ensure that development outside City limits as of the effective date of the Settlement Agreement does not occur in a manner that is out of balance with infill development (i.e, development within existing city limits). These proposed amendments shall include measures limiting the granting of entitlements for projects (i.e., specific plan, master plan, or other projects of significance) outside the City limits until firm, effective milestones that will assure that specified levels of infill development, jobs-housing balance goals, and greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction goals, once established, are met. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing.</p>	<p>N/A</p>	<p>2018/2019</p>	<p>The City's adopted 2040 General Plan includes goals and actions on greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction. These goals stem from the City's Climate Action Plan (CAP) and will continued to be implemented through entitlement and capital improvement plan (CIP) projects review. Applicable General Plan Action Items include: Action LU-6.1F: Evaluate and implement adjustments to the Public Facilities Fee (PFF) structure to encourage development in areas where infrastructure is already present and ensure that non-infill development pays its fair share of anticipated citywide capital facilities and operational costs. Action LU-6.2A: Develop and implement an infill incentive program that encourages infill development through expedited permitting, changes in fee structures, prioritizing infrastructure improvements in infill areas, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, the City defines and prioritizes categories of infill types based on land use and residential density or nonresidential intensity. Action LU-6.2B: Ensure prioritization of development and redevelopment of vacant, underutilized, and blighted infill areas be considered through strategies such as zoning changes and strategies to avoid gentrification. Action LU-6.5A: Require preparation of a fiscal impact analysis for large development projects and annexations to ensure a full accounting of infrastructure and public service costs and require fiscal mitigations when necessary.</p>
<p>HE-5 (14): Development Code Amendment for Compliance with State law: The City shall 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 State licensed group homes for six or fewer to be treated as a single family home.</p>	<p>N/A</p>	<p>2018/2019</p>	<p>This program was completed.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-5 (15): Review Development Code Standards for Possible Revision: Following the Comprehensive General Plan Update, the City shall review and evaluate the Development Code for consistency and shall explore ways to maximize housing opportunities on small lots. Possible changes to the Development Code might include:</p> <ul style="list-style-type: none"> * Reducing the minimum lot area required for a PUD or the possibility of creating an alternative zoning designation for smaller lot developments of less than 2 acres. The purpose of this alternative zoning designation would be to allow different development standards to permit higher densities in infill areas. * Reviewing site development standards to see if there are ways to use space more effectively in order to develop more units and usable open space. * Only permitting single-family homes within RM and RH zones for isolated parcels that cannot feasibly be developed in a more intense fashion. * Reviewing development standards for homes on small lots (e.g., reduced setbacks, parking, yard requirements). * Removing the AUP requirement for high density residential development in the Greater Downtown 	<p>N/A</p>	<p>2018/2019</p>	<p>Since adoption of the 2040 General Plan, the City has amended the Development Code in two phases to: remove AUP requirements for high multi-family residential development City-wide, allow ADUs & JADUs with flexible development standards, reduced or eliminated parking for housing developments (TOD, affordable housing, senior housing, small lots, etc.), maximized local Density Bonuses to allow 100% bonuses, and increases allowable densities. The City anticipates additional amendments related to Zoning Map and General Plan inconsistencies in a third phase in 2021.</p>
<p>HE-5 (16): Monitor Article 34 Authorization: The City shall request voter approval on a future ballot for its Article 34 Authorization, which expires in 2020. Thereafter, the City shall annually monitor the number of remaining units allowed under its Article 34 authorization and schedule a new election when needed to limit the lack of authorization as a constraint to the development of affordable housing.</p>	<p>N/A</p>	<p>2018</p>	<p>Measure K, which required a simple majority, passed with 74.86% of the electorate participating in the November 6, 2018 election, voting to approve. The election results were ratified by the Stockton City Council at the regularly scheduled meeting on December 18, 2018. The City continues to monitor the number of units authorized remaining, and will schedule a new election when needed.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-5 (17): Fiscally-Positive Impact Fees: The City shall develop and adopt impact fees on new development or other ongoing funding mechanisms (e.g., community facilities districts) in accordance with State law to ensure that all development outside the existing City limits as of the effective date of the Settlement Agreement (i.e., non-infill areas) is fiscally-positive to the City. Specific details of the fee structure shall be determined as part of the comprehensive strategy for implementing the Settlement Agreement. As part of this process, the City shall consider the impacts on the cost, supply, and affordability of housing and</p>	<p>N/A</p>	<p>2018</p>	<p>Approved in 2018, the Greater Downtown Stockton Residential Development Public Facilities Fees (PFFs) Exemption Program provides a waiver for certain PFFs for all new residential development within the Greater Downtown Stockton area. The City-Wide Affordable Housing Development Public Facilities Fees Exemption Program provides an exemption for certain PFFs for new affordable housing developments located within city limits. For other developments that do not qualify under these two programs, the City's Stockton Economic Stimulus Plan (SESP) provides a fee reduction for single-family and multi-family residential projects and a 50% fee reduction for commercial and industrial projects within city limits. The SESP Program will expire when the City completes the Master Infrastructure Plans and PFF Nexus Study and the new fees are in effect, in approximately 2021.</p>
<p>HE-6 (18): Preserve At-Risk Units: The City shall continue to work with owners of "at risk" projects to discuss the timing of a possible sale and potential sales price. The City shall ensure owners have met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall contact non-profit housing providers that work in the Stockton area to see if any are interested in acquiring and rehabilitating "at-risk" projects. Assuming there is interest, the City shall provide technical assistance as needed and funding as available to these housing providers.</p>	<p>552 at-risk units</p>	<p>Upon receipt of notice of intent to convert</p>	<p>The City will continue to conduct its annual and/or bi-annual Housing Quality Inspections of multi-family affordable housing projects funded with CDBG and/or HOME program funds to ensure the habitability and quality of the City's affordable housing stock. Additionally, the City will continue to promote its Owner Occupied Rehabilitation deferred loan program for low-income homeowners to correct code violations and habitability issues.</p>
<p>HE-6 (19): Housing Rehabilitation Programs: The City shall continue to administer its owner-occupied loan program and emergency repair program using a variety of funding sources including CDBG and HOME funds.</p>	<p>150 lower-income units</p>	<p>Ongoing</p>	<p>The City continues to administer its owner-occupied loan program and emergency repair program, including the Single-Family Loan Program and the Single-Family Emergency Repair Program.</p>
<p>HE-6 (20): Code Enforcement Program: The City shall continue to inspect housing units in targeted areas to check for building code violations. In situations where properties cannot be rehabilitated, the City will continue to enforce the removal and replacement of substandard units.</p>	<p>2,000 units annually</p>	<p>Ongoing</p>	<p>The City's Code Enforcement goals are on track.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-6 (21): Neighborhood Stabilization Program Funds: The City shall use the remaining Neighborhood Stabilization Program funds to rehabilitate foreclosed properties.</p>	<p>80 lower-income units</p>	<p>2016</p>	<p>NSP funds have been used to purchase and rehabilitate foreclosed properties. Funds have also been used to acquire and/or rehabilitate six apartment complexes.</p>
<p>HE-7 (22): Point-in-Time Homeless Count: The City shall continue to participate in the countywide Point-in-Time homeless count to determine the number and characteristics of both sheltered and unsheltered homeless in San Joaquin County.</p>	<p>N/A</p>	<p>Biennially in the month of January</p>	<p>The City is working with the San Joaquin Continuum of Care to determine the appropriate time to conduct the next Point-in-Time homeless count, given the circumstances of COVID-19.</p>
<p>HE-7 (23): Continue to Support Organizations Assisting Homeless Persons: The City shall annually apply for and continue to pursue State and Federal funds available to the City, private donations, and volunteer assistance to support homeless shelters. The City shall continue to provide financial assistance from its Emergency Solutions Grant (ESG) funding to homeless service providers and continue to support additional development of shelter facilities as requested by shelter providers. In addition, the City shall review the need for additional shelter facilities and services when it updates its Consolidated Plan.</p>	<p>Assist up to 4,000 unduplicated homeless persons; 1,000 households with one-time rental assistance.</p>	<p>Apply for funding annually</p>	<p>ESG funds continue to be allocated to local emergency shelter homeless services, rapid re-housing, rental assistance services, and the Homeless Management Information System (HMIS). As part of the 2020-2025 Consolidated Plan update that took place in 2020, the City reviewed and acknowledged the need to support the acquisition, rehabilitation, or construction of emergency shelter facilities.</p>
<p>HE-7 (24): Reasonable Accommodation Public Outreach: The City shall prepare public information brochures and website information on reasonable accommodations for disabled persons, and translate the materials to provide information to residents with language barriers, The City shall make this information available at the public counter and distribute the materials to community groups and organizations that represent persons with disabilities.</p>	<p>N/A</p>	<p>Prepare and distribute material in 2018</p>	<p>All City funded affordable housing projects and supportive service programs must affirmatively further fair housing through the marketing of the projects/programs to those least likely to apply. Marketing materials are forwarded to agencies that target individuals with disabilities, homeless persons and low-income households of various ethnicities.</p>
<p>HE-7 (25): Continue to Assist the Disabled in Community Development Block Grant Project Areas: The City shall continue to include special provisions for housing the disabled in CDBG project areas, including mobility grants for homes (e.g., Emergency Repair Program) and handicapped accessibility features.</p>	<p>120 individuals</p>	<p>Annual contingent on CDBG funding</p>	<p>The City continues to fund the Disability Resource Agency for Independent Living (DRAIL) with \$15,000 allocated in CDBG funds in FY 2019-20. The City also provided \$7,550 in FY 2019-20 and \$13,330 in FY 2020-21 CDBG funding to the Community Center for the Blind and Visually Impaired (CBVI).</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-7 (26): Assist Farm Workers: The City shall continue to provide ongoing assistance to farm laborers by working with the San Joaquin Housing Authority, San Joaquin County, agricultural employers, farm labor housing advocates, and the development community to develop affordable, decent housing for farm workers.</p>	<p>N/A</p>	<p>Meet biennially to explore opportunities for farmworker housing</p>	<p>Ongoing.</p>
<p>HE-7 (27): Housing for Persons with Developmental Disabilities: The City shall work with the Valley Mountain Regional Center to implement an outreach program that informs families within the city on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information on the City's website, and/or conducting workshops.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>City of Stockton will continue to provide capital and operating funding to non-profits developers to encourage the development of new housing for persons with disabilities, including those with developmental disabilities, and for the improvement of existing housing units targeting disabled persons.</p>
<p>HE-8 (28): Analysis of Impediments to Fair Housing: The City shall review and update its Analysis of Impediments to Fair Housing Report every five years.</p>	<p>N/A</p>	<p>2020</p>	<p>The City updated its Analysis of Impediments to Fair Housing Report in early 2020, presenting it to the City Council on April 28, 2020.</p>
<p>HE-8 (29): Fair Housing Referrals and Brochures: 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 to the City's website. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City continues to provide CDBG funding to San Joaquin County Fair Housing. Coordination with Fair Housing is ongoing, with resources and contact information located on the City's website under the Housing Division.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>HE-9 (30): Property Assessed Clean Energy (PACE) Program: The City shall continue to provide programs for property owners to finance the purchase and installation of infrastructure improvements to their properties with no up-front costs for: renewable energy, energy and water efficiency improvements, water conservation upgrades, and/or electric vehicle charging.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>HE-9 (31): Green-Up Stockton: The City shall continue to encourage voluntary energy assessments for existing housing units built prior to November 1, 2002. The City shall continue to work with community services agencies and PG&E and other funding sources to identify funding and incentivize residential energy efficiency projects.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>HE-9 (32): Weatherization Activities: The City shall advertise local weatherization programs by posting information on the City website and distributing fliers and brochures, and shall refer elderly homeowners, low-income households within certain income limits, and the general public, to agencies offering weatherization programs.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City continues to use HUD funds for the owner-occupied Single-Family Repair Loan Program and the Single-Family Emergency Repair Program, which includes weatherization activities. The programs are advertised on the City website.</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>A&I (33): Annual Housing Element Implementation Reporting: The City shall review and report annually on the implementation of Housing Element programs for the prior calendar year, and present the annual report to the City Council at a public hearing before submitting the annual report to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).</p>	<p>N/A</p>	<p>Annually</p>	<p>The City is scheduled to present the Annual Housing Element report to the City Council at a public hearing.</p>
<p>A&I (34): Annual Staff Review: The City shall conduct annual staff meetings to review the City's progress in implementing the Housing Element and addressing housing issues, especially issues relating to affordable housing and special needs housing. The City shall use these meetings to coordinate Housing Element implementation with all City departments (e.g., Public Works, Fire, Police, Economic Development, and Recreation).</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Annual staff meetings are ongoing. Departmental staff, particularly ED and CD, communicate regularly on issues related to the Housing Element and addressing housing issues in Stockton. In 2020, CD staff launched an initiative, alongside ED, to create and approve the City's first Affordable Housing Strategic Plan.</p>

Jurisdiction	Stockton	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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(CCR Title 25 §6202)

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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity		12	203	215					12 DU (VLI) resulted as a joint project between HACCSJ and San Joaquin County Behavioral Health Services to renovate the formerly market-rate Park Street Apartments (now "Crossway at Park Street") located at 32 W. Park Street. Funded through the Mental Health Services Act, 12 studio apartments are rented to SJCBS clients, as well as an on-site manager's unit. Residents receive rental subsidies from HACCSJ and supportive services from SJCBS. 203 DU (LI) resulted as a joint project between Mutual Housing California and Asian Pacific Self Development and Residential Association (APSARA), using HOME Investment Partnership funds, for Park Village Apartments.
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income		12	203	215					

Jurisdiction	Stockton	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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Housing Element Implementation
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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						
14926120	411 S Stanislaus	Vacant		Surplus Land	1.66	N/A
14909504	315 S American St	Vacant		Surplus Land	0.14	N/A
14909503	534 E Lafayette St	Vacant		Surplus Land	0.09	N/A
14909502	530 E Lafayette	Vacant		Surplus Land	0.11	N/A
14909518	548 E Lafayette	Other		Surplus Land	0.27	Parcel is Public Right of Way and access to adjacent available parcel at 319 S. American Street.
15703013	2849 E Lafayette St	Vacant		Surplus Land	0.19	N/A
17526034	Lincoln Street & Horton Avenue	Vacant		Surplus Land	0.06	N/A
17507008	Lincoln Street & Horton Avenue	Vacant		Surplus Land	2.73	N/A
07730002	7823 Amber Way	Vacant		Surplus Land	0.13	N/A
07730001	7826 Amber Way	Vacant		Surplus Land	0.11	N/A
07749001	1450 W Hammer Lane	Vacant		Surplus Land	0.21	N/A
16902002	1805 S Airport Way	Vacant		Surplus Land	0.34	N/A
16907703	2135 S Airport Way	Vacant		Surplus Land	0.33	N/A
16904009	1814 S Union St	Vacant		Surplus Land	0.18	N/A
14527009	701 W Weber Avenue	Vacant		Surplus Land	3.05	These properties, known collectively as "South Pointe," are under contract via an ENRA.
14527010	705 W Weber Avenue	Vacant		Surplus Land	0.30	
14527006	833 W Weber Avenue	Vacant		Surplus Land	3.75	
14519003	855 W Weber Avenue	Vacant		Surplus Land	2.02	

Jurisdiction	Stockton	
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	36
	Non-Deed Restricted	0
Low	Deed Restricted	27
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		392
Total Units		469

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

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	841
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas