

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

Jurisdiction City of Stockton
Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Sierra Vista Phase I	5+	R	114			1	115	115	LIHTC; HACSJ	Reg. Agr.	N/A
Anchor Village	5+	R	50			1	51	51	LIHTC; RDA	Reg. Agr.	N/A
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			45		175	220					
(10) Total by income Table A/A3 ▶ ▶			164		45	177	386	166			
(11) Total Extremely Low-Income Units*			32								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	43	4	7	54	Conway Homes (HACSJ Public Housing); Housing Element Background Report, page 4BR-84 (54 units)
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	43	4	7	54	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	44			1		45	
No. of Units Permitted for Above Moderate	175					175	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3,157	211									211	2,946
	Non-deed restricted												
Low	Deed Restricted	2,004	7									7	1,997
	Non-deed restricted												
Moderate	Deed Restricted	2,103	2									2	2,056
	Non-deed restricted		45									45	
Above Moderate		4,560	175									175	4,385
Total RHNA by COG. Enter allocation number:		11,824	440									440	11,384
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. 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.		
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 updates www.advantagestockton.com on an ongoing basis.	
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	All applications for rezones continue to be evaluated and findings are being made to ensure the City's ability to meet its share of the regional housing need.	
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	2018/2019	In August 2016, the adaptive-reuse Cal Weber 40 affordable housing project leased up 40 units. The 51-unit veteran's Anchor Village project is currently under construction. The Medici Artist Lofts, a mixed-income apartment building with commercial space, recently broke-ground on an adaptive-reuse project for 34 residential units, scheduled to be completed by fall of 2019. The Hunter Street Apartments project will provide 74 units of affordable multifamily housing for veterans. The 62-unit affordable Grand View Village project is awaiting round-two funding decisions through the Affordable Housing and Sustainable Communities (AHSC) Program. Building permits applications for approximately 128 multi-family market rate units are currently under review.	

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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.	10 public facility/ infrastructure projects	Annually	Since FY 2015-16, the City has funded 19 public facility projects with CDBG funds. In addition, the City has allocated \$900,000 in CDBG funds FY 2018-19 for the Downtown Infrastructure Infill Incentive Program.
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.	N/A	2016	Study to be completed in 2019.
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.	5,000 households countywide	Ongoing.	Sierra Vista Phase I includes 36 previously demolished homes and demolition of an additional 27 homes – to be replaced with 115 new energy efficient apartments in a multi-phased development. 54 of Conway Homes units pulled permits for rehabilitation in 2017. In addition, Housing Choice Vouchers pay the difference between current fair market rent and what tenant can afford.
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.	200 extremely low-, 400 very low-, 450 low-income units	Ongoing.	Funding sources are evaluated annually. In FY 2017-18, the City of Stockton received the following entitlement allocations from HUD: CDBG - \$3,451,760; HOME - \$1,190, 818; and ESG - \$283,028, plus a special "extra" allocation of \$607,521. 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 FY 2017-18, the City also received \$648,417 in Redevelopment Successor Agency Repayments to CDBG, a portion of which was allocated to the Housing Loan Pool.

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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 program lends up to \$10,000 in assistance (or 5 percent of the purchase price plus the closing costs) toward the purchase of the home, plus accessibility repairs to residences for handicapped persons. The City continues to evaluate the Down Payment Assistance Program as recent increases in market values have made it difficult for buyers to find eligible affordable homes.
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	2016/2017	To be completed by 2019.
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	2018/2019	Study to be completed in 2019.
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	2018/2019	In progress. The City has allocated \$900,000 in CDBG funds FY 2018-19 for the Downtown Infrastructure Infill Incentive Program. Additionally, the City was recently awarded a FY2019 \$600,000 Environmental Protection Agency (EPA) Brownfields Assessment Grant as a coalition in partnership with San Joaquin Council of Governments (SJCOG) and the City's Successor Agency.

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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
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.	N/A	2018/2019	The City is in the process of a General Plan update that will be addressing goals and policies on greenhouse gas (GHG) and vehicle miles traveled (VMT) reduction, which is expected to be completed at the end of year 2018.
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.	N/A	2018/2019	The city is on track to complete this program by 2019

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<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 align="center">N/A</p>	<p align="center">2018/2019</p>	<p>The City amended the Development Code to remove AUP requirements for high multi-family residential development City-wide. The Development Code was also amended to establish standards for Accessory Dwelling Units which streamlines the review process and reduces barriers, such as eliminating parking requirements and reduced setback to encourage the construction of ADUs. The City expects additional changes to its housing standards to occur in 2019 to encourage residential development.</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 align="center">N/A</p>	<p align="center">2020</p>	<p align="center">To take place in 2020.</p>

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<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 ensure that fees do not unduly constrain housing development.</p>	<p>N/A</p>	<p>2018</p>	<p>The City is in the process of a General Plan update that is expected to be completed at the end of year 2018. Following, the City will be initiating a comprehensive study of its impact fee program to determine an appropriate fee structure, which may consider different fee rates for different zones within the City.</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>Ongoing.</p>

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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.	150 lower-income units	Ongoing	Ongoing programs. HUD funds are used for the owner-occupied Single Family Repair Loan Program and the Single Family Emergency Repair Program.
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.	2,000 units annually	Ongoing	The City's Code Enforcement goals are on track.
HE-6 (21): Neighborhood Stabilization Program Funds: The City shall use the remaining Neighborhood Stabilization Program funds to rehabilitate foreclosed properties.	80 lower-income units	2016	NSP funds have also been used to acquire and/or rehabilitate six apartment complexes.
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.	N/A	Biennially in the month of January	The City continues to participate in the countywide Point-in-Time homeless count, which took place on April 4, 2017.

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<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>In FY 2017-18, the City received \$283,028 in ESG funds from HUD, plus a special "extra" allocation of \$607,521. ESG funds are allocated to local emergency shelters homeless services, and for rapid re-housing and rental assistance services. In FY 2016-17, 4453 persons received overnight shelter, and 125 rapid rehousing assistance.</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 materials in 2017</p>	<p>Next steps being discussed. Resource information available for interested parties.</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 upon CDBG funding</p>	<p>The City continues to fund the Disability Resource Agency for Independent Living (DRAIL) with \$30,000 allocated in CDBG funds FY 2018-19.</p>

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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.	N/A	Meet biennially to explore opportunities for farmworker housing	Next steps being discussed.
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.	N/A	2018	Resources information available for interested parties.
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.	N/A	2020	The City is on track to update it's Analysis of Impediments to Fair Housing Report in 2010.

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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.	N/A	Ongoing	Ongoing.
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.	N/A	Ongoing	Ongoing.
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.	N/A	Ongoing	Ongoing

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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.	N/A	Ongoing	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.
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).	N/A	Annually	The City is scheduled to present the Annual Housing Element report to the City Council at a public hearing on June 19, 2018.
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).	N/A	Annually, starting in 2016	Ongoing.

General Comments:

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