



OFFICE OF THE CITY MANAGER

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May 11, 2021

Diane Nguyen, Executive Director
San Joaquin Council of Governments
555 E. Weber Avenue
Stockton, CA 95202

RE: Concept Letter Intending to Fulfill REAP Requirements

Dear Director Nguyen:

The City of Stockton (City) is pleased to apply to the San Joaquin Council of Governments (SJCOG) Regional Early Action Planning Grant Program (REAP) in the amount of \$621,150. REAP funds will be used as part of the City's ongoing planning effort to implement housing goals and policies to further increase housing capacity and production in the City of Stockton. Priority planning projects will include 1) technology upgrades to the City's development permitting and Geographic Information Systems (GIS) software, and 2) neighborhood planning for up to three targeted areas within the City. The proposed planning projects demonstrate a nexus with increased housing production and are consistent with SJCOG's established priorities by 1) streamlining the development process and 2) improving planning and coordination for a regional housing pipeline.

There is an insufficient supply of affordable housing in the City and rents have risen at dramatic rates, making it increasingly difficult for residents to find housing. The completion of the REAP planning activities will assist in reducing barriers to housing development, encourage infill and Transit-Oriented Development (TOD), promote capacity for a mix of housing types, implement goals and policies consistent with the 2040 Envision Stockton General Plan (General Plan), and create supporting documentation to apply for future funding opportunities. The City is committed to increasing the availability of housing for all income levels.

The proposed planning activities identify a strategy that combines State housing goals and objectives (i.e., pro-housing policies), General Plan consistency, and a thoughtful development approach. These strategies will reduce barriers to housing development and demonstrate a nexus with increased housing production by facilitating increased infrastructure capacity, increased entitlements, and streamlining of processes.

First, proposed technology upgrades will integrate the City's existing Accela permitting system with the City's existing Geographic Information System (GIS) software and expand online access to customers through implementation of "decision tree" software. These

technological upgrades will create efficiencies for the public using interactive tools to facilitate self-guided answers to questions such as: which permit application is needed, how the approval process is structured, and which areas of the city are appropriate for housing development. Integration of the Accela and GIS systems will better enable staff to streamline housing development inquiries and improve application response times through a more efficient system and better access to housing information.

Second, proposed planning for three targeted neighborhoods will develop strategies to accommodate the development of housing and infrastructure and improve planning and coordination for a regional housing pipeline. The three neighborhoods were chosen based on analysis of several resources and factors. A plan for each of the neighborhoods will include investigation of existing conditions, analysis of infrastructure deficiencies, development of pre-approved plans for residential typologies, basic pro formas for targeted catalyst sites, and preparation of environmental documents for the plan.

Proposed neighborhoods include: 1) the South Airport Way corridor, 2) the Little Manilla/Gleason Park neighborhood, and 3) the downtown Robert J. Cabral ACE Station neighborhood – generally to include parcels within ¼ mile of Cabral Station. While these neighborhoods have traditionally lacked resources, as evidenced by poverty concentration indicators and a history of disinvestment, the REAP planning grant funds provide an opportunity to leverage additional resources to make a greater impact. These areas were selected for further analysis due to the following factors:

- The neighborhoods are included in the 2040 Envision Stockton General Plan Figure 2-5 “Preferred Scenario” for corridors where “exemplifying sites in need of investment to fuel positive change” includes “the eastern part of Downtown, and South Stockton.”
- In 2020, the California Strategic Growth Council (SGC) awarded a \$10,834,490 Transformative Climate Communities (TCC) Grant to the City. This grant includes multiple partners and projects to reduce greenhouse gas emissions (GHG), strengthen the local economy, and improve public health for communities in the South Stockton area. A majority of the neighborhood areas fall within the Transformative Climate Communities (TCC) Grant project area.
- The three neighborhoods are within the South Stockton Promise Zone (SSPZ), where federal and local partners collaborate to boost economic activity, improve educational opportunities, reduce crime, and leverage private investment to improve the quality of life in these areas.
- The three neighborhoods are part of a Stockton Opportunity Zone (SOZ), a program that offers tax incentives programs for investment in low-income communities through a Qualified Opportunity Fund.
- HCD Opportunity Maps display all three neighborhoods as low resource areas. Resources can include access to adequate infrastructure, employment, and housing.
- The Cabral Station neighborhood is within the San Joaquin Regional Rail Commission (SJRRRC) planning area. This planning area encourages future transit-oriented housing to complement the expansion of SJRRRC’s rail services.

Table 1, below, demonstrates how REAP funds will be used, including a proposed timeline for each item.

Table 1	
Stockton REAP Project Timeline and Budget	Est Cost & Timing
1. Permit System Updates (\$200,000)	FY21-22
1.1 Housing Pipeline Accela Process Improvements	\$ 50,000
1.2 GIS + Accela Integration + Decision Tree Software	\$ 150,000
2. Housing Encouragement through Targeted Neighborhood Planning (\$421,150)	Dec 2021 – June 2023
2.1 Project Initiation and Background Research + Outreach + Existing Document Review	\$ 31,150
2.2 Analysis of Infrastructure Deficiencies	\$120,000
2.3 Pre-Approved Plans: Mixed Use and Residential Typologies	\$ 60,000
2.4 Targeted Site Pro formas	\$ 30,000
2.5 Neighborhood Planning A – S. Airport Way Corridor (Equity & Access)	\$ 50,000
2.6 Neighborhood Planning B – Little Manila/Gleason Park (Industrial Transition & Adaptive Reuse)	\$ 50,000
2.7 Neighborhood Planning C – Cabral Station Neighborhood (TOD Focus)	\$ 50,000
2.8 CEQA/Environmental Clearance	\$ 30,000
Total Projected Cost \$	\$ 621,150.00

As part of a larger ongoing planning effort, the City is continuing to carry out several planning activities to increase housing production and capacity. REAP-funded projects will further projects already in process under the SB 2 Planning Grant, including the comprehensive Development Code update, Public Facility Fee (PFF) update, and City-wide Rezone, which will integrate strategies to promote housing development as well as remove barriers to infill and alternative housing types. Further, LEAP planning grant funds, to be utilized for a city-wide Housing Strategic Plan and preparation of the City's sixth cycle Housing Element, will complement REAP-funded activities aimed towards accelerating housing production and facilitating compliance with the City's upcoming sixth cycle Regional Housing Needs Allocation (RHNA).

Thank you in advance for your thoughtful consideration. City staff are available to answer any questions or address any concerns by phone at 209-937-8893, or by email at Stephanie.Ocasio@stocktonca.gov.

Sincerely,

HARRY BLACK
CITY MANAGER

Enclosure:
City Council Resolution, dated May 11, 2021