



CITY OF STOCKTON

2015-2023 HOUSING ELEMENT UPDATE

Stakeholder/Community Workshops

September 28, 2015



CITY OF
STOCKTON

Workshop Agenda



- Introductions (10 minutes)
- Presentation (30 minutes)
 - Housing Element Overview
 - Housing Needs Assessment
 - Special Needs Housing
 - Regional Housing Needs Allocation (RHNA)
- Questions and Answers (15 minutes)
- Workshop Exercises (60 minutes)

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Housing Element Overview



Housing Element Overview



About the Housing Element Update

- Plan to meet the existing and projected housing needs of all economic segments of the community
- One of seven mandated general plan elements
- New 8-year timeframe, set by State law
 - Adoption deadline December 31, 2015
- Review by California Department of Housing and Community Development (HCD) for compliance with State law

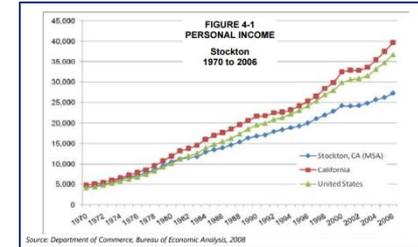


Housing Element Overview



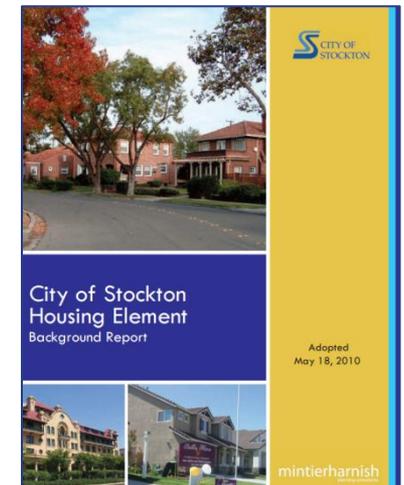
Background Report

- Housing Needs Assessment
 - Existing Housing Needs
 - Special Housing Needs Groups
 - Future Projected Housing Needs
- Potential Housing Constraints
 - Governmental Constraints
 - Non-Governmental Constraints
- Housing Resources
 - Financial Resources
 - Residential Sites Inventory



**TABLE 4-7
EMPLOYMENT BY INDUSTRY
Stockton MSA and California
2000 and 2008**

	2000		2008		2000		2008	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Jobs by Place of Residence								
Outside Employment	206,800	30.0%	208,300	30.5%	18,074,000	31.1%	17,070,000	30.8%
Within Employment	469,000	70.0%	471,700	70.5%	40,126,000	68.9%	38,160,000	70.2%
Outside Labor Force Total	255,800	100.0%	250,000	100.0%	18,811,000	100.0%	18,131,000	100.0%
Jobs by Place of Employment								
Natural Resources and Mining	200	0.1%	200	0.1%	28,300	0.2%	28,300	0.2%
Construction	11,400	4.5%	11,400	4.5%	770,400	4.1%	768,400	4.1%
Manufacturing	24,300	9.5%	21,400	8.5%	1,852,300	9.8%	1,623,400	8.9%
Wholesale Trade	4,400	1.7%	10,200	4.0%	688,000	3.7%	704,000	3.9%
Retail Trade	21,400	8.4%	25,400	10.1%	1,563,400	8.3%	1,482,000	8.2%
Transportation, Warehousing and Utilities	11,700	4.6%	14,300	5.7%	558,300	3.0%	626,800	3.4%
Information	3,000	1.2%	2,000	0.8%	276,300	1.5%	276,300	1.5%
Finance Activities	8,500	3.3%	9,300	3.7%	889,300	4.7%	889,300	4.9%
Professional and Business Services	36,800	14.4%	37,400	14.7%	2,221,000	11.9%	2,144,000	11.8%
Educational and Health Services	22,000	8.6%	28,000	11.0%	1,405,000	7.5%	1,570,000	8.7%
Leisure and Hospitality	14,400	5.6%	17,000	6.7%	1,370,000	7.3%	1,370,000	7.5%
Other Services	9,900	3.9%	7,600	3.0%	491,000	2.6%	510,400	2.8%
Government	37,000	14.5%	40,300	15.7%	2,328,000	12.4%	2,310,000	12.7%
Total Jobs	184,700	72.0%	184,000	73.0%	14,900,000	80.1%	14,900,000	82.7%
Total Non-Jobs	101,100	38.0%	96,000	37.0%	4,411,000	23.9%	4,411,000	24.3%
Total All Industries	285,800	100.0%	280,000	100.0%	19,311,000	100.0%	19,311,000	100.0%



Housing Element Overview



Policy Document

- Goals, Policies, Programs, & Quantified Objectives
 - Adequate vacant residential sites
 - Assist in development of affordable housing
 - Address governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities



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Housing Needs Assessment

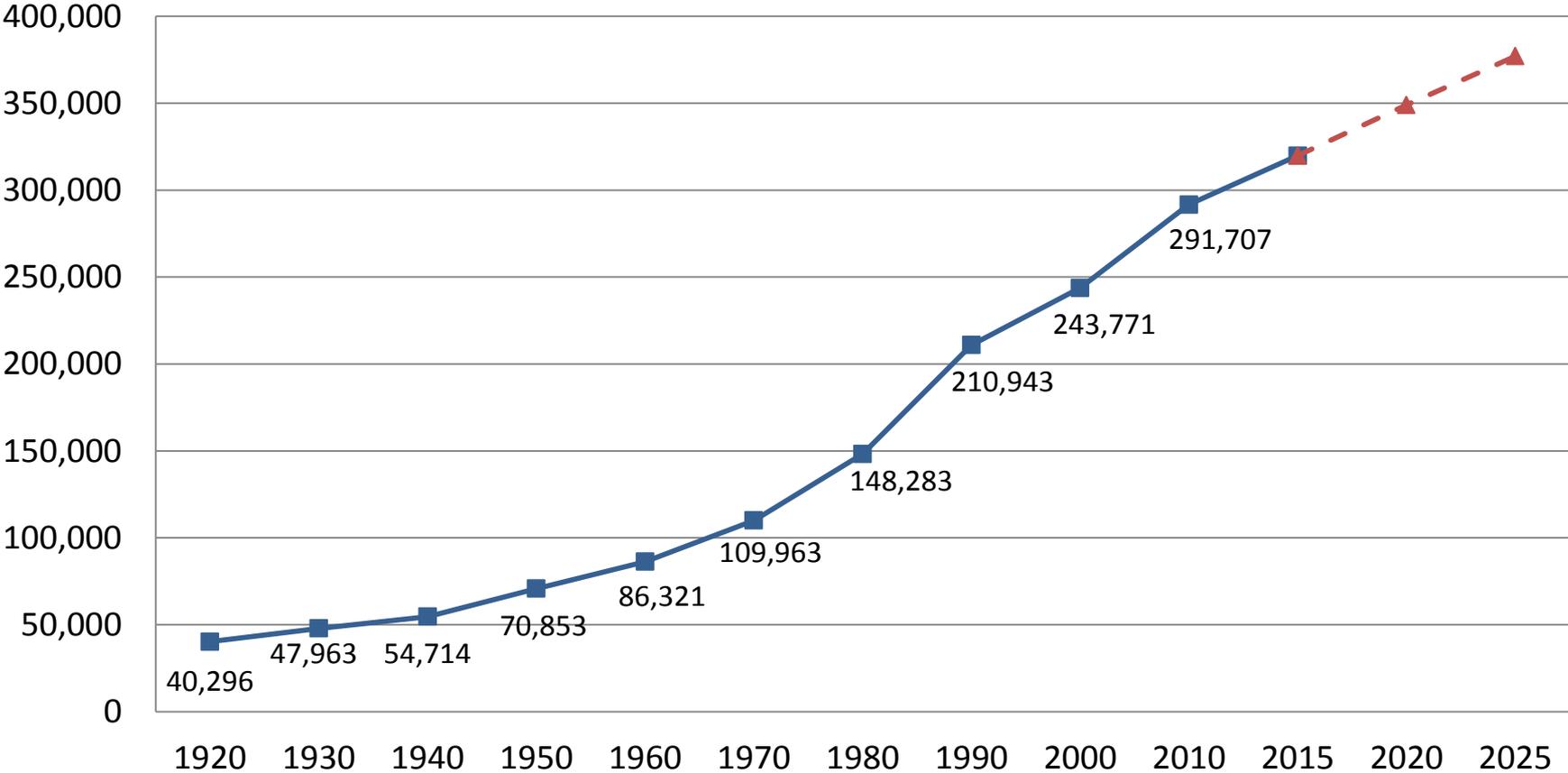


Housing Needs Assessment



Population Growth

Population Growth Trends Stockton

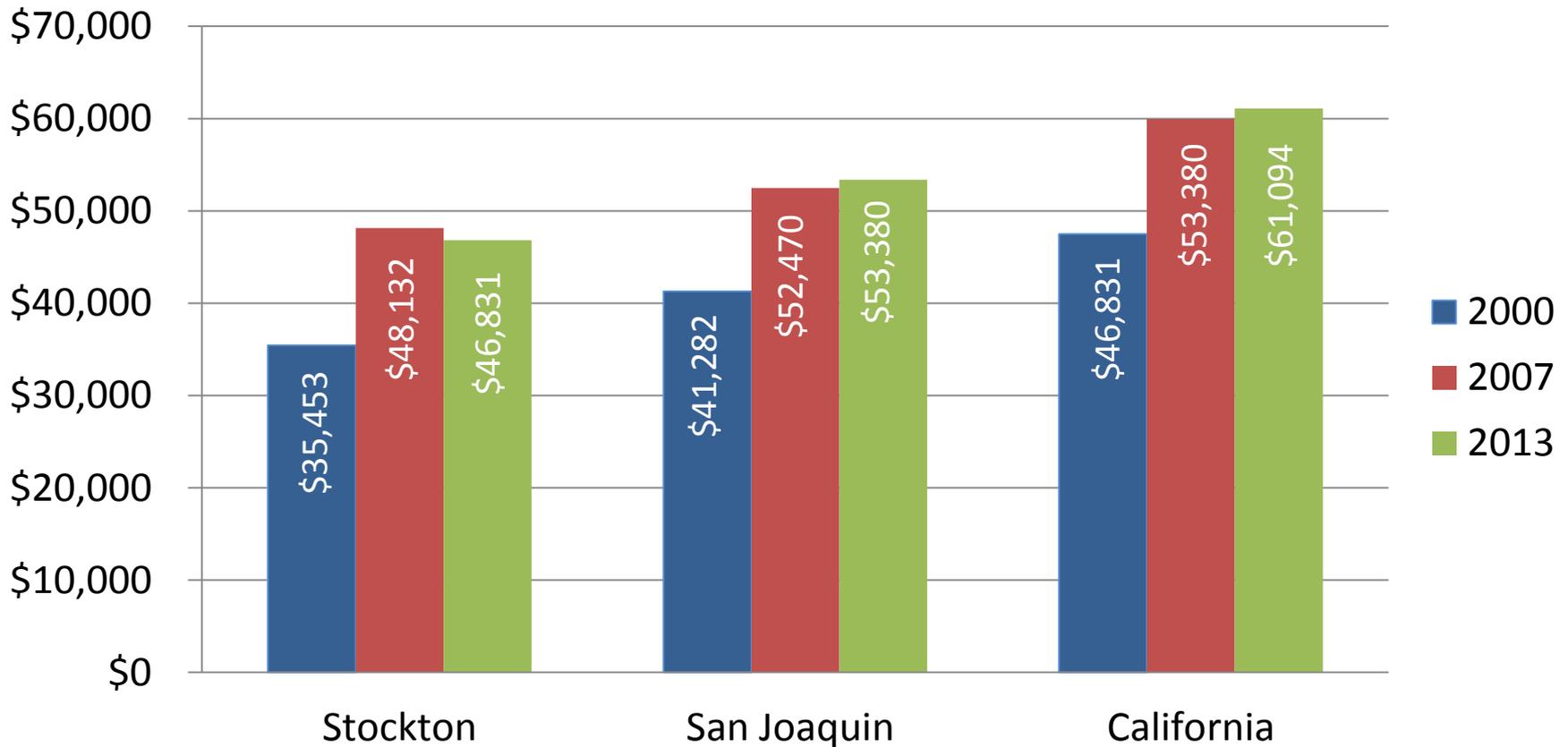


Housing Needs Assessment



Median Household Income

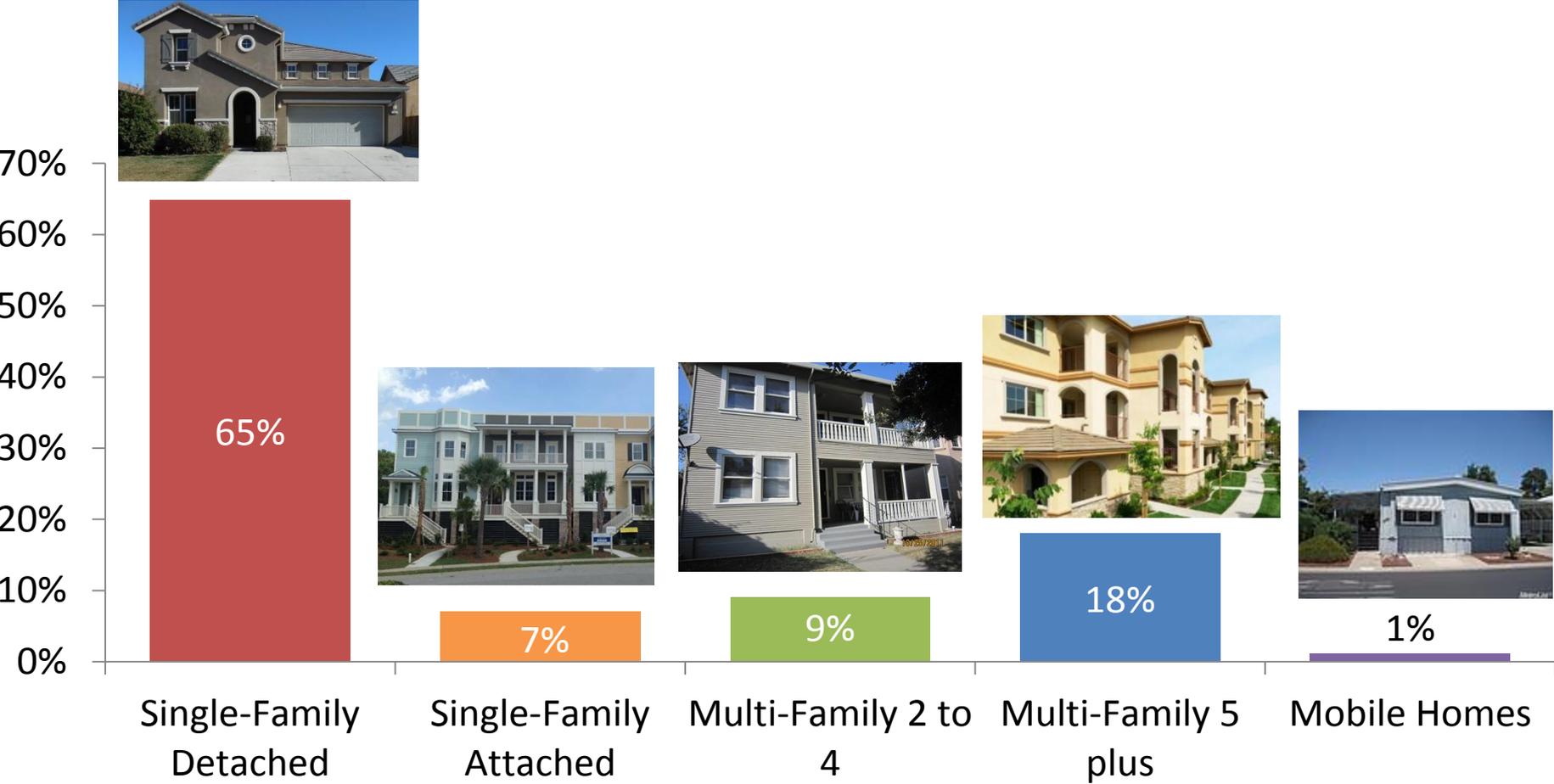
Median Household Income



Housing Needs Assessment



Housing Stock

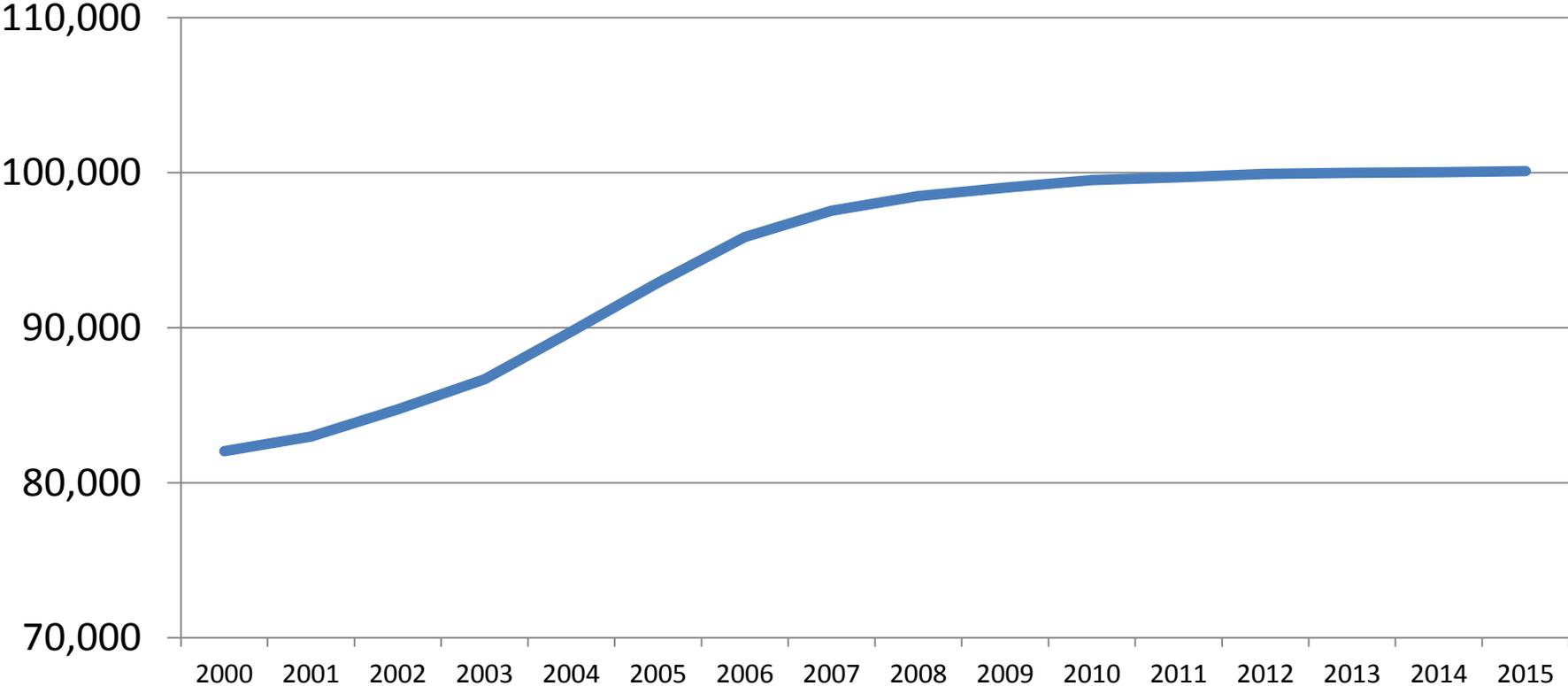


Source: HCD Pre-Approved Data Package; California Department of Finance (DOF), Official State Population and Housing Estimates, January 1, 2014 (Table E-5); 2010 Stockton Housing Element



Number of Housing Units

Housing Unit Growth, 2000-2015



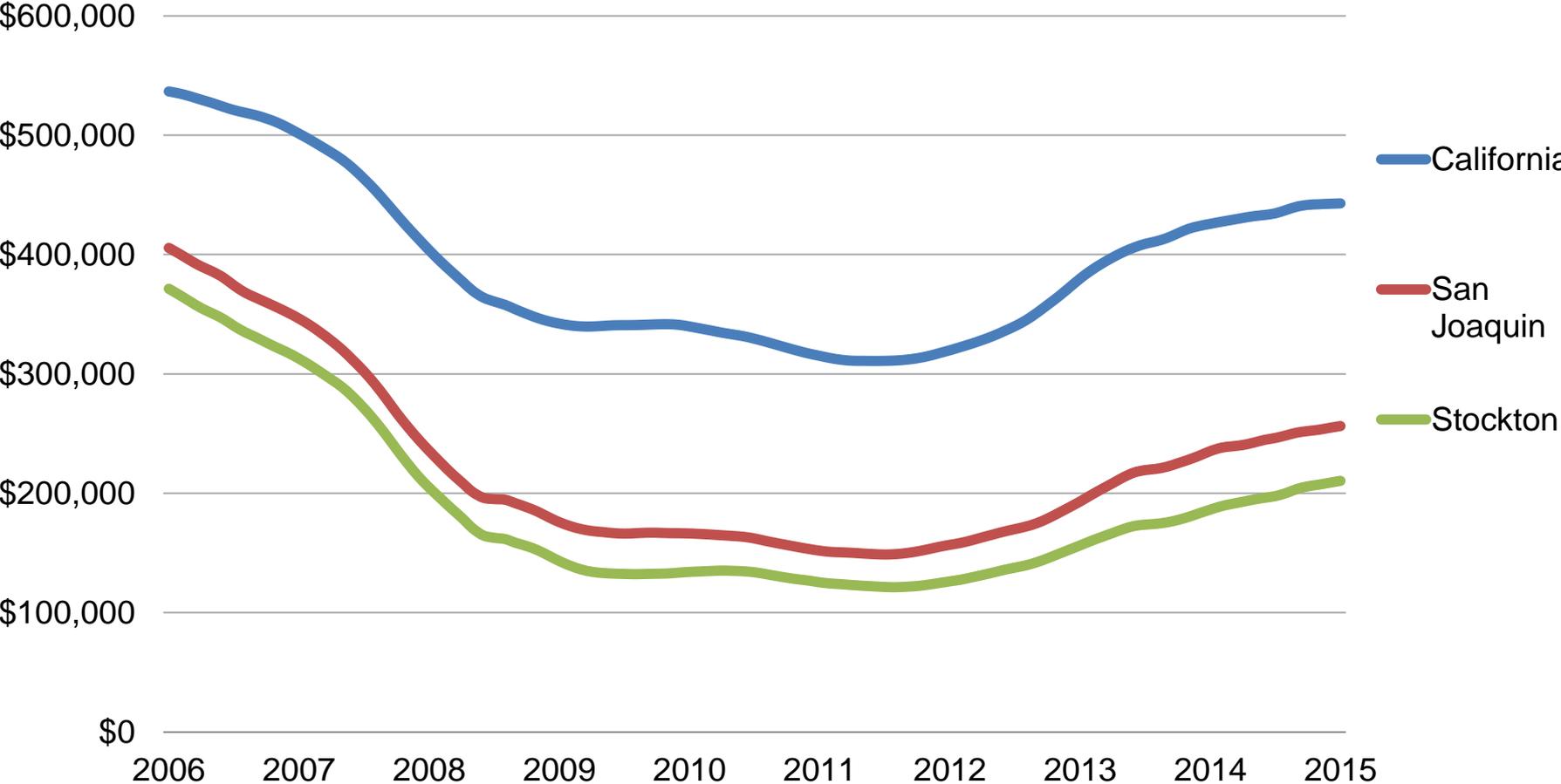
Source: HCD Pre-Approved Data Package using DOF Table E-5, 2014; 2010 Stockton Housing Element.

Housing Needs Assessment



Housing Prices

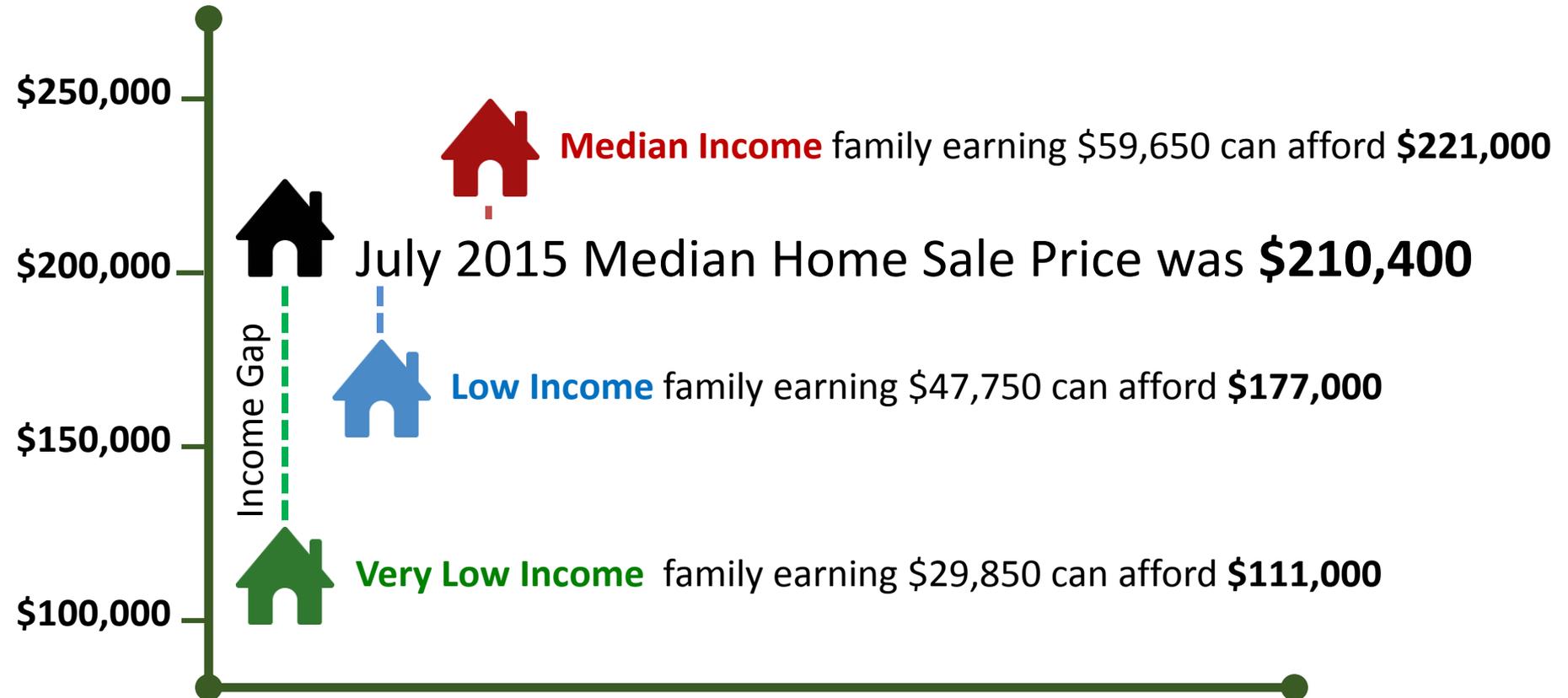
Change in Median Home Sales Price, 2006-2015



Housing Needs Assessment



Housing Affordability



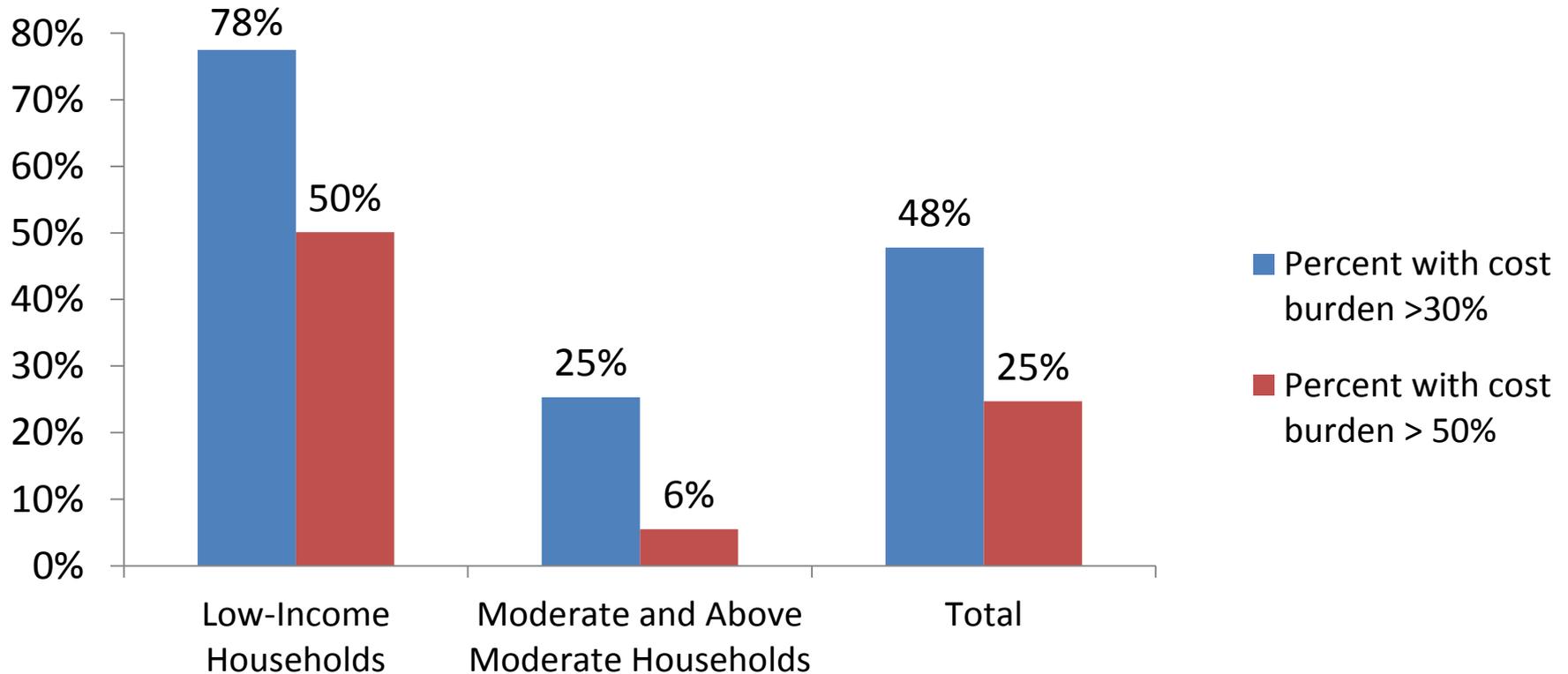
Source: U.S. Department of Housing and Urban Development (HUD) FY 2015 San Joaquin County Income Limits, per California Department of Housing and Community Development (HCD) Memorandum: April 15, 2015, <http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf>); Mintier Harnish, 2015; and Zillow, 2015.

Housing Needs Assessment



Housing Cost Burden

Lower income households have higher cost burdens.



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) database, 2008-2012 American Community Survey

Housing Needs Assessment



Seniors (Ages 65+)

- Senior population has increased by 15% since 2000
 - 24,975 in 2000 to 28,642 in 2012.



Source: 2009-2013 American Community Survey

Housing Needs Assessment



Homeless Population

The 2015 “point-in-time” homeless count reported 734 homeless individuals in Stockton, which is an 8% increase from the 2013 PIT count.



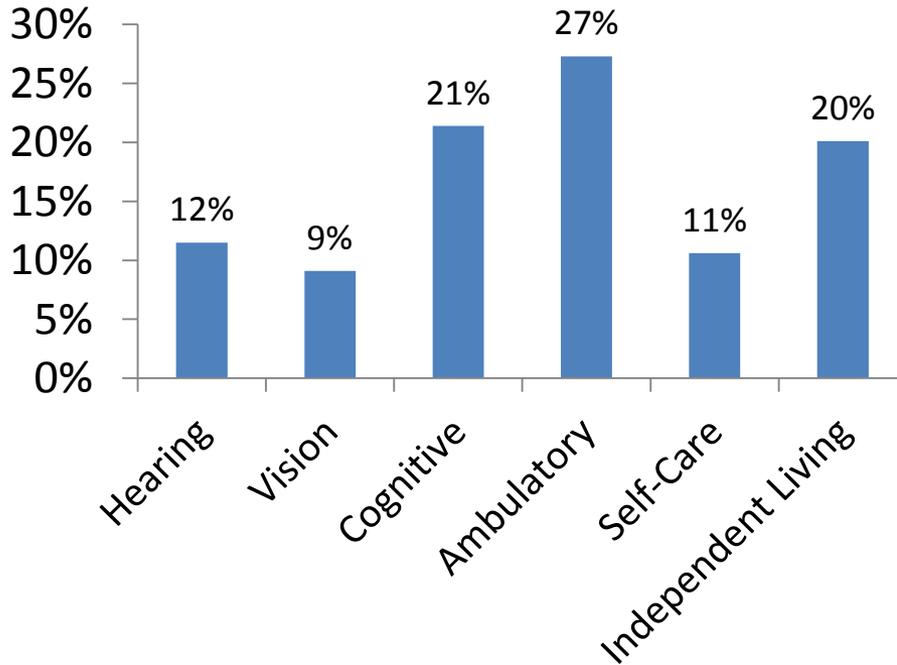
Source: San Joaquin County, “Point-In-Time” Homeless Count, from the Central Valley Low Income Housing Corporation, May 2015.

Housing Needs Assessment



Persons With Disabilities

13.5% of Stockton's population over 5 years old has a disability. The two most prevalent disabilities in Stockton are ambulatory and cognitive disabilities.



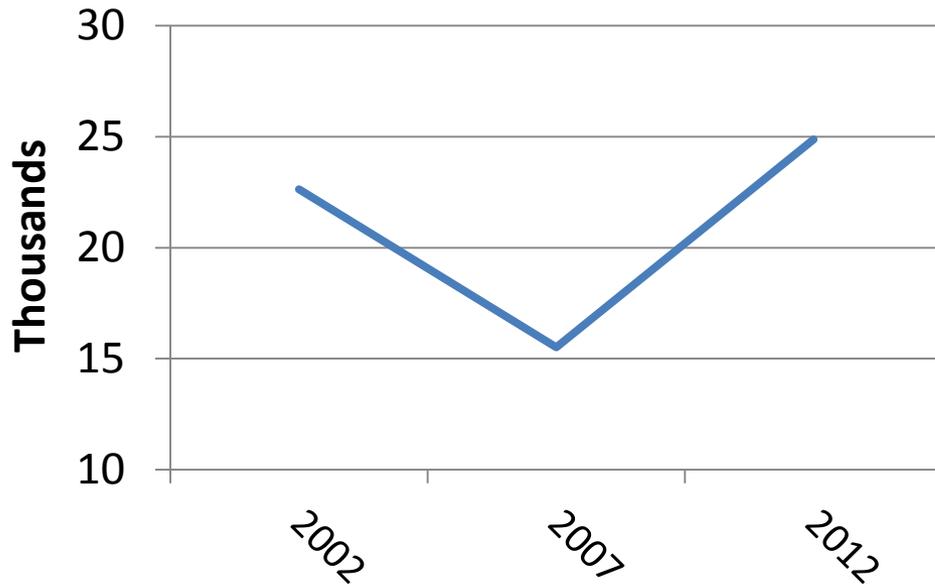
Source: 2009-2013 American Community Survey

Housing Needs Assessment



Farmworker Housing

**Number of Farmworkers
in San Joaquin County, 2002-2012**



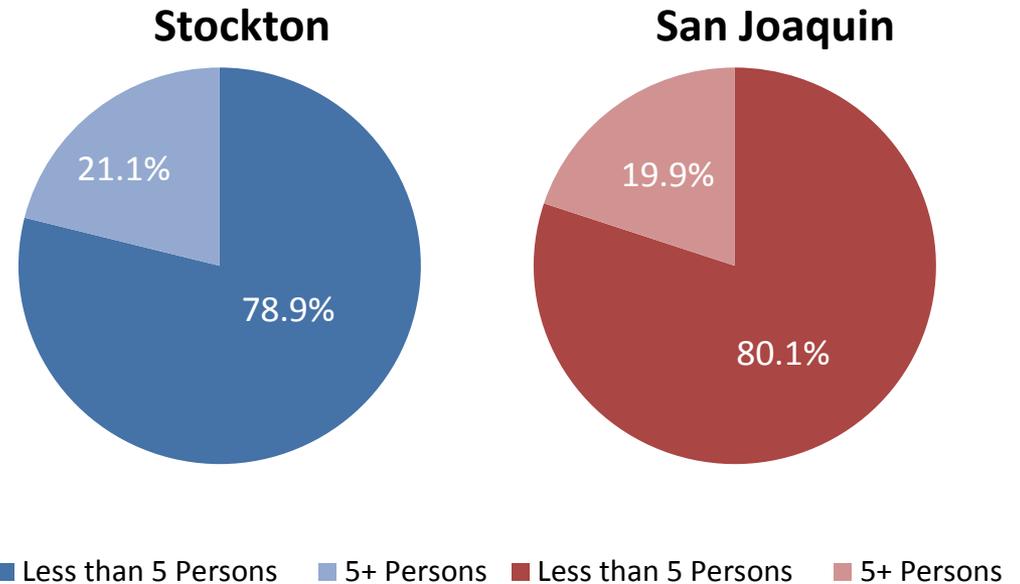
Source: U.S. Census of Agriculture, 2002, 2007, 2012.

Housing Needs Assessment



Large Households (5 or more people)

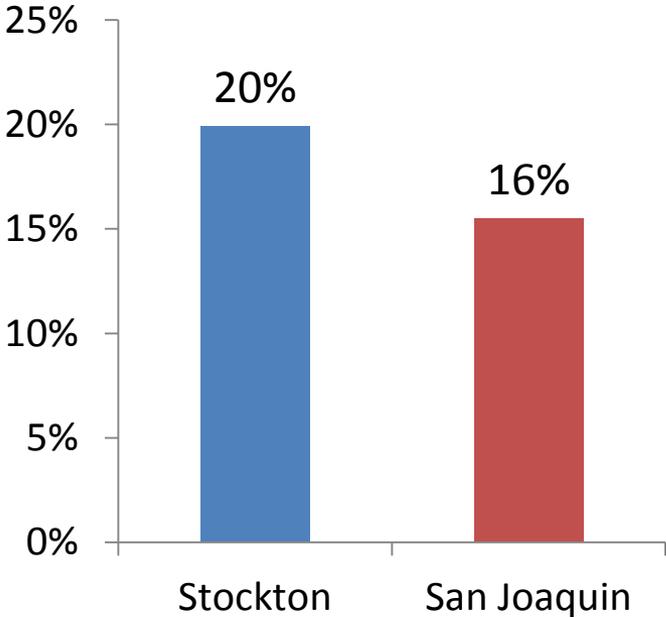
Large Households in Stockton and San Joaquin County, 2012



Source: 2008-2012 American Community Survey

Female-Headed Households

Female-Headed Households with Children in Stockton and San Joaquin County, 2012



Source: HCD Pre-approved Data Package; 2008-2012 American Community Survey

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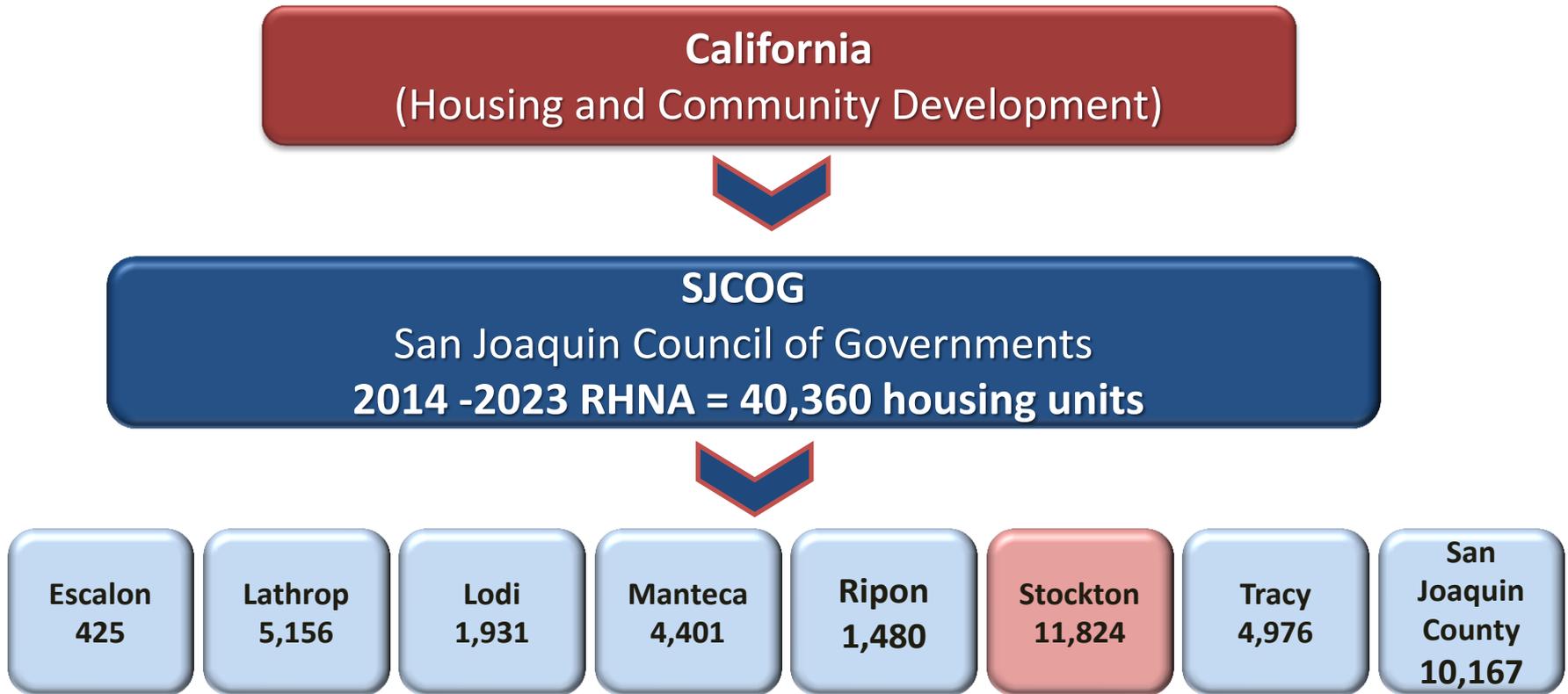
Regional Housing Needs Allocation



Regional Housing Needs Allocation



Regional Housing Need Requirements



Each jurisdiction must accommodate its “fair share” of the regional housing need

Stockton Housing Need Requirement

RHNA for Stockton by Income Category, 2014-2023 & Ability to Pay for Housing Based on HUD Income Limits, Stockton, 2015

Income Category	RHNA (Housing Units)	Income Range (3-pers. Household)	Maximum Affordable Monthly Rent
Extremely Low Income (<30% of Median Income)	1,675	< \$20,089	< \$448
Very Low Income (30-50% of Median Income)	1,482	\$20,090-\$29,849	\$746
Low Income (50-80% of Median Income)	2,004	\$29,850- \$47,749	\$1,194
Moderate Income (80-120% of Median Income)	2,103	\$47,750 - \$71,599	\$1,790
Above Moderate Income (>120% of Median Income)	4,560	> \$71,600	> \$1,790
TOTAL	11,824	--	--

Source: U.S. Department of Housing and Urban Development (HUD) FY 2015 San Joaquin County Income Limits, per California Department of Housing and Community Development (HCD) Memorandum: April 15, 2015, <http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf>); and Mintier Harnish, 2015.

Regional Housing Needs Allocation



Housing Types and Affordability

Housing Element basic assumption: Density = Affordability



The City of Stockton must demonstrate that it has enough **vacant land** zoned at **appropriate densities** to accommodate the projected new housing units for each income category.

Regional Housing Needs Allocation

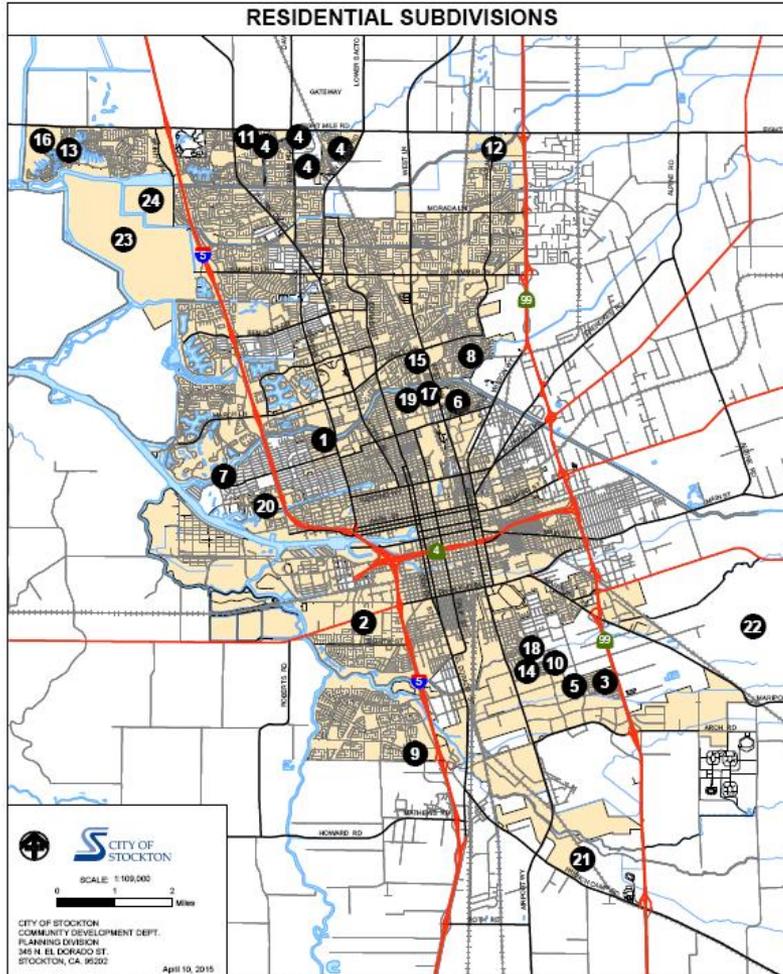


Sierra Club/Attorney General Settlement Agreement

- Infill and Downtown Development requirements:
 - 4,400 units in Greater Downtown Stockton area, 3,000 units to be built by 2020
 - 14,000 units within city limits (as of October 2008)



Entitled Residential Development



- Over 28,000 entitled lots (*19,000 within City limits*)

How will the General Plan Update effect housing?

- Downtown Element and Housing Strategy
 - Revitalize the Downtown
 - Accommodate 4,400 units
 - Identify infrastructure improvements for infill
- Revitalize underserved neighborhoods
 - Midtown, South, and East Stockton neighborhoods

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Questions?



- What are the unmet housing needs in Stockton?
- What are the barriers to affordable housing in Stockton?
- What can the City and community leaders do to address these needs and barriers?

- Visit the Housing Element website:
www.stocktongov.com/government/departments/CommunityDevelopment/cdPlanHouse