

City of Stockton

# Consolidated Plan 2020-2025

Revised Internal Review Draft

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Prepared for:



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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Stockton Consolidated Plan is designed to help the jurisdiction assess its affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for the community-wide dialogue necessary to identify housing and community development priorities that can be used to align funding provided through the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant programs with other local planning efforts and needs. The three federal CPD formula block grant funding programs administered by HUD that are applicable to this Consolidated Plan include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership (HOME) Program, and the Emergency Solutions Grant (ESG) Program. HUD also administers the Housing Opportunities for Persons with AIDS (HOPWA) Program, though the City of Stockton is not a participating jurisdiction. The Consolidated Plan is implemented through Annual Action Plans, which provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address identified needs and goals, as described in the Consolidated Plan. At the end of each fiscal year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) that records the progress made each year toward the achievement of goals and objectives identified in the Consolidated Plan.

The Economic Development Department of the City of Stockton is responsible for the development and implementation of the Consolidated Plan, as well as oversight of the activities identified in Annual Action Plans. The Economic Development Department consists of several divisions, which work together to administer all CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, providing coordination with other divisions as necessary and appropriate. In addition, staff also collaborate with an extensive network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives. This Plan was developed in accordance with the HUD guidance and utilized the eCon Planning Suite (Version 11.15) and Consolidated Plan template provided in the Integrated Disbursement and Information System (IDIS). Much of the data referenced in the Plan were provided by HUD and include data from the 2011-2015 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS), as well as the Homeless Management Information System (HMIS), among other data sources. As necessary, the default data are supplemented with data from the U.S. Census Bureau, various departments of the State of California, and assorted local datasets. The Plan is divided into five sections, including this executive summary, a review of the plan development process, a comprehensive Needs Assessment, a housing Market Analysis, and a Strategic Plan.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Priority needs are those that are addressed by goals outlined in the Strategic Plan. Priority is assigned based on the level of need, as demonstrated by the data collected during the preparation of the plan, and presented in the Needs Assessment and Market Analysis. Other important factors include information gathered through consultations and citizen participation, as well as the relative availability of necessary resources. Based on these factors, housing needs and homelessness are considered “high” priority, while community development needs are considered “low” priority. Note that a “low” priority designation does not indicate that the associated needs are unimportant. For example, programs that teach life skills and job readiness can help to ameliorate needs associated with homelessness and housing insecurity by better preparing individuals for the workforce and enabling them to maintain a steady source of income. Furthermore, non-housing community development needs are also a clear priority for the City, as evidenced by the funding gaps identified in the Capital Improvement Plan (CIP). As a result, the primary emphasis under the Consolidated Plan is to coordinate public improvements and service provision in such a way as to both give support to, and receive support from, the City’s housing programs and local and regional economic and community development efforts

Through the consolidated planning process, the City has identified five primary goals intended to guide efforts to address Stockton’s priority housing and community development needs over the next five years, including:

- Provide housing and services for the City’s homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap around services on-site;
- Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation assistance;
- Provide supportive services necessary to meet the needs of the City’s non-homeless special needs populations. Improve community health care, including basic and specialty care. Support and expand programs and opportunities that engage senior as well as youth;
- Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons;
- Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

During the five-year planning period, the City expects to receive approximately \$3.3 million in annual CDBG funding, based on the allocation received in FY 19/20. This would equal a five-year total of \$16.5 million. The City anticipates receiving an annual allocation of approximately \$1.6 million in HOME



funding for housing activities, which would equal a five-year total of \$8.0 million. The City also expects to receive roughly \$293,000 in annual ESG funding, which would equal a five year total of \$1.5 million.

### 3. Evaluation of past performance

Table 1, below, provides a summary of the annual objectives identified in the 2015-2020 Consolidated Plan, as well as the progress made toward their achievement. Note that data on achievements are not yet available for FY 19/20.

Specific Annual Objectives	Funds	Performance Indicators	Five-Year Goal	Year 1 FY15/16	Year 2 FY16/17	Year 3 FY17/18	Year 4 FY18/19
Rental Units Constructed	CDBG; HOME	Housing Units	140	0	81	0	0
Direct Financial Assistance to Homebuyers	CDBG; HOME	Homebuyers	20	0	0	0	0
Rental Units Rehabilitated	CDBG; HOME	Units	30	0	95	0	0
Homeowner Housing Rehabilitated	CDBG; HOME	Units	60	7	6	1	7
Public Facilities or Infrastructure Other Than Low/Mod Housing Benefit (Homelessness)	CDBG; ESG	Facilities/ Activities	4	1	1	0	0
Homeless Person Overnight Shelter	CDBG; ESG	Persons	15,000	3,469	4,453	4,671	3,730
Homelessness Prevention and Rehousing	CDBG; ESG	Persons	1,000	83	125	153	169
Rental Units Rehabilitated or Constructed	CDBG; HOME; ESG	Units	80	0	0	0	0
Homeowner Housing Rehabilitated	CDBG; HOME; ESG	Units	30	6	7	3	0
Public Facilities or Infrastructure Other Than Low/Mod Housing Benefit (Special Needs)	CDBG; HOME; ESG	Facilities/ Activities	3	0	0	0	0

**Table 1 - Assessment of Five Year Achievements**

#### **4. Summary of citizen participation process and consultation process**

HUD regulations for the development of the Consolidated Plan require jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information regarding need, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes. To facilitate preparation of the Consolidated Plan, the City of Stockton consulted one-on-one with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. Additionally, the City held four focus group meetings with stakeholders other than those targeted for direct consultation, though anyone with an interest in the Consolidated Plan was encouraged to attend. The focus groups were organized around four general topic areas that expanded beyond the content covered by the one-on-one consultations. These included housing, business development, economic development, and issues pertinent to the Central City. The focus group meetings were open to the public and advertised in the local newspaper. City staff also reached out to a variety of stakeholders directly to encourage their participation. In most cases, the consultations and focus group discussions represented a continuation of the ongoing interactions and dialogue between the City and local stakeholder groups. For example, the City considers ongoing consultation with the Continuum of Care (CoC) representatives as a foundational component of the City's homeless strategy, which aligned well with the Consolidated Plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton

#### **5. Summary of public comments**

[To be completed following closure of the public comment period]

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

[To be completed following closure of the public comment period]

#### **7. Summary**

[To be completed following closure of the public comment period]

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	STOCKTON	Economic Development Department
HOME Administrator	STOCKTON	Economic Development Department
ESG Administrator	STOCKTON	Economic Development Department

Table 2 – Responsible Agencies

### Narrative

The Economic Development Department of the City of Stockton is responsible for implementation of the Consolidated Plan, as well as oversight of the activities identified in the Annual Action Plan. The Economic Development Department consists of several divisions, which work together to administer all CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, providing coordination with other divisions as necessary and appropriate. In addition, staff also collaborates with an extensive network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The planning process required under HUD regulations for the development of the Consolidated Plan requires jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information on need, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes. The Plan itself must include a summary of the consultation process, including the identification of participating agencies and organizations, as well as a summary of efforts to enhance coordination between public and private entities.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

To facilitate preparation of the Consolidated Plan, the City of Stockton consulted one-on-one with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. These consultations represent a continuation of ongoing interactions between the City and the agency or organizations described. For a complete list of those contacted for participation in Consolidated Plan consultations, please refer to Table 3, below.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Consultation and coordination with the Continuum of Care (CoC) representatives is a fundamental component of the plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the remainder of the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. In addition to coordinating plan development with the available information from the CoC application, the City also conducted consultations with a variety of consortia members, including San Joaquin County, the Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women's Center - YFS, and Dignity's Alcove Veterans Housing, among other important organizations and agencies. Information obtained through these consultations was incorporated into the Needs Assessment, Market Analysis, and Strategic Plan portions of this document.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

As the largest city within the San Joaquin CoC area, the City of Stockton maintains a seat on the CoC governing body and participates in consultation with the San Joaquin County Community Development Department, and other participating agencies and organizations, regarding the coordination of ESG funding, including how ESG funds are allocated and the identification of performance standards and evaluation outcomes. Under the CoC, the primary contact for the collaborative application is the CoC administrator Adam Cheshire, while the Central Valley Low Income Housing Corporation (CVLIHC) is responsible for administration of the Homeless Management Information System (HMIS).

## **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The City of Stockton consulted one-on-one with various agencies and organizations throughout Stockton and San Joaquin County, including the CoC, public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. Additionally, the City held four focus group meetings with key stakeholders who were not targeted for one-on-one consultations, including the local Hispanic and Punjabi Chambers of Commerce, business owners, business and workforce development organizations, and members of the public. The focus group topics included housing needs and development, business development, economic development, and central city issues. These meetings were open to the public and advertised in the local newspaper. In total, the City consulted with 25 organization one-on-one, with an additional 38 organizations or community members participating in one or more of the focus groups. Some organizations participated in both the consultations and focus group discussions. In total, the City consulted 58 unique organizations or members of the public. The bullets on the following page list those organization and individuals who participated in the focus group meetings, while Table 3 presents a more detailed description of agencies and organizations that participated in one-on-one consultations.

**Focus Group Meeting Participants**

- ABC-Norcal
- A.G. Spanos Company
- Arnaiz Development Company
- Asian American Chamber of Commerce
- Bay Area Home Options
- Building Industry Association of the Greater Valley
- Café Coop
- Centro Community Partners
- Children’s Home of Stockton
- City of Stockton Office of Violence Protection
- Constance Smith – Community Member
- Dougherty CPAs, Inc.
- Downtown Stockton Alliance
- Enterprise Community Partners
- Financial Center Credit Union
- GRID Alternatives
- Hispanic Chamber of Commerce
- Housing Authority of the County of San Joaquin
- iHub
- Main Street Launch
- Miracle Mile Improvement District
- Office of Assembly member Eggman
- Punjabi Chamber of Commerce
- San Joaquin Business Council
- San Joaquin County Economic

**Development**

- San Joaquin County Human Services Agency
- San Joaquin County Worknet
- San Joaquin Partnership
- SEAT/SCORE
- Small Business Development Center
- St. Mary’s Interfaith Dining Hall
- Stockton Chamber of Commerce
- Stockton Cold Storage/Sierra Pacific Warehouse
- Stockton Impact Corp.
- Third City Coalition
- Tuleburg Press
- Visionary Home Builders
- Bill and Pam Rapp – Community Members

**Table 3 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	ARNAIZ DEVELOPMENT COMPANY
	<b>Agency/Group/Organization Type</b>	Housing Business Leader
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the focus group discussions, followed up by a one-one-one phone call. The anticipated outcome was to collect information regarding the ability of private housing developers to provide new housing within the city, particularly quality affordable housing, and to identify any barriers to the provision of housing.
2	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF THE DIOCES OF STOCKTON
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Elderly Persons Services - Persons with Disabilities Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County’s Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs for elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
3	<b>Agency/Group/Organization</b>	CENTRAL VALLEY LOW INCOME HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services- Homeless Other- Continuum of Care

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Needs Assessment  Public Housing Needs  Homeless Needs – Chronically Homeless  Homeless Needs – Families with Children  Homelessness Needs – Veterans  Homelessness Needs – Unaccompanied Minors  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Anti-Poverty Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This organization was invited to participate in the consultation process as a lead participant in the Continuum of Care. The anticipated outcome was to collect information regarding resources available for, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies.</p>
<p>4</p>	<p><b>Agency/Group/Organization</b></p>	<p>CONWAY HOMES RESIDENT COUNCIL</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Needs Assessment  Public Housing Needs  Homeless Needs – Chronically Homeless  Homeless Needs – Families with Children  Homeless Strategy  Non-Homeless Special Needs  Market Analysis  Non-Housing Community Development  Anti-Poverty Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Resident Council President for Conway Homes, one of the HACSJ’s public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination the anti-poverty and non-housing community development strategies, among others.</p>



5	<b>Agency/Group/Organization</b>	DIGNITY'S ALCOVE
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Chronically Homeless Homelessness Needs – Veterans Homelessness Strategy Market Analysis Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social services available to veterans, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategies.
6	<b>Agency/Group/Organization</b>	FATHERS AND FAMILIES OF SAN JOAQUIN COUNTY
	<b>Agency/Group/Organization Type</b>	Services – Elderly Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Children Services – Employment Services - Education Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
7	<b>Agency/Group/Organization</b>	GOSPEL CENTER RESCUR MISSION

	<b>Agency/Group/Organization Type</b>	Housing Services -Housing Services – Homelessness
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Non-Homeless Special Needs Homeless Strategy Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness, non-homeless special needs, and anti-poverty strategy, among other areas.
8	<b>Agency/Group/Organization</b>	HEALTH PLAN OF SAN JOAQUIN COUNTY
	<b>Agency/Group/Organization Type</b>	Health Agency Services - Health Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Regional Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the healthcare, housing, and social service needs of low-income and homeless individuals, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
9	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
	<b>Agency/Group/Organization Type</b>	Housing PHA Service- Housing Other Government – County Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs -Chronically Homeless Homeless Needs -Families with Children Homeless Strategy Market Analysis Lead-Based Paint Strategy Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process as the certified Public Housing Agency. The anticipated outcome was to collect information regarding public housing resources, conditions, and the needs of tenants, as well as to improve coordination with the housing, homelessness, community development, and anti-poverty strategies.
10	<b>Agency/Group/Organization</b>	LUTHERAN SOCIAL SERVICES – PROJECT HOPE
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homelessness Services – Education Services - Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Families with Children Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding housing and social services needs of youth on the edge of homelessness, and to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
11	<b>Agency/Group/Organization</b>	NEW DIRECTIONS - ALCOHOL & DRUG AWARENESS PROGRAM DBA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and antipoverty strategy, among other areas.
12	<b>Agency/Group/Organization</b>	SAN JAOQUIN COUNTY BEHAVIORAL HEALTH SERVICES

	<b>Agency/Group/Organization Type</b>	Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Homelessness Services – Health Health Agency Other Government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Non-Housing Community Development Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons with behavioral health issues and those experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
13	<b>Agency/Group/Organization</b>	SAN JOAQUIN COUNTY COMMISSION ON AGING
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Elderly Persons Services - Persons with Disabilities Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County’s Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
14	<b>Agency/Group/Organization</b>	SAN JOAQUIN COUNTY HUMAN SERVICES DEPARTMENT OF AGING AND COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Other Government – County Services – Elderly Persons Services – Persons with Disabilities Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the focus group discussions, with following up consultation including a conference call with various organizations representing the needs of elderly and disabled residents. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
15	<b>Agency/Group/Organization</b>	SAN JOAQUIN FAIR HOUSING ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding fair housing issues and identify barriers to affordable housing, as well as to improve coordination of the anti-poverty strategy, among others.
16	<b>Agency/Group/Organization</b>	SECOND HARVEST FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Homelessness
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
17	<b>Agency/Group/Organization</b>	SIERRA VISTA RESIDENT COUNCIL
	<b>Agency/Group/Organization Type</b>	Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Market Analysis Non-Housing Community Development Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Resident Council President for Sierra Vista, one of the HACSJ’s public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination the anti-poverty and non-housing community development strategies, among others.
18	<b>Agency/Group/Organization</b>	ST. MARY’S INTERFAITH DINING ROOM
	<b>Agency/Group/Organization Type</b>	Services – Homeless Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the services provided and to identify gaps in service for homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies.
19	<b>Agency/Group/Organization</b>	STAND AFFORDABLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Economic Development Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information the housing market, barriers to affordable housing development, and the connection between housing and public safety, as well as to improve coordination with the Consolidated Plan housing and antipoverty strategies.
20	<b>Agency/Group/Organization</b>	STOCKTON EMERGENCY FOOD BANK



	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
21	<b>Agency/Group/Organization</b>	STOCKTON SHELTER FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Housing Services – Homelessness Services – Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homeless Strategy Non-Housing Community Development Strategy Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of homeless individuals in Stockton, as well as to improve coordination with the Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.
22	<b>Agency/Group/Organization</b>	UNIVERSITY OF THE PACIFIC'S THOMAS J. LONG SCHOOL OF PHARMACY AND HEALTH SCIENCES
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Elderly Persons Services – Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Anti-Poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
23	<b>Agency/Group/Organization</b>	VISOINARY HOME BUILDERS
	<b>Agency/Group/Organization Type</b>	Housing Business Leader
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the ability of affordable housing developers to provide new quality affordable housing, and to identify any barriers to the provision of affordable housing.
24	<b>Agency/Group/Organization</b>	WOMEN'S CENTER YOUTH AND FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-Poverty Strategy

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of victims of domestic violence, as well as to improve coordination with the Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

All identified agencies and organizations were either consulted, or contacted and invited to participate in consultation and plan development. There was no decision to exclude any group.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Joaquin County Community Development Department	As the largest City in the CoC, the City of Stockton has a seat on the CoC governing body, ensuring coordination with the CoC and consolidated planning process.

**Table 4 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Though included in the list of agencies and organizations included in Table 3, it is important to highlight that the Consolidated Plan was developed in consultation with the Housing Authority of the County San Joaquin (HACSJ) and other adjacent local government agencies and departments.

**Narrative (optional):**

## PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

[To be completed following closure of the public comment period]

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 5 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment portion of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a clear perspective on the needs of the City of Stockton with regard to affordable housing, special needs housing, homelessness, and community development. The analysis identifies the highest priority needs, which form the basis for the Strategic Plan section and the programs and projects to be administered over the five-year implementation period. As required by the Consolidated Plan Template, as provided in the Integrated Disbursement and Information System (IDIS), the Needs Assessment is divided into six subsections, including:

- Housing Needs Assessment;
- Disproportionately Greater Need;
- Public Housing;
- Homeless Needs Assessment;
- Non-Homeless Needs Assessment; and
- Non-Housing Community Development Needs

Many of the data tables provided in this section are populated with the default values provided by HUD, based on the Comprehensive Housing Affordability Strategy (CHAS) dataset, which was developed by the Census Bureau using data from the 2011-2015 American Community Survey (ACS). Due to methodological factors associated with the default datasets, figures for the same variable may differ between tables. For example, the sum of the figures reported in Table 8 for households experiencing cost burdens greater than 50 percent of income is 18,589. The sum of figures reported in Table 11 for households experiencing cost burdens greater than 50 percent of income is 20,299. The difference is likely due to the estimation methodology applied by HUD and the Census Bureau, which rely on multi-year survey data. For this reason, much of the analysis provided in the following subsections focuses on the proportionate distribution of households by type and income level, rather than on the absolute household total counts. This analysis also supplements the default data provided by HUD with additional data from other sources.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The following five subsections analyze housing needs within the City of Stockton based on household income level, household tenure, and household type. More specifically, the focus of the analysis is on the presence of certain housing problems amongst area households. Under existing HUD regulations, housing problems are defined to include:

- **Cost burden** – Calculated as the proportion of a household’s total gross income that is spent on housing. For renters, housing costs are assumed to include rent paid by the tenant to the property owner, plus applicable utilities. For owner households, housing costs include all mortgage payments, taxes, insurance, and associated utilities. A household’s housing cost burden is considered to be excessive if applicable housing costs exceed 30 percent of gross income. Cost burden is considered to be severe if it exceeds 50 percent of gross income.
- **Overcrowding** – Defined as the condition of having more than one person residing per room in a residence, excluding bathrooms, porches, foyers, halls, or half-rooms. Severe overcrowding is defined as the condition of having more than 1.5 persons per room.
- **Substandard housing conditions** – When a housing unit lacks hot and cold piped water, and/or a flush toilet and a bathtub or shower; and/or kitchen facilities that lack a sink with piped water, and/or a range, stove, or refrigerator.

### Demographic Overview

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	291,707	299,725	3%
Households	89,178	92,435	4%
Median Income	\$47,426.00	\$44,797.00	-6%

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

The demographic summary data provided in Table 6 indicate that the City of Stockton gained nearly 8,018 new residents between the 2005-2009 and the 2011-2015 ACS survey periods, representing an increase of approximately three percent. This brought the total population within the City of Stockton to an average of 299,725 between 2011 and 2015. More recent data (2017 ACS 1-Year Estimates) indicate that the population of the City of Stockton increased to 310,476 residents in 2017, while California Department of Finance (DoF) data indicate that the population reached 316,410 persons as of 2019.

The ACS indicates that the number of households residing in the City of Stockton increased from an average of 89,178 between 2005 and 2009 to an average of 92,435 between 2011 and 2015. More

recent 1-year estimates from the ACS indicate that number of households Stockton decreased to 91,392 as of 2017, while the DoF estimates that it decreased further to 90,807 households as of 2019.

In nominal terms, the median income of households residing within the City of Stockton decreased by around six percent between the 2005-2009 and the 2011-2015 ACS survey periods. Once adjusted for inflation based on the Bureau of Labor Statistics' (BLS) Consumer Price Index (CPI), the effective median household income actually decreased by roughly 18 percent, or \$9,850 over this period. More recent data (2017 ACS 1-Year Estimates) from the U.S. Census Bureau indicate that the Stockton median household income increased somewhat from the 2011-2015 period, to an estimated \$51,336 in 2017, which is a decrease of \$6,769, or 11.7 percent, over the inflation adjusted 2005-2009 estimate.

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	15,095	13,695	15,025	9,050	39,580
Small Family Households	5,865	5,720	6,600	4,290	19,460
Large Family Households	1,915	2,500	2,625	1,730	6,490
Household contains at least one person 62-74 years of age	1,975	2,570	2,970	1,820	9,030
Household contains at least one person age 75 or older	1,320	1,555	1,805	989	3,660
Households with one or more children 6 years old or younger	4,325	3,915	3,910	2,010	6,460

**Table 7 - Total Households Table**

Data Source: 2011-2015 CHAS

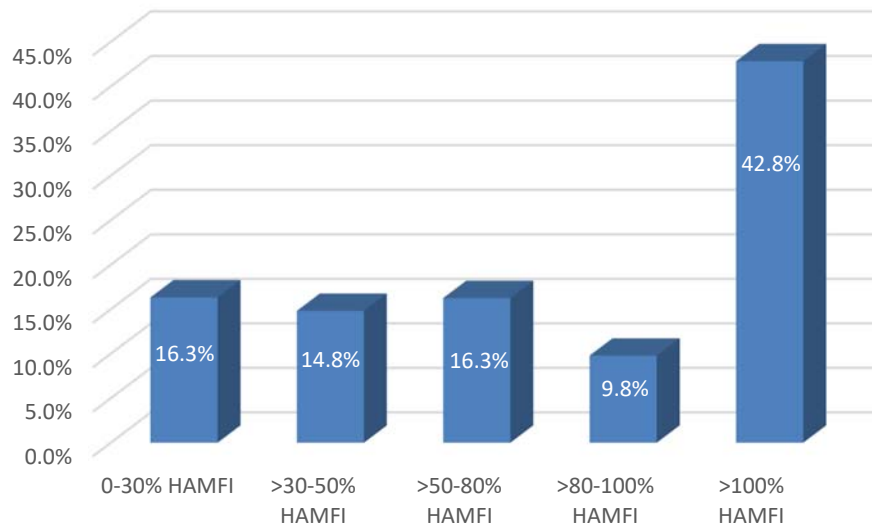
Table 7 identifies the average number of households that resided within the City of Stockton, by household type and income level between 2011 and 2015. Income levels are based on the percentage difference between the reported household income and the HUD Adjusted Median Family Income (HAMFI). The HUD defined income levels presented in the table include:

- **Extremely Low-Income:** 0-30 percent
- **Very Low-Income:** more than 30 percent to 50 percent
- **Low-Income:** more than 50 percent to 80 percent
- **Middle-Income:** more than 80 percent to 100 percent
- **Upper-Income:** more than 100 percent

Based on the data from the HUD CHAS dataset, an average of 52,865 households had incomes up to the median (i.e., up to 100 percent of the HAMFI) between 2011 and 2015, representing 57.2 percent of Stockton households. Approximately 43,815 households, around 47.4 percent of all households in the City of Stockton, qualified as lower-income, with incomes that were equal to 80 percent or less of the



HAMFI between 2011 and 2015. Of that total, an estimated 31.1 percent of all households fell into the extremely low- or very low-income categories, representing some 28,790 households. Note that the reported household figures may not sum to equal the total households figure reported in Table 7 due to factors associated with the ACS methodology.



**Figure 1 - Stockton Households by Income Level, 2011-2015**

**Data Source:** 2011-2015 CHAS

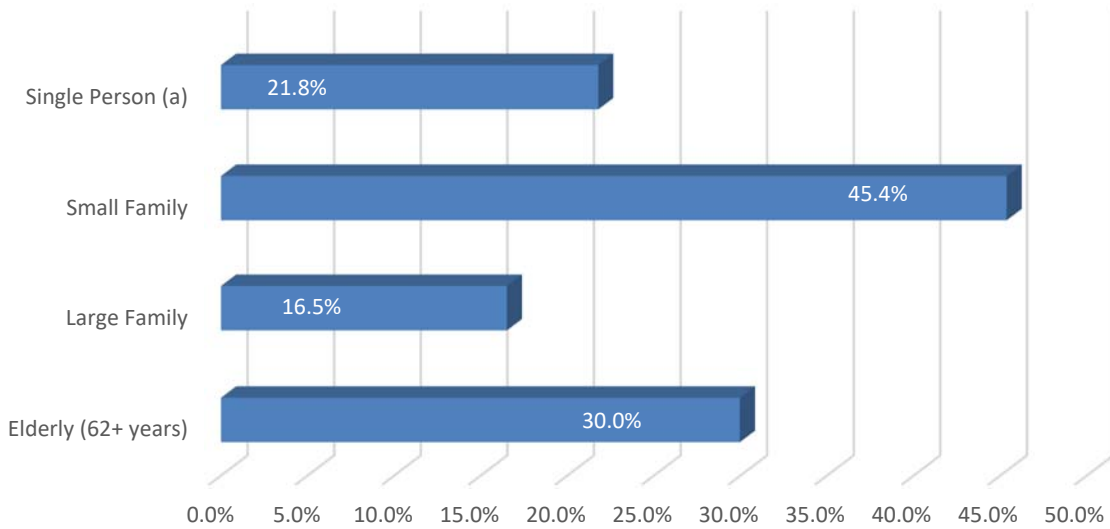
Small-family households represented one of the dominant household types in Stockton. They accounted for 45.4 percent of the total, representing more than 41,935 households, and included those households that had between two and four members. The proportion of small-family households that were lower-income was 4.0 percentage points below the average for all household types at 43.4 percent. The share that fell into the extremely low- or very low-income categories (27.6 percent) was also below average. Despite this, small family households represented a majority of all lower-income households, due to their larger numbers.

Large family households, which include five or more members, accounted for only 16.5 percent of all households in Stockton, representing around 15,260 households. The proportion of large family households that fell into lower-income categories (46.1 percent) was 1.3 percentage points below average for the city. Similarly, the proportion of large family households that were extremely low- or very low-income (28.9 percent) was also below average.

The relative age of household members can be an important factor with regard to the sensitivity of a household to changes in housing costs. For example, households with children face additional childcare costs and healthcare expenses, while elderly households often have fixed incomes and above average healthcare costs. Based on the data provided by HUD, households with children, age six or younger,

accounted for 22.3 percent of all households in the city. Approximately 58.9 percent of households with children were lower-income, which was 11.5 percentage points above the average for all households. Households with children were also more likely to be extremely low- or very low-income, compared to other households.

Elderly households, which contain at least one member age 62 or over, accounted for approximately 30.0 percent of all households in Stockton. The proportion of elderly households that fell into any of the three lower-income categories (44.0 percent) was roughly 3.4 percentage points below average compared to all households. The proportion of households with at least one person between the ages of 62 and 74 that were lower-income was 6.5 percentage points below average, while the proportion with at least one person age 75 or over that were lower-income was 2.8 percentage points above the average for all household types.



**Figure 2 - Stockton Households by Type, 2011-2015**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	410	220	115	150	895	25	35	20	10	90
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	310	345	180	165	1,000	55	75	150	60	340
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,005	1,075	860	370	3,310	50	175	455	390	1,070
Housing cost burden greater than 50% of income (and none of the above problems)	8,005	4,300	884	100	13,289	1,730	1,640	1,445	485	5,300
Housing cost burden greater than 30% of income (and none of the above problems)	880	3,310	3,620	1,230	9,040	365	490	2,060	1,435	4,350
Zero/negative Income (and none of the above problems)	745	0	0	0	745	375	0	0	0	375

**Table 8 – Housing Problems Table**

Data Source: 2011-2015 CHAS

Table 8 identifies the number of households that earned up to the median income that reported experiencing at least one housing problem, by tenure and income category, between 2011 and 2015. Note that due to rounding, and other methodological factors, the figures may differ from those reported elsewhere in this section. The table lists housing problems by their relative level of severity, with the most severe housing problems listed at the top of the table. If a household had more than one housing problem, they were included in the count of households with the more severe housing problem. For example, if a household was *both* cost-burdened and lived in substandard housing, they were counted in the category of households living in substandard housing.

Based on these data, only around 1.9 percent of Stockton households, who earned up to the median income, lived in substandard housing conditions, defined as the lack of complete plumbing and/or kitchen facilities. This included around 985 households. The vast majority of these households, around 90.9 percent, were renter households, with only 9.1 percent owning their own home. Around 83.8 percent were also lower-income, with household incomes equal to 80 percent or less of the HAMFI.

An estimated 10.8 percent of Stockton households, earning up to the median income, experienced some form of overcrowding. This included 5,720 households. Of this 23.4 percent experienced severe overcrowding, while the remaining 76.6 percent experienced a lesser degree of overcrowding. According to data provided by HUD, roughly 1,340 households were impacted by the more severe condition, and 4,380 households experienced less severe overcrowding. Renter households accounted for the majority of households earning up to the median income that experienced overcrowding. Overcrowded households were also more likely to be lower-income, regardless of tenure.

Approximately 60.5 percent of all Stockton households with incomes up to the median had housing cost burdens exceeding 30 percent of income, which equaled an estimated 31,980 households. Of those, 41.9 percent experienced a cost burden that was greater than 30 percent but less than 50 percent of gross income, while 58.1 percent experienced more severe cost burdens of greater than 50 percent of gross income. Overall, cost burdened households with incomes up to the median were more likely to be renters. Renter households accounted for 71.5 percent of all severely cost burdened households with incomes up to the median, and 67.5 percent of households with less severe cost burdens and incomes up to the median. Regardless of tenure, the households most likely to experience excessive cost burdens were those in the extremely low- and very low-income categories.

Households with zero or negative incomes represented only a small minority of Stockton households. According to the data provided, there were only around 1,120 in Stockton with zero or negative incomes between 2011 and 2015, which accounted for only 2.1 percent of households with incomes up to the median. Because these households had zero or negative incomes, they were categorized in the extremely low-income category.

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,735	5,930	2,039	785	18,489	1,855	1,925	2,075	940	6,795
Having none of four housing problems	1,700	4,170	6,445	3,690	16,005	680	1,665	4,465	3,625	10,435
Household has negative income, but none of the other housing problems	745	0	0	0	745	375	0	0	0	375

**Table 9 – Housing Problems 2**

Data Source: 2011-2015 CHAS

Table 9 provides an alternative presentation of the data reported in Table 8. It displays the number of households with incomes up to the median without housing problems, with one or more of the four HUD defined housing problems (i.e., the housing unit lacks complete kitchen facilities, the housing unit lacks complete plumbing facilities, the household is overcrowded, and the household is cost burdened), and households with negative income. Based on the data provided in Table 9, an estimated 25,284 households, or around 47.8 percent of all Stockton households with incomes up to the median, experienced at least one of the four reported housing problems. The majority of these households, regardless of tenure, fell into the lower-income categories, with the largest percentages evident among very low- and extremely low-income renters. Around 26,440 households, 50.0 percent of households with incomes up to the median, experienced none of the four reported housing problems. The majority of these households, regardless of tenure, were either low- or middle-income. Renter households of all income categories up to the median accounted for a majority (greater than 70 percent) of the households experiencing all three of the reported conditions (i.e., one or more housing problems, no housing problems, and zero or no income).

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,395	4,165	2,660	11,220	665	800	1,580	3,045
Large Related	1,510	1,750	725	3,985	320	400	765	1,485
Elderly	1,380	1,485	760	3,625	900	880	865	2,645
Other	3,240	1,710	969	5,919	320	225	510	1,055
Total need by income	10,525	9,110	5,114	24,749	2,205	2,305	3,720	8,230

**Table 10 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

Table 10 provides additional detail regarding the characteristics of lower-income households with incomes up to 80 percent of AMI with cost burdens greater than 30 percent. This includes those households with cost burdens of greater than 50 percent of income. Due to variation between the estimates provided in Table 10, and those reported elsewhere in this section, this portion of the analysis focuses on the proportionate distribution of households by type and income category.

Based on the available data, the majority of lower-income cost burdened households, around 43.3 percent, were small related households, with between two and four members. The households were fairly equally divided between the three other household types, including large related households (with five or more members), elderly households (whose head, spouse, or sole member is at least 62 years of age), and “Other” households. Large related households accounted for around 16.6 percent, while elderly households accounted for 19.0 percent, and all other households account for 21.1 percent.

Among all four household types, the majority of lower-income cost burdened households were renters. Though consistent with this trend, elderly cost burdened households included an above average proportion of homeowners, at around 42.2 percent, compared to an overall average of 25.0 percent. The data also indicate that cost burdened renter households were primarily extremely low- and very low-income, while cost burdened homeowner households primarily fell into the low-income category.

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,070	2,205	565	6,840	605	655	600	1,860
Large Related	1,355	855	55	2,265	250	280	170	700

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	1,040	855	185	2,080	720	665	445	1,830
Other	2,955	915	139	4,009	260	160	295	715
Total need by income	9,420	4,830	944	15,194	1,835	1,760	1,510	5,105

**Table 11 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

Similar to above, Table 11 provides additional detail regarding the characteristics of lower-income households with cost burdens greater than 50 percent of household income. Again, the majority of the severely cost burdened households in this group, around 42.9 percent, were small related households, with between two and four members. The remaining households were fairly equally divided between large related households accounting for around 14.6 percent, and elderly households accounting for 19.3 percent, while all other households accounted for 23.3 percent.

Among all four household types, the majority of lower income severely cost burdened households were renters. The data indicate that severely cost burdened renter households were primarily extremely low- and very low-income, while severely cost burdened owner households were more evenly distributed among the extremely low-, very low-, and low-income categories. Elderly households showed above average proportions of homeownership, at 46.8 percent, compared to an overall average of 25.1 percent for all household types.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,130	1,025	810	395	3,360	70	215	380	315	980
Multiple, unrelated family households	165	330	235	180	910	35	35	225	140	435
Other, non-family households	80	60	0	0	140	0	0	0	0	0
Total need by income	1,375	1,415	1,045	575	4,410	105	250	605	455	1,415

**Table 12 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

Table 12 identifies the number of households with up to median incomes experiencing overcrowding by household type, tenure, and income category. According to these data, individual families comprised an estimated 74.5 percent of lower income overcrowded households. Households composed of multiple, unrelated families accounted for 23.1 percent of all overcrowded households with up to median incomes, while other non-family households accounted for only 2.4 percent. Again, the large majority of households with up to median incomes experiencing overcrowding were renter households. For example, an estimated 77.4 percent of overcrowded single-family households with up to median incomes were renters, as were 67.7 percent of multiple unrelated family households, and 100 percent of overcrowded non-family households.

The data indicate that approximately 82.3 percent of the reported overcrowded households were lower-income, with around 54.0 percent falling into the extremely low- and very low-income categories. Overcrowded single-family households generally follow this same income distribution pattern. Households comprised of unrelated individuals (i.e., non-family households) were more likely to be in the lowest income categories with 100 percent of these households falling into the extremely low- and low-income categories. Overcrowded households made up of multiple, unrelated families, were also more likely to be lower income, but also had larger proportions of moderate-income households compared to the other household types.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

**Table 13 – Crowding Information – 2/2**

Data Source: Data not available

**Describe the number and type of single person households in need of housing assistance.**

According to the ACS, there were an average of 20,132 single-person households living in the City of Stockton between 2011 and 2015, which represented around 21.8 percent of all households. More recent data from the 2013-2017 ACS, indicate that there are now closer to 21,164 single-person households in Stockton, which represent 22.6 percent of all households. In both time periods, more than 50 percent of all single person households rented their accommodations.

According to the Census Bureau, there were approximately 14,426 studio and 1-bedroom housing units in Stockton between 2011 and 2015. Data from the 2013-2017 ACS indicate that there are closer to 14,186 studio and 1-bedroom units. These unit types represent the most appropriate unit types for single-person households.

Comparison between the figures discussed above indicate that there is an existing shortfall of approximately 6,978 small housing units. While some of the single-person households may represent



higher income households that have the resources to afford larger units that better suit their preferences, many are lower-income and may struggle to afford the higher rents associated with larger housing units.

Between 2013 and 2017, there were also approximately 24,216 two-person households in Stockton. These households, particularly those that are lower-income, may also prefer smaller housing units, like studio and 1-bedroom apartments, due to affordability considerations; however, this may result in utilization of smaller housing units that would otherwise be available for single-person households.

As discussed later on, the 2018 annual shelter count data indicate that approximately 2,027 adult households (i.e., households without children) utilized emergency shelter facilities and 267 utilized transitional shelter facilities within the City during the course of the year. Some of these households were adult multi-person households (i.e., married couples, etc.), though most were single-person households. Additional data from the 2019 Point in Time Count (PITC) indicate that there were approximately 799 unsheltered homeless adults living on the street in Stockton on any given night. All of these individuals are assumed to fall into the extremely low-income category.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

While the available data do not permit a comprehensive evaluation of the number and type of households in need of housing assistance who are disabled or victims of domestic violence, there are discrete data points available that help to highlight the general scope of the issue. For example, the 2011-2015 ACS indicates there were an average of 37,711 persons with disabilities living in Stockton, representing approximately 12.7 percent of the total population. According to the 2013-2017 ACS, this figure increased to 41,502 individuals, which represented roughly 13.7 percent of the population. This indicates that the number of individuals with disabilities is increasing.

According to figures derived from the 2011-2015 CHAS data set, approximately 27,345 households in the City of Stockton had at least one member with a physical or cognitive disability. This translates to around 29.6 percent of Stockton households. Of these households, roughly 15,260 (55.8 percent) were lower income with incomes that were less than or equal to 80 percent of HAMFI.

According to the Housing Authority of the County of San Joaquin (HACSJ), the housing authority administered 5,174 Housing Choice Vouchers (HCV) in San Joaquin County as of October 2019. Of those, 3,603, or 70 percent, resided in Stockton. Nearly 52 percent of HCV participants residing in Stockton around 1,878 households in total, reported having a disability of some kind. The 2019 PIT count also identified 250 unsheltered adults in the City of Stockton with a disability, 21 of whom reported having a physical disability, 45 of whom reported having chronic health problems and 170 of whom reported having mental health problems. None reported having a developmental disability.

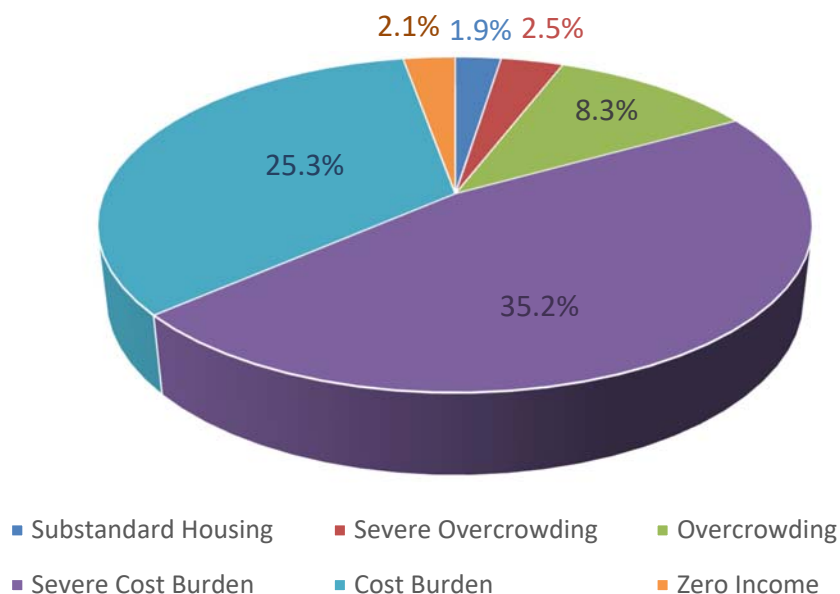
The available data on the prevalence of domestic violence, dating violence, sexual assault, and stalking is relatively limited. According to the California Department of Justice, there were a total of 2,435 domestic violence related calls for service placed to law enforcement agencies in Stockton in 2017.

Based on estimates of the total 2017 population reported by the Department of Finance, this equals approximately 7.8 calls for service per 1,000 residents. Given that many incidences of domestic violence, dating violence, sexual assault, and stalking go unreported, this likely understates the actual number of domestic violence, dating violence, sexual assault, and stalking victims.

Additional data provided by the Women’s Center – Youth and Family Services (WCYFS), the leading provider of services to victims of domestic violence and sexual assault in San Joaquin County, indicates that WCYFS provided assistance to 2,205 victims of domestic violence and 795 victims of sexual assault via their respective 24-hour help-lines in fiscal year 2017/2018, the most recent fiscal year for which data is available. While not all victims of domestic violence or sexual assault may require housing assistance, the WCYFS provided emergency shelter to 305 unique individuals at the DAWN House facility in fiscal year 2018/2019 (DAWN House closed for rehabilitation for six months in fiscal year 2017/2018, therefore data from that year does not reflect the number of persons served at that facility annually). Through WCYFS’s *Just for Kids* program, 92 children received one-on-one counseling. WCYFS’s Parent Academy had 275 parent participants in fiscal year 2017/2018. WCYFS also operates three facilities specifically targeting homeless and runaway youth. Safe House, the only emergency shelter in Stockton for homeless and runaway youth aged 12 to 17 years, sheltered 101 youth in fiscal year 2017/2018. Opportunity House, the county’s primary youth transitional living program, housed 26 youth and seven of their children. WCYFS also operated a non-residential Drop-In Center for homeless youth and those at risk of becoming homeless which served 111 youth in 2017/2018.

### **What are the most common housing problems?**

Based on the data reported in Table 8, the most common housing problems among Stockton households with incomes up to the median are excessive cost burden and overcrowding. Among those households with incomes up to the median experiencing housing problems, 60.5 percent, or around 31,979 households, experienced housing cost burdens in excess of 30 percent of gross income. An estimated 25.3 percent of households with incomes up to the median, around 13,390 in total, experienced housing cost burdens of greater than 30 percent, but less than 50 percent, of gross income. By comparison, an estimated 35.2 percent of households with incomes up to the median, equal to an estimated 18,589 households in total, experienced severe housing cost burdens exceeding 50 percent of gross income. Overcrowding represents a less prevalent, but still important, housing problem among Stockton households, affecting around 10.8 percent of households with incomes up to the median, or around 5,720 households in total. For additional detail regarding the breakdown of households by housing problem type, please refer to Table 8, above, as well as Figure 3, below.



**Figure 3 - Percent of Stockton Households with Housing Problems by Housing Problem Type, 2011-2015**

Note:

Represents proportions of the 39,804 households with incomes up to the median (100% AMI) that experience housing problems

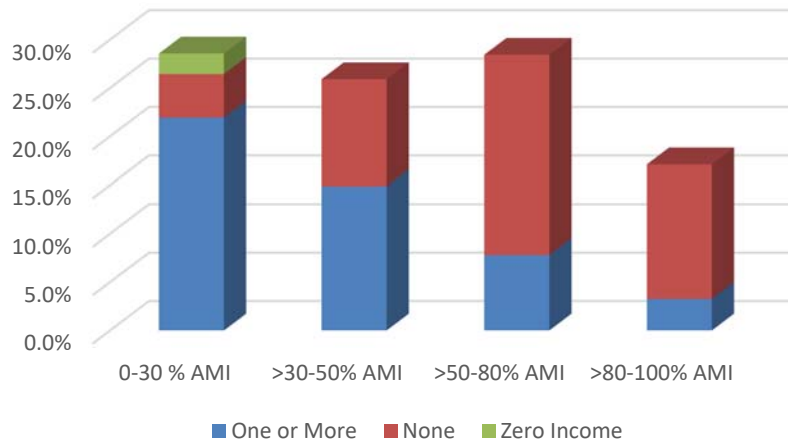
Data Source: 2011-2015 CHAS; BAE

### Are any populations/household types more affected than others by these problems?

The data reported in this section indicate that the prevalence of housing problems among households with incomes up to the median, regardless of household tenure, decreases as household income increases. For example, Figure 4 illustrates that an average of 21.9 percent of extremely low-income households experienced one or more housing problems between 2011 and 2015. This was compared to only 3.3 percent of middle-income households. On the whole, renter households were considerably more likely to experience housing problems. This is generally because they accounted for a larger overall proportion of lower-income households. For example, renter households accounted for 70.2 percent of all households with incomes equal to 80 percent of HAMFI or less, while owner households accounted for the remaining 29.8 percent.

As shown in Figure 5, renter households in the extremely low- and very low-income categories were more likely than their wealthier counterparts to experience severe housing problems. For example, an estimated 31.4 percent of renter households with incomes up to the median experiencing housing problems were extremely low-income and had housing costs that were greater than 30 percent of gross income. An estimated 28.3 percent were extremely low-income and experienced housing cost burdens that were greater than 50 percent of income. By comparison, an estimated 15.9 percent of renter households with incomes up to the median experiencing housing problems were low-income and

experienced housing costs equal to greater than 30 percent of gross income. However, only 3.1 percent of the reported renter households were low-income and experienced housing costs equal to greater than 50 percent of gross income. As shown in Figure 6, low-income owner households are generally more likely to experience severe housing problems. This is generally due to the relatively small numbers of extremely low- and very low-income owner households.

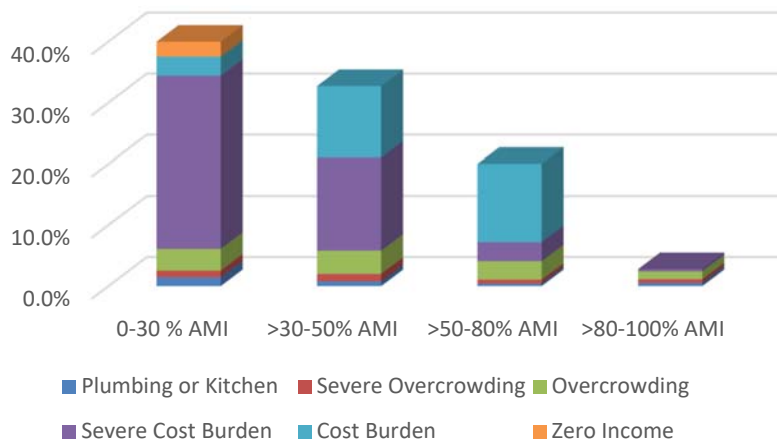


**Figure 4 - Percent of Stockton Households with Housing Problems by Income Category, 2011-2015**

Note:

Represents proportions of the 52,844 households with incomes up to the median (100% AMI).

Data Source: 2011-2015 CHAS, BAE

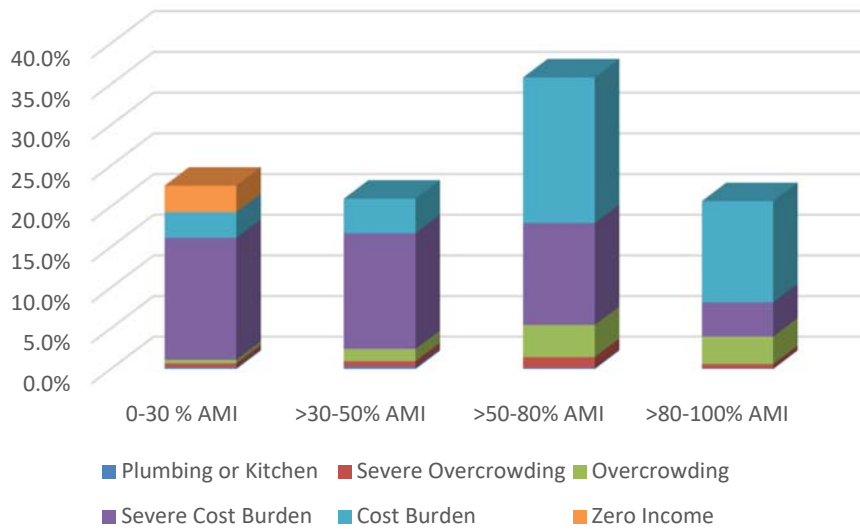


**Figure 5 - Percent Renter Households with Housing Problem by Income Category, 2011-2015**

Note:

Represents proportions of the 28,279 renter households with incomes up to the median (100% AMI) that experience housing problems, by housing problem and income category problems.

Data Source: 2011-2015 CHAS, BAE



**Figure 6 - Percent Owner Households with Housing Problem by Income Category, 2011-2015**

**Note:**

Represents proportions of the 11,525 owner households with incomes up to the median (100% AMI) that experience housing problems, by housing problem and income category problems.

**Data Source:** 2011-2015 CHAS, BAE

The additional data provided in Table 10 and Table 11 regarding the relative prevalence of housing cost burdens among lower income households of various types indicate elderly owner households and Other renter households are significantly more likely to experience excessive and severe housing cost burdens, when compared to all other households. Small related renter households and larger family owner households are somewhat more likely to experience excessive and severe housing cost burdens. In terms of overcrowding, non-family renter and multiple unrelated family households are significantly more likely to experience overcrowding, especially among extremely low and very low-income non-family households. Single-family renter households are only somewhat more likely to experience overcrowding.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

While the availability of data quantifying the number and characteristics of individuals and families at-risk of homelessness is limited, the federal definition for at-risk persons, described in the following section, provides a useful foundation upon which to generate rough estimates using the available Census and HUD datasets. According to Table 7, there are approximately 15,095 households in the City

of Stockton with incomes equal to, or less than, 30 percent of the HAMFI. Based on the federal definition, these households meet the primary threshold for being considered at-risk of homelessness. Roughly 43 percent of these households contain a single individual, while 57 percent are families. Around 39 percent are small-family households, while only 13 percent are large-families, and 29 percent contain children that are six years old or younger. Around 22 percent are households with at least one member age 62 or over.

Other important indicators include the prevalence of housing problems, and other characteristics, that are often associated with housing instability and an increased risk of homelessness. For example, of the estimated 15,090 households in the extremely low-income category reported in Table 9, around 77 percent experienced at least one of the four housing problems reported by HUD. Data presented in Table 8 indicate that around 77 percent of extremely low-income households had housing costs exceeding 30 percent of income, while 10 percent experienced some form of overcrowding, three percent lived in substandard housing, and eight percent had zero or negative incomes. This indicates that these households may be at increased risk of experiencing homelessness.

While there are multiple models for housing and supportive service provision, the ESG and CoC regulations emphasizes the housing first model, which focuses on providing homeless persons with housing as quickly as is practicable and limiting supportive services to those that are critical to immediately supporting stable housing, while other needs are addressed through available existing mainstream resources. Consultations with homeless service providers indicate that individuals and families at risk of homelessness or residing in shelters are most in need of rapid rehousing assistance so they can remain in their home, or assistance finding an affordable alternative unit. For families that must move, finding quality units in safe neighborhoods that allow their children to remain in their existing or better schools is critically important.

The City's Homeless Prevention and Rapid Re-Housing Program (HPRP) provides homeless prevention assistance to households who would otherwise become homeless and provides rapid re-housing assistance for persons who are currently homeless. Prior to 2012, the HPRP was funded through American Recovery and Reinvestment Act (ARRA) grants awarded by the Federal Government, with the City of Stockton receiving \$1.7 million and San Joaquin County receiving \$1.5 million. However, these grants were discontinued in 2012, severely limiting the efficacy of the program and the number of households assisted. Since 2012, the City has utilized ESG funds to implement both Homeless Prevention and Rapid Re-Housing activities. Between 2015 and 2019, the City provided homeless prevention services to 181 households (462 persons) and rapid rehousing services to 87 households (187 persons) using ESG funding.

For individuals and families receiving rapid rehousing assistance but nearing the end of that assistance, consultations indicate their greatest need is ability to secure and maintain a steady source of income. In some cases, this may require vocational training or life skills training to prepare them for the workforce. In other cases, this may require assistance with transportation to and from work and/or assistance locating affordable child care services which allow them to attend work.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

For the purposes of this analysis, the City of Stockton utilizes the federal definition for individuals and families at-risk of homelessness, as defined under *24 CFR 576.2*. The methodology used to generate the estimates described in the prior section are described in that section. Per Federal regulations, persons at-risk of homeless include:

**Category 1 – Individuals and Families**

Any individual or family who:

- (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “homeless” definition; and
- (iii) Meets one of the following conditions:
  - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
  - (B) Is living in the home of another because of economic hardship;
  - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
  - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
  - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau;
  - (F) Is exiting a publicly funded institution, or system of care (such as a health care facility, a mental health facility, foster care, or other youth facility, or correction program or institution);
  - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan;

## **Category 2 – Unaccompanied Children and Youth**

A child or youth who does not qualify as “homeless” under this section, but qualified as “homeless” under another Federal statute, such as section 387(3) of the Runaway and Homeless Youth Act, section 637(11) of the Head Start Act, or section 41403(6) of the Violence Against Women Act of 1994, among others.

## **Category 3 – Families with Children and Youth**

A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The characteristics of the housing market within the City of Stockton that are most closely linked with instability and an increased risk of homelessness among extremely low-income households include a lack of smaller, more affordable housing units. This results in an above average prevalence of high housing cost burdens and overcrowding among lower income households that may struggle to locate housing that is appropriately sized and affordable at their given income level. As a result, households often choose to occupy the housing units that represent the next best alternative, the occupancy costs of which often exceed the proportion of income generally considered reasonable. These households may also choose to share a housing unit with other unrelated lower-income individuals and households. While this often helps to improve the relative affordability of the available housing stock, it frequently results in overcrowded conditions. For extremely low-income households experiencing high housing costs and/or overcrowding, there are a variety of factors that can often result in an eminent risk of homelessness. Most notably, these include the loss of a job, persistent unemployment, and other personal circumstances, such as poor health, mental illness, substance abuse, and domestic violence or other trauma. One other factor that service providers noted in consultations as contributing to housing instability and homeless is an increase in evictions of lower income tenant from older more affordable units which were bought by investors in the wake of the housing market collapse of 2008. As the housing market in Stockton improves, many property owners are renovating units and renting them at market rents that are above what the existing tenants can afford. Given the shortage of units affordable to lower-income residents in Stockton, evicted tenants have limited alternative housing options.

### **Discussion**

Not applicable.



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when members of a given racial or ethnic group, at a given income level, experience housing problems at a greater rate (10 percentage points or more), than do households within the same income level as a whole, regardless of race or ethnicity. For example, assume that 60 percent of all low-income households within the City have a housing problem, as do 70 percent of low-income Hispanic households. In this case, low-income Hispanic households have a disproportionately greater need for housing assistance. The following analysis uses the default data, provided by HUD for the City of Stockton, to identify households experiencing disproportionately greater need, by racial and ethnic group and income level, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. The analysis is based on the estimated number of households experiencing each of the four housing problems, including those housing problems that are defined as both severe and less severe (e.g., both cost burdened and severely cost burdened households, as well as overcrowded and severely overcrowded households).

### 0%-30% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,830	1,140	1,120
White	2,560	325	305
Black / African American	2,540	155	270
Asian	1,805	225	215
American Indian, Alaska Native	105	10	15
Pacific Islander	10	15	0
Hispanic	5,175	390	290
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

Table 14 reports the number of extremely low-income (30 percent of HAMFI or less) households, by racial and ethnic group, that experienced one or more of the four housing problems discussed previously, as well as the number of households that experience none of the four housing problems, and the number of households with zero or negative income. According to these data, approximately 85

percent of extremely low-income households in Stockton experienced one or more of the four housing problems. Four out of the six reported racial and ethnic groups had a lower prevalence of housing problems, compared to extremely low-income households citywide. Black/African American and Hispanic households were more likely to experience housing problems, though not to a disproportionate degree (i.e. the percentage was less than 10 percentage points higher than the citywide average for all racial groups considered extremely low-income). This indicates that none of the identified racial and ethnic groups experienced a disproportionately greater need compared to other extremely low-income households.

### 30%-50% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,660	2,040	0
White	2,305	545	0
Black / African American	2,240	310	0
Asian	1,935	460	0
American Indian, Alaska Native	45	4	0
Pacific Islander	40	0	0
Hispanic	4,645	690	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2011-2015 CHAS  
**Source:**

Table 15 reports the number of very low-income (between 30 and 50 percent of HAMFI) households, by racial and ethnic group, that did or did not experience one or more of the four housing problems introduced previously. According to these data, approximately 85.1 percent of very low-income households in Stockton experienced one or more of the four housing problems. All Pacific Islander households reported in the table experienced at least one of the reported housing problems, indicating that these households experienced a disproportionately greater need than other very low-income households within the City. Very low-income households belonging to two other racial and ethnic groups were more likely to experience one or more housing problems compared to the income group citywide, but not disproportionality so. An estimated 91.8 percent of very low-income American Indian, Alaska Native households experienced at least one housing problem, while an estimated 87.8 percent of very low-income Black/African American households experienced at least one housing problem. These figures are 6.7 percent and 2.7 percent higher than the citywide average for very-low income

households. Because the CHAS data are based on the ACS, these values likely have margins of error values that were not published by HUD, suggesting that these values could be somewhat higher, or lower, than the reported value. With this in mind, the conservative approach would be to consider extremely low-income American Indian, Alaskan Native households as having a high likelihood of experiencing a disproportionately greater need.

### 50%-80% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,794	5,230	0
White	2,180	1,395	0
Black / African American	950	725	0
Asian	1,834	735	0
American Indian, Alaska Native	64	24	0
Pacific Islander	45	10	0
Hispanic	4,435	2,210	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2011-2015 CHAS  
**Source:**

Table 16 reports the number of low-income (between 50 and 80 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four housing problems introduced previously. According to these data, approximately 65.2 percent of low-income households in Stockton experienced one or more of the four housing problems. Nearly 82 percent of low-income Pacific Islander households experienced at least one of the reported housing problems, indicating that these households had a disproportionately greater need than other low-income households within the city. Low-income households belonging to Black/African American, and Hispanic racial and ethnic groups experienced one or more housing problem to a greater degree than low-income households citywide, but not disproportionately so. Low-Income American Indian, Alaska Native households, on the other hand, were 7.5 percentage points more likely to experience one or more housing problems compared to low-income households citywide. While this figure does not exceed the disproportionately greater need threshold, given the margin of error possible with ACS data, it is conservative to consider low-income American Indian, Alaska Native households as having a high likelihood of experiencing a disproportionately greater need.

## 80%-100% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,390	4,665	0
White	1,054	1,260	0
Black / African American	400	425	0
Asian	885	825	0
American Indian, Alaska Native	25	25	0
Pacific Islander	4	0	0
Hispanic	1,945	2,020	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
 Source:

Table 17 reports the number of middle-income (between 80 and 100 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four housing problems introduced previously. Approximately 48.5 percent of middle-income households in Stockton experienced one or more of the four housing problems. Though middle-income households in three of the reported racial and ethnic groups had an above average percentage of households that experienced one or more housing problems, only low-income households belonging to the Pacific Islander racial and ethnic group exceeded the threshold defined by HUD for disproportionately greater need. According to these data, four Pacific Islander households were considered middle-income, all of which experienced one or more of the defined housing problems.

### Discussion

Using the default data for the City of Stockton provided in Table 14 through Table 17, and the previously identified methodology for determining disproportionately greater need prescribed by HUD, the analysis discussed above identifies a disproportionately greater need for housing assistance among Pacific Islander and American Indian, Alaska Native households. More specifically, the analysis indicates that very low-, low-, and middle-income Pacific Islander households experienced housing problems at a disproportionately greater rate than other households in the same income categories. While the proportion of very low- and low-income American Indian, Alaska Native households did not meet the criteria for being considered disproportionately impacted by housing problems, the proportion of these households that did experience housing problems was close enough to the threshold that they could be considered at risk for experiencing housing problems at a disproportionate rate.

Housing Problems (a)	0%-30% HAMFI	30%-50% HAMFI	50%-80% HAMF	80%-100% HAMFI
<b>White</b>	-	-	-	-
<b>Black/African American</b>	-	-	-	-
<b>Asian</b>	-	-	-	-
<b>American Indian, Alaska Native</b>	-	○	○	-
<b>Pacific Islander</b>	-	X	X	X
<b>Hispanic</b>	-	-	-	-
<p><b>X</b> = The given racial or ethnic group, at a given income level, experienced housing problems at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.</p> <p><b>○</b> = The given racial or ethnic group, at a given income level experienced housing problems to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.</p> <p>Note:  (a) The four housing problems are:  1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%</p>				

**Table 18 - Disproportionately Greater Need - Housing Problem Summary**

**Data** 2011-2015 CHAS; BAE  
**Source:**

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As discussed in prior section, a disproportionately greater need exists when the members of a racial or ethnic group, at a given income level, experience housing problems at a greater rate than that of all households at the same income level. The following assessment expands on the analysis conducted under section NA-15, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. This section focuses on those households that experience more severe housing problems, including those that lack complete kitchen and/or plumbing facilities, as well as severe cost burdened (greater than 50 percent of income is spent on housing and related costs) and severe overcrowding (greater than 1.5 persons per room).

### 0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,590	2,380	1,120
White	2,260	625	305
Black / African American	2,300	395	270
Asian	1,705	325	215
American Indian, Alaska Native	70	40	15
Pacific Islander	10	15	0
Hispanic	4,660	910	290

**Table 19 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

Table 19 reports the number of extremely low-income (30 percent of HAMFI or less) households, by racial and ethnic group, that experience one or more of the severe housing problems noted in the introduction. Approximately 76.8 percent of extremely low-income households in Stockton experienced one or more of the four housing problems at a severe level. According to these data, none of the extremely low-income racial and ethnic groups disproportionately experienced severe housing problems compared to extremely low-income households citywide. Extremely low-income Hispanic and Black/African American households were more likely to experience severe housing problems than the average extremely low-income household in Stockton, but only by 2.7 and 0.8 percentage points, respectively.

### 30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,855	5,835	0
White	1,560	1,290	0
Black / African American	1,540	1,010	0
Asian	1,470	925	0
American Indian, Alaska Native	35	15	0
Pacific Islander	20	20	0
Hispanic	2,885	2,450	0

**Table 20 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

Table 20 reports the number of very low-income (between 30 and 50 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the severe housing problems noted above. Approximately 57.4 percent of very low-income households in Stockton experienced one or more of the four severe housing problems. Only very low-income American Indian, Alaska Native households experienced one or more severe housing problem to a disproportionately greater degree than very low-income households citywide. According to the data, 70 percent of very low-income American Indian, Alaska Native households experienced severe housing issues, which was 12.6 percentage points higher than the citywide average for the income group as a whole. Though three of the reported racial and ethnic groups have an above average percentage of households experiencing one or more severe housing problem, none of those exceed the 10 percent threshold defined by HUD for disproportionately greater need.

### 50%-80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,114	10,910	0
White	830	2,745	0
Black / African American	305	1,375	0
Asian	1,084	1,490	0
American Indian, Alaska Native	24	64	0

<b>Severe Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Pacific Islander	14	35	0
Hispanic	1,695	4,960	0

**Table 21– Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

Table 21 reports the number of low-income (between 50 and 80 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the severe housing problems noted in the introduction. According to these data, approximately 27.4 percent of low-income households in Stockton experienced one or more of the four severe housing problems. Low-income Asian households disproportionately experienced severe housing problems, with 42.1 percent of these households reporting one or more of the four severe housing problems. This is 14.7 percentage points higher than the citywide average for the same income group, and above the 10-percentage point threshold required to be considered disproportionately impacted.

### 80%-100% of Area Median Income

<b>Severe Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,725	7,315	0
White	435	1,879	0
Black / African American	85	745	0
Asian	495	1,220	0
American Indian, Alaska Native	15	35	0
Pacific Islander	4	0	0
Hispanic	700	3,260	0

**Table 22 - Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

Table 22 reports the number of middle-income (between 80 and 100 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four severe housing problems. According to these data, only around 19.1 percent of middle-income households in Stockton experienced a severe



housing problem. According to the data, two racial and ethnic groups exceeded the threshold defined by HUD for disproportionately greater need. Of the four middle-income Pacific Islander households reported, all had one or more of the four severe housing problems, exceeding the citywide average by 80.9 percentage points. Approximately 30 percent of middle-income American Indian, Alaska Native households had at least one severe housing problem, exceeding the citywide average by 10.9 percentage points. Although middle-income Asian households experienced severe housing problems at a rate that was below the 10 percent threshold (9.8 percent), it was close enough that these households could conservatively be considered as having a disproportionately greater need for housing assistance.

**Discussion**

Using the default data for the City of Stockton provided in Table 19 through Table 22, and the previously identified methodology for determining disproportionately greater need prescribed by HUD, the analysis above identifies a disproportionately greater need for housing assistance among American Indian, Alaska Native, Asian, and Pacific Islander households. More specifically, this portion of the analysis focused on those households experiencing severe housing problems, mainly severe cost burdens (in excess of 50 percent of income) and severe overcrowding (greater than 1.5 persons per room). The analysis identifies a disproportionately greater need for housing assistance among American Indian, Alaskan Native households at the very low- and middle-income categories, as well as Asian households in the low- and middle-income categories and Pacific Islander households in the middle-income category.

<b>Severe Housing Problems (a)</b>	<b>0%-30% HAMFI</b>	<b>30%-50% HAMFI</b>	<b>50%-80% HAMF</b>	<b>80%-100% HAMFI</b>
White	-	-	-	-
Black/African American	-	-	-	-
Asian	-	-	<b>X</b>	<b>X</b>
American Indian, Alaska Native	-	<b>X</b>	-	<b>X</b>
Pacific Islander	-	-	-	<b>X</b>
Hispanic	-	-	-	-

**X** = The given racial or ethnic group, at a given income level, experienced housing problems at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.

**O** = The given racial or ethnic group, at a given income level experienced housing problems to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.

Note:  
 (a) The four housing problems are:  
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 23 - Disproportionally Greater Need – Severe Housing Problems Summary**

Data Source: 2011-2015 CHAS; BAE

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

As discussed in prior section, a disproportionately greater need exists when the members of a racial or ethnic group, at a given income level, experience housing problems at a greater rate than all households at the same income level. The following assessment expands on the analysis conducted under section NA-15, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. This section focuses on the relative burden placed on households with regard to housing costs, by race and ethnic group.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,760	19,870	21,600	1,205
White	17,625	5,070	4,940	355
Black / African American	4,825	2,805	4,155	285
Asian	9,585	2,935	3,720	225
American Indian, Alaska Native	150	120	125	15
Pacific Islander	280	140	14	0
Hispanic	16,210	8,300	7,590	310

**Table 24 - Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

The data reported in Table 24 identifies the number of households by race and ethnic category and categorizes them by the percentage of household income that is dedicated to housing and housing related costs. As discussed previously, households are considered cost burdened when their housing and related costs exceed 30 percent of the household income. Households are considered severely cost burdened when housing and related costs account for greater than 50 percent of household income.

According to the default data provided by HUD, 53.8 percent of all households in Stockton had housing costs that were equal to, or less than, 30 percent of household income. By comparison, an estimated 63.0 percent of White households experienced housing costs equal to, or less than, 30 percent of income. This indicates that these households are less likely to be burdened by high housing costs, compared to other households in Stockton.

An estimated 21.5 percent of households in Stockton experienced housing costs equal to between 30 and 50 percent of income. By comparison, approximately 32.3 percent of Pacific Islander households are burdened with housing costs that equal between 30 and 50 percent of income. This is 10.8 percentage points higher than the citywide average, indicating that this racial group experienced a disproportionately greater need for assistance. While not exceeding the threshold for needing disproportionality greater assistance, American Indian, Alaskan Native households were 7.8 percentage points more likely to be cost burdened, indicating that they are at risk for a disproportionately greater need for assistance.

An estimated 23.4 percent of households in Stockton have housing costs equal to more than 50 percent of household income. Black/African American households are the only racial or ethnic group that shows a disproportionately greater need in this regard, with an estimated 34.4 percent experiencing this condition, which is 11.1 percentage points higher than the citywide average. Once again, American Indian, Alaskan Native households could be considered at risk for a disproportionately greater need for assistance, as these households are 7.1 percentage points more likely than the citywide average to have severe housing cost burdens.

**Discussion:**

Using the default data for the City of Stockton provided in Table 24, and the previously identified criterion for determining disproportionately greater need, the analysis provided above indicates that Pacific Islander households experienced excessive housing cost burdens at a disproportionately greater rate, compared to all households citywide, while African American households experienced severe housing cost burdens at a disproportionately greater rate, compared to all households citywide. Meanwhile, American Indian/Alaskan Native households were at risk for risk for experiencing both excessive and severe housing cost burdens to a disproportionately greater degree than other racial and ethnic groups.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
White	-	-	-	-
Black/African American	-	-	<b>X</b>	-
Asian	-	-	-	-
American Indian, Alaska Native	-	o	o	-
Pacific Islander	-	<b>X</b>	-	-
Hispanic	-	-	-	-
Note: <b>X</b> = The given racial or ethnic group, at a given income level, experienced housing cost burdens at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.				

○ = The given racial or ethnic group, at a given income level experienced housing cost burdens to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.

**Table 25 - Disproportionally Greater Need – Housing Cost Burden Summary**

**Data** 2011-2015 CHAS; BAE  
**Source:**

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The analysis discussed under sub-sections NA-15 through NA-25 provide evidence based on the most recent available data indicating a disproportionately greater need for housing assistance among very low-income Pacific Islander and American Indian, Alaska Native households; and low- and middle-income Pacific Islander, American Indian, Alaska Native, and Asian households. In particular, there is a disproportionately greater prevalence of severe housing problems among very-low-income American Indian, Alaska Native households; low-income Asian households; and middle-income Asian, American Indian, Alaska Native, and Pacific Islander households. Lastly, the analysis indicates that American Indian, Alaska Native and Pacific Islander households are disproportionately impacted by high housing cost burdens, while Black/African American households are disproportionately impacted by severe housing cost burdens.

### **If they have needs not identified above, what are those needs?**

Not Applicable

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

With a relatively diverse minority population, a variety of areas throughout the City of Stockton contain notable concentrations of minority residents. However, very few of these areas contain a concentration of racial or ethnic groups identified above as having a disproportionately greater need of housing assistance that reach the HUD based threshold of 51 percent. According to the 2013-2017 ACS, there are six Census Tracts in the north eastern portion of the city where the share of Asian residents equals or exceeds 50 percent, including Census Tracts 33131, 34033, 34051, 34091, 35001, 41023. For additional detail regarding the relative concentration of disproportionately impacted minority residents throughout the City of Stockton, please refer to the figures provided in section MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction

The following section provides a concise summary of existing public housing resources and discusses the needs of public housing residents. Because the City of Stockton does not own or operate public housing, this task is delegated to the Housing Authority of the County of San Joaquin (HACSJ), which is designated as a certified Public Housing Agency (PHA). The data reported in the tables provided below are provided by the HACSJ and represents figures for the City of Stockton as of September 2019.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher (a)		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
# of units vouchers in use	0	0	686	3,603	285	3,318	145	55	8
Note: (a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders. (b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.									

**Table 26 - Public Housing by Program Type**

**Data Source:** Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

The HACSJ owns and operates a total of 1,075 public housing units at four properties located throughout the County. Due to redevelopment efforts underway at a number of HASJC owned complexes which involve demolition and replacement of units, there currently 986 public housing units currently in use throughout the County. Two of the public housing complexes owned and operated by the HACSJ are located in the City of Stockton, including Conway Homes and Sierra Vista Homes. Conway Homes features 436 units, while Sierra Vista currently features 305 units. The HACSJ is currently in the second phase of a multiphase redevelopment of Sierra Vista. Prior to the redevelopment project, Sierra Vista had 396 units. Upon completion of the redevelopment project, Sierra Vista will have between 500 and 550 new units, resulting in a net increase of 104 to 154 new units. This would bring the total number of public housing units in Stockton to between 936 and 986 units. Table 26 shows that 686 of the public housing units located in Stockton are currently occupied, with the ongoing redevelopment efforts being the main reason 55 units remain unoccupied.

In addition to maintaining a large number of public housing units, the HACSJ also provides assistance through the Housing Choice Voucher (HCV) program. As reported in Table 26, 3,603 Stockton households currently receive vouchers through the program. The majority of the vouchers issued by the HACSJ are tenant-based, meaning that vouchers are issued to individual households, who are then responsible for locating suitable housing. Of the total vouchers, Table 26 identifies 145 vouchers in use in Stockton through the Veterans Affairs Supportive Housing (VASH) program, 55 vouchers issued through the Family Unification program, and eight vouchers issues through the Mainstream Voucher Program. The Mainstream Voucher Program assists non-elderly persons with disabilities and was funded for the first time since 2005 by the 2017-2019 Consolidated Appropriations Act. Figures in Table 26 through Table 30 which reference disabled individuals refer to Mainstream Voucher Program participants.

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
Average Annual Income	0	0	19,155	(c).	12,257	16,976	14,811	15,603	13,111
Average length of stay	0	0	6.71	(c).	2.0	4.2	2.1	2.5	1
Average Household size	0	0	3	(c).	1	3	2	4	2
# Homeless at admission	0	0	59	371	35	336	91	0	6
# of Elderly Program Participants (>62)	0	0	161	1,168	130	1,038	2	1	1
# of Disabled Families	0	0	242	1,878	197	1,840	26	8	8
# of Families requesting accessibility features	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
# of HIV/AIDS program participants	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
# of DV victims	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
Notes: (a) Special purpose voucher participants are a subset of project-based and tenant-based voucher holders. (b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program. (c) HACSJ staff were unable to determine the methodology used by HUD to calculate average annual income, average length of stay, and average household size for total project- and tenant-based voucher users.									

**Table 27 - Characteristics of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

Table 27 provides additional detail regarding the characteristics of public housing tenants and HCV participants in the City of Stockton. For example, the average annual income of most public housing tenants is just over \$19,000. With an average household size of three persons, this is below the \$21,330 federal poverty line for a family of three in 2019, as shown in Table 28. Similarly, Voucher participants also had average annual incomes that were below the federal poverty line based on the average household sizes listed in Table 27. A comparison of data presented in Table 27 and Table 28 shows that with the exception of Mainstream Voucher Program participants, all project-based, tenant-based, and special purpose voucher participants had average annual incomes that were below the federal poverty line for the associated average household size. The data indicate that income gap is most pronounced among programs with larger average household sizes, such as tenant-based and Family Unification voucher holders.

Persons in Family/Household	Poverty Guideline
1	\$12,490
2	\$16,910
3	\$21,330
4	\$25,750

**Table 28 - Federal Poverty Guidelines for the 48 Contiguous States and the District of Columbia, 2019**

**Data Source:** U.S. Department of Health and Human Services, 2019.

Table 27 shows that public housing tenants have considerably longer average stays than voucher participants. Public housing tenants' stays average a little more than six and a half years, followed by tenant-based vouchers with an average stay of a little more than four years. Disabled or Mainstream



Voucher Program participants have the shortest length of stay; however, it should be noted that the Mainstream Voucher Program has only been in effect since November 2018 and that the average length of stay will likely increase as the program continues. At around two years, project-based and Veterans Affairs Supportive Housing (VASH) voucher participants have the shortest average lengths of stay, followed by Family Unification voucher holders at 2.5 years. Tenant based voucher participants have the second longest average length of stay, at a little more than four years.

Roughly nine percent of public housing tenants and ten percent of voucher program participants were homeless upon admission to the housing program, with special purpose voucher holders having the highest rate of homelessness. Three quarters of Mainstream voucher holders were homeless upon admission, while 63 percent of VASH participants and 45.5 percent of Family Unification Program participants were homeless upon admission.

A little more than 23 percent of public housing tenants and 32 percent of HCV program participants are elderly. Project based and VASH voucher participants are much more likely to include elderly residents, accounting for around 46 percent of each program’s participants, respectively.

An even larger percentage of participating households included persons with disabilities. For example, 35 percent of households residing in public housing and 56 percent of households participating in the HCV program, include persons with disabilities. The Mainstream program, which specifically targets persons with disabilities, had the largest proportion of disabled participants; however, in absolute terms, tenant-based voucher programs housed the largest number of disabled families.

The HACSJ does not track the number of families requesting accessibility features, the number of HIV/AIDS program participants, or the number of domestic violence victims.

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher (a)		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
White	0	0	312	1,233	121	1,112	89	38	5
Black/African American	0	0	219	1,786	139	1,647	54	9	3
Asian	0	0	111	463	14	449	2	5	0
American Indian/Alaska Native	0	0	11	49	3	46	0	0	0
Pacific Islander	0	0	6	18	5	13	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
Other	0	0	27	62	3	59	0	3	0

Notes:  
(a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders.  
(b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.

**Table 29 - Race of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

According to the data provided in Table 29, 45 percent of the public housing tenants in Stockton are White, with the second and third largest sub-groups being African Americans (32 percent) and Asians (16 percent). Combined, American Indians, Pacific Islanders, and persons of mixed racial background account for only six percent of all public housing tenants. The racial characteristics of HCV program participants are somewhat different, with Whites accounting for 34 percent, African Americans accounting for 50 percent, and Asian residents accounting for 13 percent of HCV holders. The remaining racial groups accounting for four percent of HCV holders.

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
Hispanic	0	0	298	760	60	700	27	17	5
Not Hispanic	0	0	388	2,851	225	2,626	118	38	3

Notes:  
(a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders.  
(b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.

**Table 30 - Ethnicity of Public Housing Residents by Program Type**

**Data Source:** Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

According to the data provided in Table 30, 57 percent of the public housing tenants in Stockton are non-Hispanic, with Hispanic residents accounting for the remaining 43 percent. Approximately 80 percent of HCV program participants are reportedly non-Hispanic, as are the majority of voucher

recipients under the various special purpose programs, such as VASH and Family Unification. Participants in the Mainstream Voucher Program are the exception, with Hispanic participants accounting for 63 percent of program residents.

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

As described above, public housing and voucher program participants, as well as those pursuing participation in these programs (i.e., on the wait lists), are typically extremely low-income, with most having incomes below the federal poverty level. While most were not homeless at the time they entered the program, with the exception of VASH participants (63 percent were homeless at admission), most would be at very high risk for homelessness in the absence of the public housing and voucher programs. Around one-third of public housing resident households and more than half of voucher program participant households contain at least one person with a disability. More than half of public housing residents and voucher holders are members of a racial and/or ethnic minority group.

There are generally two types of affordable housing waiting lists managed by the HACSJ. These include wait lists for subsidized units, which require an income test to determine eligibility, and unsubsidized units that require no eligibility test, but are rented at market rates. Due to the way records are kept, there is insufficient information available regarding the characteristics of these households. It is likewise not possible to determine the number of households requesting accessible units at this time. Nonetheless, the characteristics of wait list participants are assumed to be similar to existing public housing and voucher program participants.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

According to the HACSJ, the most immediate needs of existing residents of public housing, as well as Housing Choice Voucher holders, is securing a steady source of income and identifying and responding to appropriate employment opportunities. Many of public housing residents and voucher program participants could use additional assistance with job readiness and soft skills development, which will help them to improve their ability to capitalize on available employment opportunities as they arise. Households also need assistance navigating existing social service programs. Childcare is also a key need, as a lack of adequate childcare is often a barrier to securing and retaining adequate employment.

### **How do these needs compare to the housing needs of the population at large**

The majority of the existing public housing residents possess incomes in the lowest reported income categories. As a result, these households are more likely than their citywide counterparts to experience food insecurity and other crises resulting from a severe lack of resources. Many of these households also lack a complete and high-quality education and therefore the skills possessed by their citywide peers. This puts them at a clear disadvantage when pursuing employment opportunities. Due to their low incomes and lack of many otherwise common soft skills and social skills, many of these households would be at severe risk for homelessness in the absence of public housing or housing voucher programs.

**Discussion**

Not applicable.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The following section describes the nature and extent of unsheltered and sheltered homelessness in the City of Stockton. The data presented in this section were collected from the Central Valley Low Income Housing Corporation (CLIHC), which acts as the Homeless Information Management System (HMIS) manager for the San Joaquin County/Stockton Continuum of Care (CoC). The San Joaquin CoC represents a network of local government agencies, as well as non-profit and private organizations, that provide services and assistance to homeless individuals and families. The goal of the CoC is to coordinate local efforts to identify and address the needs of the homeless population, provide coordinated outreach services, and to identify gaps and shortfalls where additional resources and coordination may be necessary. Though the CoC effort is led by the San Joaquin County Community Development Department, it incorporates the resources and efforts of a wide variety of jurisdictions, organizations and agencies. These include CVLIHC, the Housing Authority of San Joaquin County (HACSJ), Gospel Center Rescue Mission, Ready to Work, Community Medical Centers, Health Plan of San Joaquin, and representative from other cities throughout the county including the City of Stockton among other important organizations and agencies.

The tables provided below identify the estimated number of unsheltered and sheltered homeless individuals and families in the City of Stockton. The tables present data collected through the 2019 PITC and 2018 annual shelter count. It should be noted that preliminary results indicate an increase in the total number of unsheltered homeless included in the 2019 PITC, compared to the 2017 count. The increase may be attributed to improvements in the survey method and increased outreach, though actual increases in the size of the unsheltered homeless population are also likely. The data on the number of sheltered homeless residing in emergency and transitional housing facilities are those reported in the HMIS system for facilities located within the City of Stockton.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

While there are no data available indicating the number of persons entering and exiting homelessness each year, the 2019 PITC identified 2,629 unduplicated homeless individuals countywide, including 1,558 unsheltered homeless and 1,071 persons in emergency shelters and transitional housing facilities. The 2017 PITC identified a total of 1,552 unduplicated homeless individuals, including 567 unsheltered homeless and 985 persons in emergency shelters and transitional housing facilities. Overall, this represents a 73 percent increase in the number of homelessness individuals countywide. Note, however, that the PITC may not represent a complete census of the homeless population. Due to methodological improvements, the 2019 count likely captured a larger proportion of the existing homeless population, which implies that the increase in the number of surveyed homeless individuals

could be less pronounced that it would otherwise appear.

Additional information provided by the CVLIHC indicates that 2,325 unique individuals utilized emergency shelter facilities within the City of Stockton during the 2018 calendar year. The reported average length of stay for shelter residents who exited a facility during the 2018 calendar year was 42 days, while the median length of stay was seven days. The average length of stay for residents still residing in a shelter at the end of 2018 was 275 days, with a median stay of 76 days.

There were also 290 persons who resided in transitional housing in Stockton in 2018. Note that there may be some duplication of persons that resided in emergency shelter facilities, but then moved into a transitional housing facility, during the same calendar year. The reported average length of stay for transitional housing residents who exited a facility during the 2018 calendar year was 178 days, while the median length of stay was 92 days. The average length of stay for residents still residing in transitional housing at the end of 2018 was 206 days, with a median stay of 148 days.

**Nature and Extent of Homelessness: (Optional)**

See discussion below.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Household Type	Unsheltered (a)	Sheltered	
		Emergency**	Transitional**
Adults	799	435	118
Children	4	224	55
Unknown	119	0	0
<b>Total</b>	<b>922</b>	<b>659</b>	<b>173</b>
<i>Chronically Homeless (Adults and Head of Households)</i>	183	72	n.a.
<i>Families with Children</i>	n.a.	92	18
<i>Mentally Ill</i>	170	103	19
<i>Substance Abuse</i>	280	125	44
<i>Elderly (60 years and over)</i>	42	72	7
<i>Unaccompanied Youth</i>	n.a.	13	5
<i>Veterans</i>	39	27	34
Note: (a) Data presented as a subset of the total reported unsheltered population (e.g. families with children, mental health problems, etc.) and only represents information for the 469 unsheltered individuals who were surveyed as part of the PITC. Another 453 unsheltered individuals were observed, but not surveyed for the information provided in this section of the table			

**Table 31 - Unsheltered and Sheltered Homeless by Population Type**

Data Source: 2019 PIT, HMIS

Table 31 reports the number of homeless persons in the City of Stockton during the 2019 PITC. There were a total of 922 unsheltered persons in Stockton on the night of the PITC, including 799 homeless adults and four children, as well as 119 persons whose age could not be identified. The PITC recorded 659 persons residing in emergency shelters, including 435 adults and 224 children. There were 173 persons residing in transitional housing facilities, including 118 adults and 16 children. While data was not collected regarding the number of unsheltered families with children there were a total of 92 sheltered families with young children residing in emergency shelters in Stockton, and 18 families with children in emergency shelter facilities. Additional data from the 2018 annual shelter count identified 209 families with children residing in emergency shelters and 23 residing in transitional housing throughout 2018.

The PITC also did not collect information regarding unsheltered unaccompanied minors, however, 13 unaccompanied minors were living in emergency shelters in Stockton, while five unaccompanied minors were living in transitional housing in Stockton.

The count identified a total of 280 unsheltered individuals with substance abuse issues, and 170 with mental health issues. Another 169 sheltered persons in the City of Stockton experienced substance abuse issues, while 122 experienced mental health issues.

The PITC identified a total of 39 unsheltered veterans and 42 individuals age 62 years or older living in the City of Stockton. There were 61 sheltered veterans living in Stockton as of the 2019 PITC, and 79 sheltered individuals age 62 years or older.

Note that the unsheltered figures provided in the bottom section of Table 31 (i.e., families with children, individuals with mental health issues, etc.) only includes information for the 469 individuals who were surveyed as part of the 2019 PIT, and does not include another 469 individuals whom surveyors observed, but did not interview and did not collect the detailed information on, similar to that provided at the bottom of Table 31. Nature and Extent of Homelessness

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Racial/Ethnic Group	Unsheltered	Sheltered	
		Emergency	Transitional
American Indian	11	7	0
Asian	25	18	4
African American	249	265	52
Pacific Islander	9	16	4
White	476	301	106
Multi-Racial	13	45	4
Unknown	139	7	3
<b>Total, All Racial Groups</b>	<b>922</b>	<b>659</b>	<b>173</b>

Racial/Ethnic Group	Unsheltered	Sheltered	
		Emergency	Transitional
Non-Hispanic/Latino	488	449	133
Hispanic/Latino	245	202	34
Unknown	189	8	6
<b>Total, All Ethnic Groups</b>	<b>922</b>	<b>659</b>	<b>173</b>

**Table 32 - Unsheltered and Sheltered Homeless by Race and Ethnicity**

Data Source: 2019 PIT, HMIS

Table 32 identifies the number of sheltered and unsheltered homeless persons present within the City of Stockton by racial and ethnic group. Based on these data, around 52 percent of the unsheltered homeless identified in the 2019 PITC were White, with African American individuals making up the second largest sub-group at 27 percent of the total. Homeless persons living in emergency and transitional shelters had similar characteristics, with 51 percent of the population in emergency shelters being White and 33 percent being African American. The population living in transitional shelters was 46 percent White, and 40 percent African American. In terms of ethnic heritage, an estimated 27 percent of unsheltered homeless were Hispanic, while 53 percent were non-Hispanic, while the ethnic heritage for another 20 percent could not be determined. Around 32 percent of the population residing in emergency shelters were Hispanic, while 66 percent were non-Hispanic. Ethnic heritage could not be determined for two percent of unsheltered individuals. Within transitional housing, 31 percent of the population was Hispanic, 68 percent was non-Hispanic, and ethnic heritage could not be determined for one percent of the population.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As described previously, the data reported in Table 31 and Table 32 indicate that there were approximately 922 unsheltered homeless on a given night within the City of Stockton in 2019. The majority were adults, with only four children identified in the count. The count data indicate that there were 659 persons in emergency shelter, and 173 persons in transitional housing on the day of the survey. Roughly one-third of individuals residing in emergency shelters were children, including 92 families with children residing in emergency shelters. A little less than a third of transitional housing residents were children, with 18 families with children living in transitional housing.

Federal regulations provide special priority for four distinct sub-populations, including chronically homeless individuals and families, homeless veterans, and unaccompanied and transition age youth. The 2019 PITC identified 39 unsheltered veterans and 183 chronically homeless persons. The PITC did not report unsheltered unaccompanied youth within the City of Stockton. Additional data from the 2019 PITC indicate that there were 27 homeless veterans in emergency shelters in Stockton, and 34 veterans in transitional housing facilities. There were 183 unsheltered chronically homeless adults and head of households, and 72 chronically homeless adults and head of households in emergency shelters within



the City of Stockton. There were 13 unaccompanied youth in emergency shelters and five unaccompanied youth in transitional housing.

**Discussion:**

Not applicable.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The following section describes, to the extent practicable, the housing needs of persons who are not homeless, but require supportive housing. This is done through a brief analysis of the characteristics and housing needs of six special needs groups, including:

- Elderly (defined as 62 years of age and over)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities or daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other addictions
- Victims of domestic violence, dating violence, sexual assault, and stalking

These housing needs were identified through consultations with various organizations and service providers representing each of the special needs groups. The facilities and services available to meet the needs of these subpopulations are discussed in the Market Analysis (MA-35) section of this plan.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly and Frail Elderly**

According to the 2011-2015 CHAS, 27,694 Stockton households contained at least one resident age 62 and over, accounting for 30.0 percent of total households. There were 9,329 households that contained at least one person age 75 and over, representing 10.1 percent of all Stockton households. The 2013-2017 ACS indicate that 43.2 percent of persons age 65 and over are disabled. Approximately 30.7 percent of disabled individuals age 65 and have ambulatory difficulty, while 23.0 percent have difficulty living independently, 13.5 percent have a cognitive disability, and 12.0 percent have difficulty with self-care. Roughly 15.0 percent have difficulty hearing, while eight percent have vision difficulty. A person may have more than one disability.

#### **Persons with Disabilities**

According to the 2013-2017 ACS, an average 13.7 percent of Stockton residents had a disability, regardless of age. The largest disabled subpopulation included those between the ages of 18 and 64, which accounted for 56.1 percent of all disabled persons. The second largest subgroup was those age 65 and over, which accounted for 35.9 percent of all disabled persons. Disabled children age five to 17 represented 7.6 percent of all disabled persons. Disabled children under five years of age represented 0.3 percent of all disabled persons. The most common disabilities included ambulatory difficulties, which affected approximately 60 percent of the disabled population. Cognitive and independent living difficulties impacted 43 percent and 40 percent of disabled individuals, respectively. The remaining disability categories, including hearing, vision, and self-care difficulties each impact around 20 percent of all disabled persons.

## Persons with Alcohol/Drug Addiction

According to the 2017 U.S. Department of Health and Human Services conducts the National Survey on Drug Use and Health (NSDUH) approximately 11.2 percent of the national civilian, non-institutionalized population, age 12 years and over used illicit drugs during the prior month. Estimates for California indicate that approximately 13.1 percent of the statewide population used illicit drugs during the month prior to taking the survey. Nationally, around 52 percent of the population use alcohol, with 47 percent being binge drinkers. In California, approximately 50 percent of the population are alcohol users, with 24 percent being binge drinkers.

While no city-level data is available through the NSDUH, the 2019 PITC identified 280 unsheltered homeless individuals, 125 individuals in emergency shelter, and 44 individuals in transitional housing who acknowledged suffering from alcohol and/or drug addiction.

## Victims of Domestic Violence

The available data on the prevalence of domestic violence, dating violence, sexual assault, and stalking are quite limited. As described earlier, the WCYFS assisted 3,000 victims of domestic violence and of sexual assault via their 24-hour help-lines in fiscal year 2017/2018. While not all victims of domestic violence or sexual assault require housing assistance, the WCYFS provided emergency shelter to 305 unique individuals at the DAWN House facility in fiscal year 2018/2019. The Women's Center Safe House facility housed 101 homeless and runaway youth in fiscal year 2017/2018. Between the Safe House and Opportunity House facility, the WCYFS housed 127 young adults and seven children, and provided services to 111 homeless youth at their Drop In Center in fiscal year 2017/18. The WCYFS also provides essential services for victims of human trafficking and operates the County's Human Trafficking Task Force. In fiscal year 2017/2018, the WCYFS assisted an average of three and a half victims per month and identifies 44 a risk or confirmed CSECs.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

### Elderly and Frail Elderly

The Stockton Housing Element Background Report identifies, and consultations confirm, that three main factors that contribute to the ability of elderly households to secure and maintain adequate housing:

**Transportation and Mobility** – Many elderly persons are unable to drive. As a result, many elderly persons depend on public transportation, transportation provided by others, or walking in order to access services to meet their daily needs.

**Income** – Persons age 65 and over often rely on fixed income sources, such as Social Security or Supplemental Security Income (SSI). Recipients of these benefits often have difficulty finding market rate housing that fits within their fixed budgets. Additionally, consultations with local food bank operators indicate that the elderly population is one of the fastest growing populations accessing food assistance services.

**Housing** – Many elderly households consist of a single person living alone or a couple, and often desire smaller more affordable housing units that require less maintenance. Elderly homeowners not living in these lower cost, lower maintenance units may require assistance with regular household and yard upkeep.

### Persons with Disabilities

Disabled persons housing needs depend on the nature and severity of their disability. Physically-disabled persons require modifications to their housing units, such as the installation of wheelchair ramps, elevators or lifts, accessible fixtures and appliances, handrails, etc. In those cases where a person's disability prevents them from operating a vehicle, proximity to services and access to quality public transportation is critical. When disability prevents an individual from working or limits income, housing costs are challenging. The elderly disabled, as well as those with employment and independent living difficulties, may rely on Supplemental Security Income (SSI), which is often insufficient to afford market rate housing. Persons with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities.

### Persons with Alcohol/Drug Addiction

Organizations that provide supportive housing and services for addicts indicate that these persons require a significant amount of intervention, treatment, complementary services, and case management. Resident group quarters facilities typically provide the most appropriate settings for these activities. Gospel Center Rescue Mission's (GCRM) New Life Program (NLP) provides residential addiction treatment for men, women, and families, with a capacity for 100 beds. New Directions Alcohol and Drug Awareness program also provides group quarters residential alcohol and drug treatment, with a capacity of 30 inpatient beds and 45 patients via outpatient therapy. Lack of available affordable housing is the most important housing related issues participants face, as many participants have difficulty securing adequate housing following completion of their program, in some cases resulting in their return to unsafe and/or unhealthy living environments.

### Victims of Domestic Violence

According to WCYFS staff, there is no "typical client" as it pertains to the provision of services to persons experiencing domestic violence, sexual assault, and/or stalking. Victims can require a wide array of housing assistance and social services. Housing needs can range from simple emergency shelter and transitional housing, to the need for protective shelter. Social service needs can range from crisis counseling, group therapy, and educational programs to hospital response, accompaniment to law enforcement agencies and court proceedings, and legal assistance. Other important services for persons experiencing, or recovering from, domestic violence can include mental healthcare, childcare, employment counseling and training, and transportation, though housing remains the most prevalent need. Victims of domestic violence, and related issues, can have a wide variety of housing needs.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Not Applicable

**Discussion:**

Regardless of special needs status, consultations with public and private service sector providers indicate that the most immediate issue facing those who are not homeless but require supportive housing is the ability to find landlords willing to accept HCVs. Data provided by the HACSJ indicate that of the 5,174 HCV's available countywide, only 78 percent were utilized as of October 2019, indicating that 1,150 HCV recipients are unable to secure housing despite having a HCV. This is due to a confluence of factors including the stigma associated with HVC recipients and the difficulty of finding a willing landlord who has a vacant unit that also meets quality standards and rent limits set by HUD. Stakeholders report that in many cases, landlords are discouraged from accepting HCVs because the per unit operating costs and restricted rental rates exceed the Fair Market Rents set by HUD, which would result in a net deficit to the landlord. As an incentive for landlords to accept HCVs, in 2018 the CVLIHC began offering one-time up-front cash payment of \$1,500 for units rented below FMR, and \$500 for units rented above FMR. Additionally, the CVLIHC hired a staff person whose sole job is to build relationships with landlords and encourage them to rent to HVC holders. While CVLIHC staff indicate the housing locator and cash incentives have expanded the pool of landlords willing to accept HCVs, demand for HCVs still dramatically exceeds supply. For more information regarding the potential revenue deficit landlords who accept HCVs face, see MA-15: Housing Market Analysis: Cost of Housing.

Additionally, stakeholders identified pro-active and sustained code enforcement for single-family housing, as well as market rate multi-family housing, and stronger renter protections as a serious housing need. For example, numerous stakeholders indicate that lower income residents who live in poorly maintained rental units are hesitant to file code enforcement complaints out of fear of retaliatory actions, such as eviction. Fred Shiel of STAND Affordable Housing indicates that this is especially true of the city's undocumented migrant population, who fear deportation in addition to eviction. However, one important caveat noted by stakeholders representing the city's elderly population is that code enforcement efforts must take into account the limited ability of many elderly residents, both physical and financial, to maintain their homes in accordance with adopted codes, and that punitive actions, such as fines, should not cause an undue burden.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The 2019-2024 Capital Improvement Program (CIP) identifies the City’s need for the development and maintenance of public facilities. The CIP outlines necessary improvements associated with Police, Fire, Parks, Golf Courses, Libraries, and other City buildings. These improvements are typically supported through the expenditure of General Fund monies, as well as dedicated funding sources, such as Public Facilities Fees and Measure M funding. The CIP includes public facility projects totaling \$382 million over the current five-year planning period, with accounts for around 35 percent of the \$1.1 billion long-term CIP. In addition, the Facilities Conditions Assessment completed by the City in fiscal year 2017/2018 identified more than \$700 million in deferred maintenance costs for City facilities, without accounting for maintenance and repair needs of City Hall. This indicates a significant potential funding shortfall for projects necessary to remediate existing deferred maintenance and improve the City’s parks and other facilities, in addition to planned future facilities needs.

The first four years of the CIP are financially constrained and reflect projects where funding has been identified, while the fifth year of the CIP reflects the City’s unfunded needs in addition to projects with identified funding. For example, the CIP budgets approximately \$39.7 million, or roughly ten percent, of the CIP budget for public facility improvements in the first four years of the program, while the remaining \$342 million, or 90 percent, of the CIP public facilities budget is planned for the fifth year. Projects budgeted for the first four years of the CIP which have identified funding sources tend to include maintenance and minor renovation projects, such as ADA compliance, repaving, HVAC repairs, roof replacement and construction, and recreation center renovations. More costly unfunded projects budgeted for the fifth year include a city facility assessment rehabilitation program, historic City Hall renovations, reconstruction of two fire stations, construction of a regional emergency services dispatch center, and construction of a new Police Department firing range.

### **How were these needs determined?**

The jurisdiction’s need for public facilities, as described above, was primarily identified through an evaluation of the City of Stockton CIP, as well as various Stockton General Plan elements. Additional needs were identified through consultations with a variety of affordable housing stakeholders, homeless service providers, and other social service organizations in Stockton. Additional information was added based on consultations conducted during the recent General Plan update process.

The CIP represents a five-year plan for the implementation of public projects necessary to maintain and improve the public works of the City and to implement the Stockton General Plan. This includes the development and maintenance of buildings, parks, golf courses, utilities, and the transportation system, among other components. To identify needs to be incorporated into the CIP, Public Works staff consulted with other City departments, as well as a variety of external agencies, including the Council of Governments and the Regional Transit District. A public participation process was also utilized to solicit input from the community at large. Based on this input, staff from Public Works and the Department of Municipal Utilities developed a list of proposed projects, which was then coupled with available revenue

projections in order to identify potential funding sources including, but not limited to, the General Fund, Public Facilities Fees, Enterprise Funds, and various State and federal grants. Upon approval of the 2019-2024 CIP, the City estimated that implementation of the complete CIP would cost roughly \$1.1 billion. Of that amount, funding sources have been identified for only \$592.3 million.

### **Describe the jurisdiction's need for Public Improvements:**

The City's 2019-2024 CIP identifies improvements to the transportation system necessary to improve traffic flow, safety, and personal mobility. They are similarly intended to accommodate growth, foster economic development, promote diverse transit modes, reduce air pollution, and to preserve and expand the existing transportation network. Projects associated with the transportation component of the CIP are primarily focused on new bicycle and pedestrian paths, road diets, street resurfacing, neighborhood traffic calming initiatives, projects that enhance safe routes to school, bridge repairs and replacements, and curb and gutter repairs. The need for improved pedestrian facilities was seconded by residents of the Conway Homes affordable housing development in South Stockton. According to Pandora Crowder, President of Conway Homes Resident Council, the neighborhood around Conway Homes lacks sidewalks and sufficient pedestrian infrastructure to facilitate safe travel.

The Public Works Department has been successful in securing grant funding for transportation related projects. As a result, the CIP includes a significant list of transportation projects that have either already secured grant funding, or will be included in applications for grant funding in the near future. However, the CIP also indicates that an annual budget of approximately \$10 million would be necessary to adequately resurface pavement in such a way as to simply maintain the roadway network in its existing condition. The potential cost could increase significantly if streets warrant reconstruction due to severe stress, among other factors. Despite this, the existing CIP allocates only \$2.5 million annual for roadway maintenance, with an additional \$2.6 million in additional federal funds anticipated in the later three years of the plan.

Improvement and expansion of the existing water, wastewater, and storm water utilities are primarily funded through utility user fees, connection fees, and Public Facilities Fees. According to the CIP, the Wastewater Enterprise is currently planning for Phase II of its Capital Improvement and Energy Management Plan (CIEMP), which represents a \$190 million project intended to repair, replace, and upgrade the Regional Wastewater Treatment Facility, some components of which are over 60 years old and are running past their effective operating lifespans. To complement the CIEMP, Wastewater Enterprise also proposes the use of funds for pump station and pipeline repair and replacement in areas with undersized and/or aged infrastructure. The CIP also includes an update to the Sewer Master Plan in the fiscal year 2019/2020 budget.

The CIP also indicates that unless the Stormwater Enterprise is permitted to increase the user fee rate, which has remained unchanged since 1992, the utility will be insufficiently funded to conduct permit compliance activities and needed capital improvements. Without additional revenues, the utility is unlikely to be able to fund improvements necessary to correct existing pipeline and pump station deficiencies.

## **How were these needs determined?**

The jurisdiction's need for public improvements, as described above, was identified through an evaluation of the adopted CIP, as well as various other General Plan documents. Additional needs were identified through consultations with affordable housing stakeholders and developers, homeless service providers, and other agencies in Stockton.

## **Describe the jurisdiction's need for Public Services:**

Consultations with a variety of stakeholders, ranging from affordable housing developers to public and non-profit service providers, indicate the highest priority service needs are those that enable residents to secure and maintain quality affordable housing, as well as transportation improvements that provide better connectivity between employment opportunities and the existing and planned affordable housing inventory. Numerous public, private, and non-profit service providers indicate that the existing public transportation system is not robust enough (e.g., too few routes, infrequent headways) to get workers to and from their jobs in a timely manner, particularly for those who work in many of the industrial areas which are not well serviced by public transit. This has made it difficult for lower-income residents, particularly those attempting to exit homelessness or those who are nearing the end of Rapid Rehousing Assistance, to maintain steady employment and the earned income stream necessary to secure and maintain adequate housing. While some service providers provide transit to and from work as part of their programs, consultations indicate it is extremely costly to do so on an ad-hoc basis.

Other public services that would better enable lower-income residents to secure the earned income necessary to maintain stable housing include more affordable childcare options. While some programs like First 5 California or the Family Resource and Referral Center of San Joaquin County do offer childcare services for lower-income residents, stakeholders indicate they are heavily impacted. Ongoing mental health care is another primary need for individuals at-risk of homelessness. There is a perceived pattern that homeless and at-risk persons facing mental health issues reach a point of crisis, receive assistance, only to repeat the cycle once they are determined to be "stabilized" and mental health services are reduced. Consultations also revealed there are a number of programs throughout the city and county for services such as vocational/life skills training, case management, and accesses to health care services which could be better coordinated and advertised to the public. Not only would this help to make services within the city and county more accessible, but it would also help to identify gaps in service provision.

While public services related to securing and maintaining housing were identified as one of the highest priorities, continued crime reduction is also a priority. With a long history of high crime rates, including violent crime, the City Council initiated a process in January 2012 to develop the Stockton Marshall Plan to reduce crime and improve public safety. Since initiation of the Marshall Plan, the City made significant strides in its fight against crime. Data obtained through the U.S. Federal Bureau of investigation's (FBI) Uniform Crime Reporting (UCR) database shows that between 2012 and 2016 Stockton's total Part I crime rate (i.e., the number of Part I crimes committed per 100,000 residents) fell 22 percent. Part I crimes consist of violent crimes (i.e., murder and non-negligent homicide, rape, robbery, and aggravated



assault) and property crimes (i.e., burglary, motor vehicles theft, larceny-theft, and arson). During the same time-period, Stockton's violent crime rate decreased eight percent, while the property crime rate decreased 26 percent. Due to changes in the City's reporting practices, data collected after 2016 is not comparable to previous years, though the data indicate that between 2017 and 2018 Stockton's total Part I crime rate increased four percent, primarily driven by a six percent increase in the rate of property crimes committed. During this time, the City's violent crime rate decreased one percent. Despite these improvements, crime rates in the City of Stockton are well above the statewide average.

### **How were these needs determined?**

The jurisdiction's need for public services, as described above, was primarily identified through a review of applicable City planning documents, including the 2015-2020 Consolidated Plan and associated Consolidated Annual Performance Review (CAPER) documents, as well as applicable General Plan document. Additional needs were identified through consultations with a variety of affordable housing stakeholders, homeless service providers, social service providers, and City staff.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The following market analysis provides an overview of the socioeconomic and policy environment within which the City will administer its CDBG, HOME, and ESG programs over the course of the planning period. In accordance with HUD regulations, the analysis includes:

MA-10 Number of Housing Units

MA-15 Cost of Housing

MA-20 Condition of Housing

MA-25 Public and Assisted Housing

MA-30 Homeless Facilities

MA-35 Special Needs Facilities and Services

MA-40 Barriers to affordable Housing

MA-45 Non-Housing Community Development Assets

MA-50 Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the goals and objectives identified in the Strategic Plan, and the programs and projects to be administered. Most of the data tables provided in this section are populated with default data provided by HUD, including the 2011-2015 ACS and CHAS datasets. As necessary, the default data is augmented with data from other assorted local datasets and administrative sources, including more recent ACS estimates.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The following section describes, to the extent practicable, the significant characteristics of the residential housing market in the City of Stockton. This is done through a brief analysis of the available data regarding the types of housing units that exist within the city, as well as an inventory of the existing and planned public and assisted housing stock. More importantly, the analysis includes a comparison between the available housing stock, including public and assisted housing, and the existing needs of residents, and evaluates the anticipated need for specific types housing.

As noted in the Needs Assessment, Stockton is one of the largest urban population centers in California’s Central Valley and has experienced robust population and household growth over the past decade. Driven, at least in part, by demand from Bay Area commuter households, much of the housing development that occurred in and around the City of Stockton prior to the housing market crash of 2008 was characterized by single-family for-sale housing located on the urban fringe. The majority of the City’s existing multifamily housing stock is somewhat older, and located within the City’s existing urban neighborhoods. The 2015-2023 Housing Element identifies efforts to streamline the planning process and incentivize infill development, which may result in a shift towards more centralized multifamily and infill development.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	66,070	65%
1-unit, attached structure	7,390	7%
2-4 units	8,810	9%
5-19 units	10,240	10%
20 or more units	7,675	8%
Mobile Home, boat, RV, van, etc	1,030	1%
<b>Total</b>	<b>101,215</b>	<b>100%</b>

**Table 33 - Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

Table 33 reports data from the 2011-2015 ACS, which was prepopulated in the table as part of the required Consolidated Plan template. According to this data, single-family detached homes comprised roughly 65 percent of the housing stock in Stockton between 2011 and 2015, with another seven percent characterized as attached single-family units. Around 27 percent of the housing stock was multifamily units, with 10 percent characterized as moderately-sized structures, with more than four, but less than 20 units. There were around 7,675 units located in apartment complexes that contain 20 or more units, which accounted for only around eight percent of the total housing stock. Non-conforming housing units, such as mobile homes, boats, recreational vehicles, vans, etc., accounted for only one

percent for the total.

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	235	1%	2,165	5%
1 bedroom	535	1%	9,100	19%
2 bedrooms	5,890	13%	16,590	35%
3 or more bedrooms	38,650	85%	19,270	41%
<i>Total</i>	<i>45,310</i>	<i>100%</i>	<i>47,125</i>	<i>100%</i>

**Table 34 - Unit Size by Tenure**

Data Source: 2011-2011 ACS

An analysis of the housing stock by size of unit, based on the data reported in Table 34, indicates that the majority of the housing units, around 63 percent in total, contained three or more bedrooms. Among owner occupied housing units, approximately 85 percent included three or more bedrooms, with one- or two-bedroom units comprising only 14 percent. Only one percent of owner-occupied housing units were studios. Renter occupied housing units, by comparison, were more evenly distributed among one-, two-, and three-bedroom units. For example, 41 percent of rental units included three or more bedrooms, while 35 percent contained two bedrooms, and 19 percent contained only one bedroom. Studio units accounted for around five percent of the total renter occupied housing stock.

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to data provided by City staff, there are 53 existing or under construction publicly assisted rental housing projects in the City of Stockton. Those projects include a total of 3,608 housing units). Nine projects totaling 433 rental units specifically target low-income households, while another 29 projects totaling 2,184 rental units target very low-income households. One project totaling 11 units targets extremely low-income households. Thirteen projects totaling 1,012 units target a mix of extremely low- to low-income households, while one project totaling 45 units targets low- to moderate-income households.

A total of 17 projects totaling 1,229 rental units target large families. Six projects totaling 567 rental units target seniors, two projects totaling 98 units target farm workers, and one project totaling 39 units targets disabled persons. Two projects target multiple special needs populations. The 50-unit Anchor Village project targets veterans and persons with mental illness. In addition to housing, the project also offers comprehensive social services administered by San Joaquin County Behavioral Health Services to veterans at risk of homelessness and individuals living with mental illness. Zettie Miller’s Haven provides 81 affordable rental units. At least 62 of those units are reserved for persons with special needs, including homeless/formerly homeless and persons with physical, mental, developmental disabilities.

Four other affordable rental housing projects totaling approximately 383 rental units are in the development pipeline. This includes the Liberty Square project which is anticipated to adaptively reuse 74 rental housing units, as well as Grand View Village which is anticipated to result in 106 new affordable rental units. Both projects are being developed by Visionary Home Builders. In 2017, the State awarded the Liberty Square project \$8.8 million in four-percent tax credits, with another \$13.8 million in highly competitive nine-percent tax credits awarded in the fall of 2019. Also, in 2019 the State awarded Visionary Builders \$17.9 million from the Affordable Housing and Sustainable Communities (AHSC) Program to develop the Grand View Village Project. In addition to these two projects, the State awarded the HACSJ \$49.3 million in highly competitive nine-percent tax credits for Phases I and II of the Sierra Vista redevelopment project, which is currently underway and will result in a net increase of 110 affordable multifamily units.

Another publicly funded affordable housing project on Turnpike Road between Third and Lincoln Streets that is still in the concept development phase will develop eight to 14 studio- to three-bedroom permanent supportive housing units targeting singles and families coming directly from homeless shelters. This project is being developed by the Delta Community Development Corporation (DCDC) and is the result of a partnership between the HACSJ, CVLIHC, STAND, and Stockton Shelter for the Homeless. Funding for the project comes from \$3.25 million in State Homeless Emergency Aid Program (HEAP) funding allocated through the CoC, as well as \$300,000 in CDBG funds from the City of Stockton, and an additional \$300,000 loan from the City of Stockton to purchase the property and fund the development costs associated with building the affordable housing units.

The State of California Department of General Services also recently released a request for proposals (RFP) for development of affordable housing on State owned property at the intersection of North American Street and East Miner Street in Downtown Stockton; though a developer has not yet been selected and the anticipated number and affordability-level of the new units is as-of-yet unknown.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The City of Stockton Housing Element identified four publicly assisted housing projects that are at near-term risk for conversion to market rate. These include the Hammer Lane Village, Silvercrest, Steamboat Landing, and Village East projects. The Hammer Lane Village and Silvercrest projects had affordability covenant expiration dates of 2017 and 2016 respectively, which are prior to the current Consolidated Plan planning period. Both Hammer Land Village and Silvercrest had their affordability covenants renewed during the 2015-2020 planning period. Steamboat Landing, which targets very low-income seniors, and Village East, which targets low-income households, have affordability covenant expiration dates of 2023 and 2022. The City will conduct outreach to Steamboat Landing in order to determine its risk for conversion to market rate and analyze options to preserve the units as affordable housing, if necessary. Village East received four percent tax credits in 2016 and, in doing so, extended its affordability covenant. Together, these two projects total 340 lower income rental units.

## **Does the availability of housing units meet the needs of the population?**

The available data indicate that while the total population residing within the City of Stockton has continued to increase, growth in the number of households has occurred less rapidly, corresponding to sustained increase, since 2010, of the average household size. As of 2019 the California Department of Finance (DoF) estimated Stockton to have an average of 3.39 persons per household.

Data from the ACS indicate that an average of 48 percent of households residing within the City of Stockton had between one and two members, between 2013 and 2017. By comparison, only 14 percent of the housing units located within the city were either studio or one-bedroom units, which constitute the types of units that would be most affordable to smaller lower-income households. By comparison, an average of 32 percent of households within the city contained between three and four members, between 2013 and 2017. The units most likely to meet the needs of these households are two- and three-bedroom units, which accounted for more than 62 percent of the total housing stock, between 2013 and 2017.

As a result of this general imbalance within the existing housing stock, many small, lower-income households likely reside within housing units that are larger than would otherwise be necessary to meet their needs. This dynamic may represent an important contributing factor in the high prevalence of excessive housing costs among lower-income households. In some cases, lower-income households are known to group together in order to better afford the costs associated with renting or purchasing larger housing units, which constitute the majority of the citywide housing stock. This may, in some cases, contribute to incidences of overcrowding, which has been identified as one of the more prevalent housing problems experienced by lower-income households in Stockton.

With a relatively large average household size, and a notably high incidence of overcrowding, the 2015-2023 Housing Element also identifies an undersupply of affordable larger rental units within the Stockton housing market. Though large family households (i.e., more than five persons per household) represent a minority within the city, accounting for an average of 16.5 percent of all households between 2011-2015, lower-income large family households often struggle to locate housing units that are large enough to meet their needs, but that are also affordable at their particular household income level.

### **Describe the need for specific types of housing:**

Both the Needs Assessment, as well as the analysis provided above, identify an existing need for additional housing units that would be affordable and appropriately sized to suit single-person and small family households, as well as larger family households. More specifically, the analysis identified a need for an increase in the number of studio and one-bedroom housing units made available within the Stockton housing market. Due to their reduced bedroom counts and square footage, these smaller units are likely to be more affordable to lower-income households, even at market rates. Even in those cases where these smaller housing units are not affordable to lower income households, particularly those at the extremely low- and very low-income levels, they are likely to require less subsidy in order to make them affordable, compared to larger units. Although larger units account for a majority of the housing

stock, there remains a relative undersupply of larger rental housing units that could be considered affordable to lower-income households. Due to their larger size, these units are likely to require a greater degree of subsidy in order to ensure affordability.

**Discussion**

Not applicable.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

HUD regulations require the evaluation and identification, to the extent practicable, of the significant characteristics of the local housing market. The purpose of this is to identify the relative cost of housing and, more importantly, provide a comparison between housing costs and the ability of households to secure housing that is affordable at a range of income levels. Household income levels discussed throughout this section refer to HUD defined income categories which are calculated based on a percentage of the HUD Adjusted Median Income (HAMFI). The categories are as follows:

- Extremely Low-Income:  $\leq 30$  percent of the HAMFI
- Very Low-Income:  $> 30$  percent but  $\leq 50$  percent of the HAMFI
- Low-Income:  $> 50$  percent but  $\leq 80$  percent of the HAMFI
- Moderate-Income:  $> 80$  percent but  $\leq 120$  percent of the HAMFI
- Above Moderate-Income:  $> 120$  percent of the HAMFI

Overall, the analysis provided below indicates that there is a relative shortage of housing affordable to lower-income households (i.e., households with incomes up to 80 percent of the HAMFI), with the greatest degree of need evident at the lowest income levels (i.e., households with incomes up to 50 percent of the HAMFI)

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	318,900	172,500	(46%)
Median Contract Rent	768	807	5%

**Table 35 - Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 35 reports the change in the median home value and median contract rent between the 2005-2009 and 2011-2015 5-year ACS. This is default data that was prepopulated in the Consolidated Plan template by HUD.

According to these data, the median nominal home value decreased by approximately \$146,400, or 46 percent, during this period. More recent data from the 2017 ACS indicate that the median home value is closer to \$282,000. After adjusting for inflation based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI), it appears that the median home value reported by the 2005-2009 ACS would equal approximately \$390,710 in 2017 dollars. This indicates that the median home value decreased by approximately \$108,709, or 27.8 percent, between the 2005-2009 study period and 2017.

In nominal terms, Table 33 reports the median contract rent increased by approximately \$39, or around five percent, between the 2005-2009 and 2011-2015 ACS survey periods. More recent data from the



2017 ACS indicate that the median contract rent is closer to \$875. After adjusting for inflation, it appears that the median contract rent reported by the 2005-2009 ACS would equal approximately \$941 in 2017 dollars. This indicates that the median contract rent decreased by approximately \$66, or seven percent, between the 2005-2009 study period and 2017.

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	6,500	13.8%
\$500-999	27,335	58.0%
\$1,000-1,499	10,905	23.1%
\$1,500-1,999	1,900	4.0%
\$2,000 or more	475	1.0%
<b>Total</b>	<b>47,115</b>	<b>100.0%</b>

**Table 36 - Rent Paid**

**Data Source:** 2011-2015 ACS

Table 36 provides additional detail regarding the breakdown of contract rents. According to these data, nearly three-quarter of rental housing units within the City of Stockton had contract rents of less than \$1,000 per month for the study period between 2011 and 2015. An estimated 58 percent fell into the range of \$500 to \$999 per month. More recent figures published by the 2013-2017 ACS indicate that around 66.5 percent of rental housing units within the City of Stockton had contract rents less than \$1,000 per month. An estimated 56 percent of fell into the \$500 to \$999 per month range.

### **Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	1,695	No Data
50% HAMFI	5,900	2,010
80% HAMFI	26,355	8,490
100% HAMFI	No Data	14,115
<b>Total</b>	<b>33,950</b>	<b>24,615</b>

**Table 37 - Housing Affordability**

**Data Source:** 2011-2015 CHAS

Table 37 reports estimate of the number of housing units that would have been affordable to households at an assortment of income levels up to the median between 2011 and 2015. According to these data, just over 22 percent of the reported rental units were affordable at incomes below 80 percent of AMI. Meanwhile, 83 percent of all households with incomes at or below the median had incomes of less than 80 percent of AMI. Only around 22 percent were affordable to very low-income households, and only five percent were affordable to extremely low-income households. By comparison,

approximately 54 percent of households with incomes at or below the median were very low-income, while 29 percent were extremely low-income. By comparison, approximately 57 percent of owner-occupied housing units were affordable to households earning 100 percent of AMI or more, while 43 percent were affordable to low-income households and only eight percent were affordable to households in the very low-income category. This generally highlights the broad lack of housing affordable at incomes below the median in both the rental and for-sale housing markets.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	631	746	990	1,440	1,744
High HOME Rent	631	746	948	1,087	1,193
Low HOME Rent	581	622	746	862	962

**Table 38 - Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

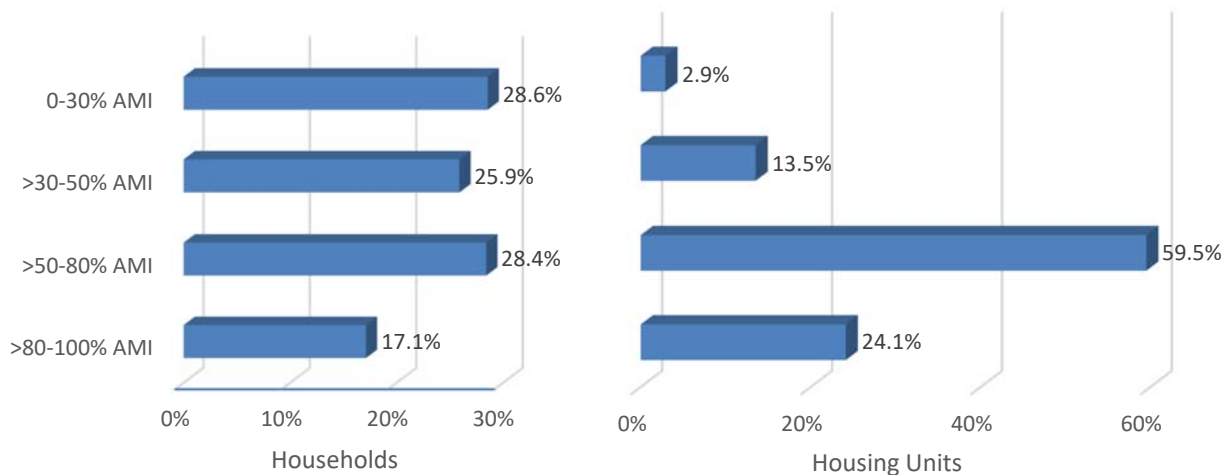
Table 38 reports HUD Fair Market Rents (FMR), as well as the high and low HOME rents, for housing units of different sizes. Based on HUD regulations, the FMR for a given area establishes the maximum gross rent that can be paid for a unit of a given size under the HCV program. The FMRs set the limits for which units can be rented under the program, as well as the amount of subsidy that can be provided to the household. More specifically, households participating in the voucher program cannot rent units with gross rents that exceed the FMR, nor can recipients receive a subsidy amount greater than the difference between the gross rent (which must be equal to or less than the FMR) and 30 percent of the gross household income. Based on the data presented, the HUD FMR for an efficiency, otherwise known as a “studio,” unit is \$631, while the FMRs for one- and two-bedroom units are \$746 and \$990. FMRs for larger rentals, including three- and four-bedroom units, range up to \$1,744.

HOME rents apply to housing units assisted under HUD’s HOME program. Low HOME rents apply to rental housing projects with five or more HOME-assisted units and require that 20 percent of the units be occupied by very low-income households at rents not to exceed the low HOME rent. All other HOME-assisted units within a project must be leased to households at or below 80 percent of AMI at rents not to exceed the high HOME rents. Based on the values reported in Table 38, the high HOME rent ranges from \$631 for efficiency units, to \$1,193 for four-bedroom units. The low HOME rent ranges from \$581 for efficiency units, to \$962 for four-bedroom units. Note that the difference between the two values increased with unit size, from only \$50 for efficiency units, to \$231 for four-bedroom units.

### **Is there sufficient housing for households at all income levels?**

Data from the 2011-2015 CHAS dataset, previously presented in Table 7 and Table 37, indicate there is a mismatch between the amount of housing available to lower income households. As shown in the Figure 7, 54 percent of households with incomes up to the median are extremely low- and very low-income but

only 16.4 percent of housing units that were affordable to households with up to median incomes were affordable to extremely low- and very low-income households. The imbalance is most pronounced for Stockton’s extremely low-income households. Extremely low-income households account for the largest proportion of households with incomes below the median, at nearly 29 percent, yet only three percent of housing units that were affordable to households with up to median incomes were affordable to extremely low-income households. The largest majority of units that were affordable to lower income households were affordable low-income households. While low-income households accounted for around 28 percent of households with incomes up to the median, 59.5 percent of units affordable to households with incomes up to the median were affordable to low-income households. There was slightly more parity between households with incomes between 80 percent and the median and the housing units available to them. Households with incomes between 80 percent of 100 percent AMI accounted for 17 percent of households with incomes up to the median, while 24.1 percent of housing units affordable to households with incomes up to the median were affordable to these same households.



**Figure 7: Housing Affordability by Income Category**

Note:

Households represent the proportion of 52,860 households with incomes up to the median, while Housing Units represents the proportion of 58,565 housing units affordable to households with up to median incomes.

Data Source: 2011-2015 CHAS; BAE

The 2015-2023 Housing Element indicate that homeownership opportunities are largely limited to moderate-income or higher households. For example, the median price for a new home in Stockton as of July 2015 was \$350,000, while the median price for a resale unit was \$220,000. Based on these values and the maximum purchase price that would be affordable to households within each income category, only above moderate-income households would be able to afford the median priced new unit, while

large (i.e., greater than three persons per household) low-income households and most moderate-income households could potentially afford the median priced resale unit.

More recent data collected by CoreLogic, a private data vendor, indicate that the median home price in the City of Stockton between October and December of 2018 was approximately \$285,000, including both new and resale units. Based on standard industry loan terms, the purchase of a median priced unit would require an annual household income of approximately \$82,986. Compared to the existing distribution of households by income, as reported by the 2013-2017 ACS, the median priced for-sale unit would likely be unaffordable to approximately 69 percent of households within the City of Stockton.

According to data collected by CoStar, a private data vendor, the average monthly rental rate for multifamily housing in the City of Stockton was \$1,065 per unit, as of the end of 2018. Based on the 2018 utility allowances for apartment units, published by HACSI, the income necessary to afford an average priced unit, without exceeding 30 percent of income, was roughly \$45,650. Compared to the existing distribution of households by income, as reported by the 2013-2017 ACS, the average priced rental unit would likely be out of reach for approximately 51 percent of all households, and nearly 69 percent of renter households, within the City of Stockton. Similarly, the average price for an efficiency, or studio, apartment unit in Stockton was \$943 in 2018. The income necessary to afford such a unit, without exceeding 30 percent of income, would equal approximately \$39,800. Compared to the 2013-2017 ACS household income distribution, the average priced studio unit would likely be unaffordable to nearly 53 percent of all renter households in Stockton.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Between 1998 and 2009, the City of Stockton, experienced a dramatic boom and bust cycle in the housing market. Driven by housing demand from households commuting into the San Francisco Bay Area for work and relaxed underwriting standards that produced a sizable portion of sub-prime loans, Stockton's median home price more than doubling between January 2002 and June 2006, according home sales data provided by Zillow. As of 2006, the median home price in Stockton reached a high of \$378,640, but by 2009 the median home price fell to \$139,200. Though similar trends occurred throughout California and the nation, Stockton was among the markets most impacted by the rapid change in sales prices and the surge in foreclosures and distressed sales.

Since the end of the housing crisis, Zillow reports Stockton's median home price recovered fairly strongly, increasing from a 2011 low of \$129,754 to \$276,900 as of April 2019, for an increase of nearly \$276,900, or 113 percent. Whereas the California Association of Realtors (CAR) reported 90 percent of all home sales in the county were distressed in January 2009, the organization discontinued tracking distressed sales due to low volume of such transactions in the current market, indicating a return to healthier overall market fundamentals.

On the rental side, CoStar reports the average rental rate for all units in the City of Stockton increased from \$717 per month in the fourth quarter of 2009 to \$1,065 as of the fourth quarter of 2018. This represents an increase of \$348 per month, or around 48.5 percent. Occupancy also improved in both the

ownership and rental housing markets. While overall vacancy remains close to eight percent, according to the 2013-2017 ACS, CoStar reports a vacancy rate among surveyed multifamily complexes of 3.6 percent.

As housing costs in both the rental and for-sale markets continue to rise, affordability is an ongoing concern, particularly among the lowest income households. Often the lowest paid workers are among the last to experience income growth and are likely to be left behind by escalating housing costs. Also, because financial institutions significantly tightened loan underwriting requirements in the wake of the housing crisis, the availability of financing for home purchases remains limited to those with good credit. This has driven a large number of households, who might otherwise participate in the ownership market, into the rental market.

As lending practices loosen, some households can take advantages of homeownership opportunities. Housing prices have not yet reached the levels seen during the prior economic expansion and, while affordability for lower-income households remains a challenge, the current market offers valuable ownership opportunities. This is particularly true for households at the moderate- and above moderate-income levels, though, as noted in the 2015-2023 Housing Element, rising interest rates make it more difficult for lower income households to purchase a home. The market typically compensates for higher interest rates by decreasing home prices; however, there is often a lag in the market causing prices to remain high when interest rates rise until the market catches up. Lower income households often find it most difficult to purchase a home during this period.

As renter households transition to the ownership market, demand for rental housing may slacken, offering opportunities for improved affordability, or at least a slowdown in the pace which rental rates increase over time. On the other hand, the 2015-2023 Housing Element notes the Stockton rental market could tighten as investors who bought and then rented single-family properties after the foreclosure crisis put units back on the market as prices recover. This could potentially lead to increased rental rates, particularly for larger units and single-family homes.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median contract rent, according to the 2013-2017 ACS is \$837 per month, which is higher than the FMR for efficiency, or studio, and one-bedroom units, but less than the reported FMR for units with two or more bedrooms. Similar, the median contract rent is lower than the high HOME rent for units with two bedrooms or more, and lower than the low HOME rent for units with three bedrooms or more.

More recent data provided by CoStar for the fourth quarter of 2018 indicate that average asking rents for smaller multifamily unit types with two bedrooms or less were above the FMR and HOME rents reported in Table 38, while the average rental rate for three- and four-bedroom multifamily units was below the FMR but above the HOME rents for those unit types. For additional detail regarding the average rent by unit type and the average rent surplus or deficit for each rental assistance program by unit type, please refer to Table 39, below.

This indicates that few of the existing market rate housing complexes within the City of Stockton would be eligible for participation in the HCV program and the HOME rental assistance program. Three-and four-bedroom units only comprise around 6.5 percent of Stockton’s multifamily rental market and participating in the rental assistance programs could result in a revenue deficit for the property owners of all other unit types. On the other hand, there may be opportunities to expand the use of Federal funds for housing assistance to lower-income households requiring larger units, which the 2015-2023 Housing Element identified as a need among the city’s lower-income families.

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Number of Units	924	7,513	6,693	1,036	94
Average Rental Rate	\$943	\$936	\$1,192	\$1,175	\$981
Rent Surplus/(Deficit) (a)					
Fair Market Rent	(\$312)	(\$190)	(\$202)	\$265	\$736
High HOME Rent	(\$312)	(\$190)	(\$244)	(\$88)	(\$212)
Low HOME Rent	(\$362)	(\$314)	(\$446)	(\$313)	(\$19)
Note: (a) Represents the surplus or deficit compared to the Fair Market Rents and high and low HOME rents reported in Table 38.					

**Table 39 - Average Multifamily Asking Rents and Rental Assistance Program Surplus/(Deficit)**

Data Source: CoStar, 2018; HUD, 2018; BAE, 2019.

**Discussion**

Not Applicable

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The following assessment of housing conditions within the City of Stockton functions as the basis for goals and objectives intended to preserve and improve the quality of the existing housing stock. The analysis provided below reflects the robust housing growth that occurred in Stockton during the economic expansion in the mid- to late-2000s. However, it also reflects the city's historic roots, and a large inventory of aging and substandard housing. While the city's newer housing stock is distributed around the urban fringe, particularly near the City's northwestern boundary, the city's older housing units are primarily concentrated in the Downtown area, and adjacent neighborhoods, as well as in South Stockton and in parts of northeastern Stockton, which also tend to be lower-income, with relatively high concentrations of minority residents, compared to the city as a whole.

### **Definitions**

The City of Stockton relies on California Health and Safety Code Section 17920.3 to determine habitability of housing units. The code states, "substandard buildings, or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following conditions to an extent that endangers the life, limb, health, property, or welfare of the public or the occupants thereof, and the same shall be deemed and hereby is declared to be a substandard building." housing code violations, by definition, include structural issues and electrical deficiencies, as well as exterior housing problems.

The enforcement regulations regarding substandard housing conditions and blight issues is carried out by the Neighborhood Services Division (NSD) of the Stockton Police Department (SPD). The NSD processed 4,057 housing code enforcement cases between 2015 and October 2019, which equals an average of roughly 811 cases per year. Of these, 2,483 cases (61 percent) resulted in issuance of a Violation Warning (VW), indicating the presence of a code violation. Properties classified by the San Joaquin County Assessor as single-family structures accounted for 48 percent of all housing code enforcement cases and 52 percent of all housing code WVs. Multifamily properties accounted for 40 percent of all housing code enforcement cases and 38 percent of WVs. The remaining 13 percent of housing code cases and 11 percent of cases issued WVs included properties where the Assessor classified the main use as commercial.

Many of the housing code VWs are concentrated in older neighborhoods, such as Downtown, midtown and South Stockton along Charter Way, due to the presence of many buildings that were constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Other areas of concentrated Housing Code VWs include residential neighborhoods to the south east of March Lane and El Dorado Street, and in north Stockton near East Hammer Lane.

The NSD also manages the Residential Rental Inspection Program (RRIP), which proactively identifies and remediates blighted rental housing. Inspected properties either fail for non-hazardous reasons, such as

the absence of smoke detectors or minor violations, or for hazardous reasons which pose a more immediate risk to public health and safety.

The RRIP program is implemented in stages, with one of four quadrants within the City undergoing inspection each year. Quadrant 1 was last inspected in 2017 and included 287 unique properties. Approximately 51 percent of inspected properties in Quadrant 1 failed the inspection, with less than one percent (two properties) failing for hazardous reasons. Quadrant 2 was last inspected in 2018 and included a total of 748 unique properties. Half of the inspected properties failed the inspection, with 20 properties failing for hazardous reasons. Quadrant 3 is currently being inspected with 706 unique properties inspected as of October 2019. So far, 54 percent failed to pass inspection, with 26 properties failing for hazardous reasons. Quadrant 4 was last inspected in 2015 and 2016 and included a total of approximately 745 units. Around 46 percent of the inspected properties failed the inspection, with 50 properties failing for hazardous reasons. See Figure 8 for additional detail regarding the geographic extent of the various RRIP quadrants.

Of the properties inspected under the RRIP, 78 percent were single-family rental units, while 22 percent were multifamily units. Comparatively, roughly 66 percent of properties that failed to pass inspection for hazardous reasons were single-family properties, while 34 percent were multifamily properties, indicating that multifamily units may be at greater risk for hazardous code violations, compared to single-family units in Stockton.



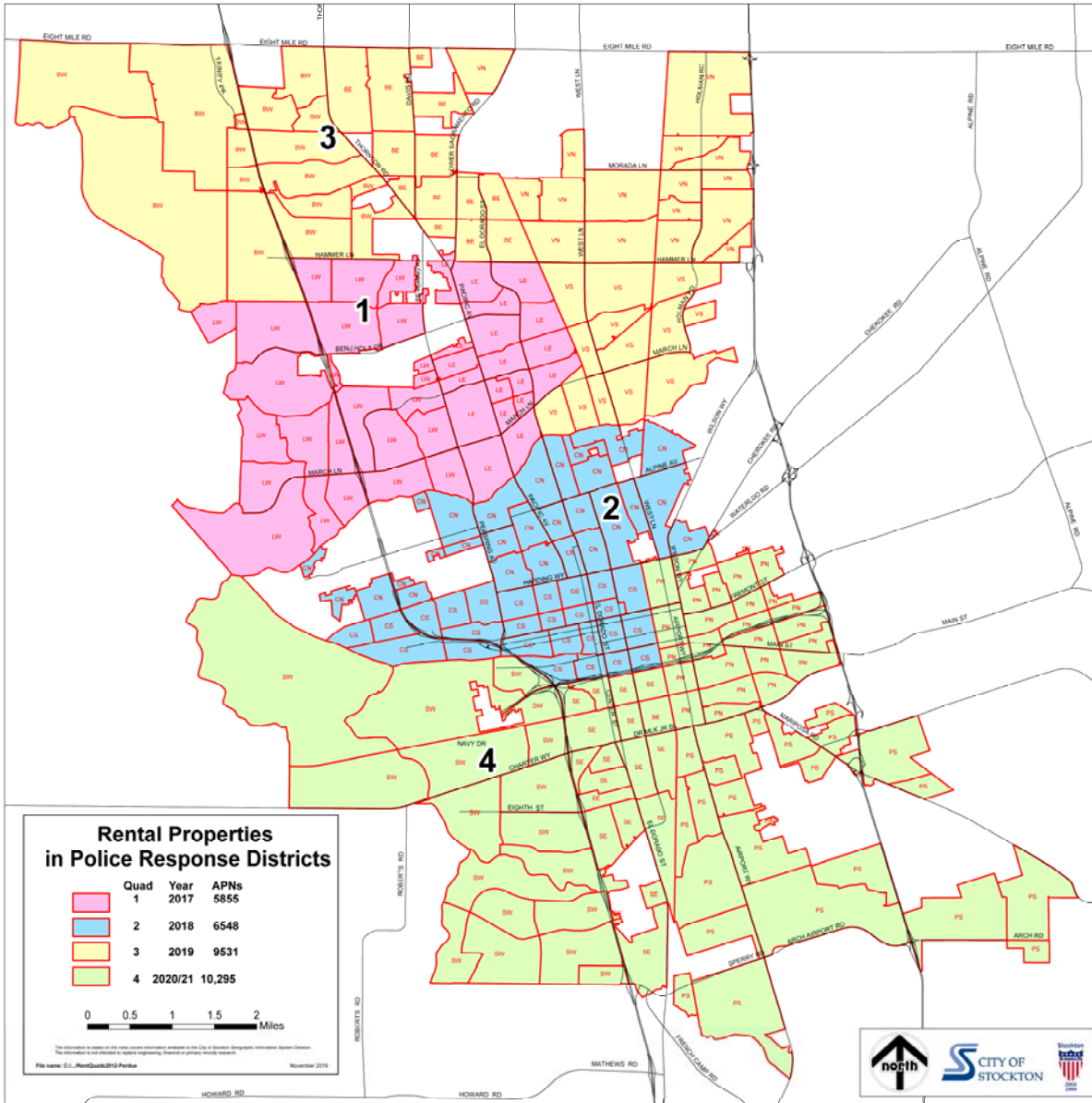


Figure 8 - CCIP Quadrants

Data Source: City of Stockton, 2019.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,505	34%	25,460	54%
With two selected Conditions	685	2%	3,855	8%
With three selected Conditions	10	0%	135	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	29,115	64%	17,675	38%
<b>Total</b>	<b>45,315</b>	<b>100%</b>	<b>47,125</b>	<b>100%</b>

**Table 40 - Condition of Units**

Data Source: 2011-2015 ACS

Table 40 reports the average number of housing units, by tenure, based on the number of “conditions” present within the unit between 2011 and 2015. Selected conditions are similar to the housing problems discussed in the Needs Assessment and include occupied housing units which 1) lack complete plumbing facilities, 2) lack complete kitchen facilities, 3) house more than one person per room, and 4) house households experiencing cost burdens greater than 30 percent of gross income. Overall, an average of 49.4 percent of all occupied housing units exhibited at least one of the selected conditions, while 50.6 percent experienced no selected conditions. Only five percent experienced more than one selected condition. Renter-occupied units were more likely to be substandard, with 62 percent experiencing at least one condition and six percent experiencing two or more selected conditions. Owner-occupied housing units were less affected, with 34 percent exhibiting one selected condition, and only two percent experiencing two or more.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,360	25%	5,745	12%
1980-1999	13,115	29%	12,605	27%
1950-1979	14,784	33%	20,950	44%
Before 1950	6,055	13%	7,830	17%
<b>Total</b>	<b>45,314</b>	<b>100%</b>	<b>47,130</b>	<b>100%</b>

**Table 41 - Year Unit Built**

Data Source: 2011-2015 CHAS

The data provided in Table 41 identify the number of occupied housing units, by tenure and year built between 2011 and 2015. According to these data, approximately 18.5 percent of the existing housing

stock was constructed since the year 2000, reflecting the robust housing growth that occurred in Stockton throughout the last decade. This is compared to an average of 12.8 percent statewide. The bulk of the city’s housing stock (39 percent) was constructed between 1950 and 1979. The 1980s and 1990s also experienced robust growth, with housing units from this period accounted for 28 percent of the total. Overall, renter occupied housing units were generally more likely to have been constructed between 1950 and 1979, which, as will be discussed shortly, was prior to the passage of legislation banning the use of lead-based paint. In addition to the prevalence of lead-based paint among units built prior to 1980, these units are nearing 30 years old, and may require substantial rehabilitation or maintenance, including major electrical, plumbing, roofing, and structural repairs

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,839	46%	28,780	61%
Housing Units build before 1980 with children present	10,905	24%	5,365	11%
Note: (a) The prepopulated data is intended to report data from the 2011-2015 ACS and CHAS data set, though <u>the template provides incorrect estimates for housing units built before 1980 with children.</u> It is unclear whether the source note can be changed when submitting the completed document to HUD via the IDIS interface. For the correct estimates for housing units built before 1980 with children present according to the 2011-2015 CHAS dataset, see Table 41 below.				

**Table 42 - Risk of Lead-Based Paint**

**Data Source:** 2011-2015 ACS (Total Units); Unidentified Data Source (Units with Children present) (a)

### Updated Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Housing Units build before 1980 with children present	3,020	7%	7,975	17%

**Table 43 - Updated Risk of Lead-Based Paint**

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-based paints were banned from use in 1978. As a result, all units constructed prior to 1980, which are occupied by households with children, are considered to pose potential lead-based paint hazards. According to the data presented in Table 41, approximately 54 percent of the Stockton housing stock was constructed prior to 1980. Renter-occupied housing units are somewhat more likely to have been constructed prior to this cut-off point, with 61 percent built before 1980. Owner occupied housing units are somewhat less likely to have been constructed prior to 1980, with only around 46 percent. The prepopulated data in Table 42 incorrectly report the number of housing units built before 1980 with children present. Table 43 reports the corrected figures. According to the data presented in Table 43, approximately 12 percent of the housing stock was constructed prior to 1980 and was occupied by households that included children. Approximately seven percent of owner households, and 17 percent of renter households were in housing units constructed during this period that included children.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	n/a
Abandoned Vacant Units	n/a	n/a	n/a
REO Properties	n/a	n/a	n/a
Abandoned REO Properties	n/a	n/a	n/a

**Table 44 - Vacant Units**

**Data Source:** Data not available

According to the 2013-2017 ACS, there were approximately 8,018 vacant housing units within the City of Stockton, which represented approximately eight percent of the total housing stock. The relative vacancy rate among for-sale housing units was estimated at only 1.3 percent, while the vacancy rate among rental housing was estimated at six percent. Additional data collected from the Neighborhood Services Division of the Stockton Police Department indicate that there were a total of 537 properties issued Violation Warning notices issues associated with vacancy and abandonment between 2015 and October 2019.

## **Need for Owner and Rental Rehabilitation**

According to the 2011-2015 CHAS data reported in the Needs Assessment, there are approximately 985 households with incomes up to the median AMI living in housing units that lack complete plumbing and/or kitchen facilities which would qualify as substandard under the Health and Safety Code. It should be noted that more than 90 percent of the reportedly substandard units are renter occupied. As the existing housing stock continues to age, the relative need for housing rehabilitation is likely to increase. During the prior planning period, the City of Stockton provided funds for acquisition and predevelopment, and building or renovating multifamily units., through the Multi-Family Projects program. Through this program, the City was able to successfully assist in the rehabilitation and preservation of 95 multifamily units, including those located in the El Monte and Coventry Apartments. The HACSJ also recognizes the need to rehabilitate or redevelop its largely obsolete stock of public housing rental units, including Conway Homes and Sierra Vista Homes. In response, the HACSJ has initiated the redevelopment of Sierra Vista Homes and plans to redevelop Conway homes in the future. The HACSJ's rehabilitation and redevelopment efforts are described in greater detail in section MA-25.

Though only a small number of the substandard units identified in the Needs Assessment are owner occupied, the City currently offers multiple programs intended to assist lower-income home owners to rehabilitate or replace existing units, and to address costly repairs that would otherwise result in code violations. This is due, at least in part, to the fact that the 2011-2015 CHAS data do not report on other important unit characteristics that might otherwise impact a housing unit's relative habitability. The programs identified in the 2015-2023 Housing Element include the Single-Family Housing Repair Loan Program and the Emergency Housing Repair Program. According to the Draft 2019-2019 CAPER, the City provided rehabilitation assistance to 70 owner households during the previous Con Plan period. In the past, limited equity among applicants constrained the City's ability to approve rehabilitation loans, though with increased marketing and improvements in applicant equity, the quantity and quality of applications for the Rehabilitation Program have improved. However, City staff indicate that a lack of available contractors currently limits the number of rehabilitations the City is able to complete.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

As described earlier, HUD regulations require that the Consolidated Plan identify the number of housing units that may contain lead-based paint hazards and the number of such units that are subsequently occupied by lower-income households. Because there is no consistent data source available that quantifies the number of housing units containing lead-based paints, and because such paints were banned from use in 1978, all units constructed prior to 1980 that are occupied by households with children under the age of seven, are considered to pose potential lead-based paint hazards. According to the data provided in Table 42, above, there are approximately 49,610 occupied housing units in Stockton that were built before 1980, which accounts for approximately 54 percent of the total housing stock. Table 43 shows that Roughly 12 percent of the housing stock was both constructed during this period and is occupied by households that contain children under seven years of age.

Additional CHAS data provided in Table 45 below reports the distribution of household considered at risk for lead-based paint hazard by tenure and income category. As shown in the table, approximately 65 percent of the identified households with children that reside in units built before 1980, are likely to have incomes equal to 80 percent of AMI or less. An additional 10 percent are estimated to have incomes that are between 80 and 100 percent of AMI. The data also indicate that lower income renter households are more likely to be at risk for lead-based paint exposure, whereas higher income owner households are more likely to be at risk for lead-based paint exposure.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Housing Units build before 1980 with children present	3,032		7,975	
<i>Above Moderate-Income (Above 100% HAMFI)</i>	1,565	52%	1,135	14%
<i>Moderate-Income (80% to 100% of HAMFI)</i>	400	13%	745	9%
<i>Low-Income (50% to 80% of HAMFI)</i>	575	19%	1,430	18%
<i>Very Low-Income (30% to 50% of HAMFI)</i>	245	8%	2,100	26%
<i>Extremely Low-Income (30% of HAMFI or Less)</i>	235	8%	2,565	32%

**Table 45 - Risk of Lead-Based Paint by Income Category**

**Data Source:** 2007-2011 CHAS (Units with Children present)

## Discussion

Not applicable.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Public housing within the City of Stockton is provided by the HACSJ, which operates two large single-family housing projects, including Conway Homes and Sierra Vista Homes. Sierra Vista Homes is currently undergoing an ambitious revitalization in order to modernize the facilities that were last remodeled in the 1980s. Under this Plan, a large number of public housing units have, or will be, demolished and reconstructed in order to begin a cycle of rejuvenation. In addition to these units, the HACSJ operates a number of market rate housing projects, which are, in some cases, also in need of repair and/or rehabilitation. Based on annual inspections conducted in compliance with HUD quality standards and the Quality Housing and Work Responsibility Act, the Housing Authority has developed a Capital Improvement Plan (CIP) that identifies a list of improvements aimed at preserving and improving the quality of the public housing offered within San Joaquin County.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing (a)	Vouchers (b)					
				Total	Project-based	Tenant-based	Special Purpose Voucher (c)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (d)
# of units vouchers available	0	0	741		(e)	5,174	259	74	44
# of accessible units	n.a.	n.a.	n.a.	n.a.	(e)	n.a.	n.a.	n.a.	n.a.
Notes:									
(a) Reflects the number of public housing units available in Stockton as of October 2019. The HACSJ is undergoing the complete revitalization of Sierra Vista Homes which involves the demolition and reconstruction of units, therefore the number of units available in constant flux.									
(b) The HACSJ does not allocate vouchers geographically, therefore the voucher figures represent the total number of vouchers available countywide which may or may not be utilized in the City of Stockton.									
(c) Special purpose voucher participants are a subset of project based and tenant based voucher holders.									
(d) Data reported for disabled special purpose voucher holders refers to participants of the Main Stream housing voucher program.									
(e) HUD allows for up to 20 percent of tenant based vouchers to be utilized to be used on a project basis, with an additional 10 percent allowed if the vouchers are dedicated for a special population.									

**Table 46 - Total Number of Units by Program Type**

**Data Source:** Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

### Describe the supply of public housing developments:

Founded in 1942, the HACSJ provides public housing throughout San Joaquin County, including within the City of Stockton, and currently serves approximately 19,000 individuals. The HACSJ operates two below market rate public housing communities within the City of Stockton. These include Conway Homes and Sierra Vista Homes. Conway Homes is a low-income residential community located at 741

Flint Avenue, which offers 436 detached single-family and duplex housing units. Sierra Vista Homes is a low-income residential community located at 2436 Belleview Street in South Stockton. Sierra Vista is currently undergoing a complete renovation involving the demolition and reconstruction of units, which results in a constantly fluctuating number of units within the development. Prior to the ongoing redevelopment of Sierra Vista, the development offered 396 duplex, triplex, and four-plex housing units. As of October 2019, there were 305 units in Sierra Vista. By the end of the redevelopment effort, Sierra Vista will offer between 500 and 550 low-income residential units.

In addition to Sierra Vista and Conway Homes, the HACSJ also owns and operates a number of market rate properties geared toward lower-income and special needs populations. These include Claremont Manor Apartments, Mourfield Avenue Apartments, and West Park Street Apartments, American Street Apartments, Washington Street Apartments, and a single-family home at 2282 East 8<sup>th</sup> Street. The Claremont Manor is an age-restricted (55 and over) property that offers 52 studio, one- and two-bedroom units. The Mourfield Avenue Apartment is a small property that includes two single-family and two duplex units, while West Park Street Apartments offers a total of 12 studio units. American Street Apartments offers four units, while Washington Street Apartments offers six units.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

According to the 2018/2019 Public Housing Agency Plan the HACSJ is currently pursuing the redevelopment of 394 public housing units located at Sierra Vista, and is pursuing redevelopment options for the 436 units in Conway Homes. These revitalization projects are being undertaken due to the relative age of the existing public housing stock. Having been constructed between 1952 and 1957, housing units in Sierra Vista are around 65 years old and have not been significantly upgraded since the 1980s. Likewise, Conway Homes was constructed in 1962 and is nearing 57 years old. Due to the age of these developments, many of the units in these public housing projects are structurally deficient, with common issues including poor ventilation and insufficient weatherization.

**Public Housing Condition**

Public Housing Development	Average Inspection Score	Inspection Date
Sierra Vista Homes – 390 units	60	11/13/2017
Conway Homes – 428 units	85	2/28/2017

**Table 47 - Public Housing Condition**

**Data Source:** Housing Authority of the County of San Joaquin

The HUD Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing projects. Scores range from zero to 100. The physical inspection scoring is deficiency based, with all properties starting at 100 points. Each observed deficiency reduces the score by an amount dependent upon the importance and severity of the deficiency. For additional detail regarding how the scores are calculated, please refer to 24 CFR, parts 901-902 and 907. Based on



the data provided in Table 45, the most recent reported physical inspections occurred at Conway Homes and Sierra Vista Homes in 2017. At that time, Conway Homes was awarded an average inspection score of 85, while Sierra Vista Homes was awarded an average inspection score of 60. Consultations with Georgia Brownlee and Pandora Crowder, presidents of Sierra Vista and Conway Homes' respective Resident Councils indicate that overall public housing residents are pleased with the quality of the units in each development and the responsiveness of the HACSJ to addressing any deficiencies, such as maintenance or accessibility issues as they arise.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The HACSJ is currently in the second phase of a multiphase redevelopment of Sierra Vista Homes which, upon completion will replace 369 existing obsolete units with between 500 and 550 new units. The first phase, which is expected to be completed in 2019, includes demolition of 63 obsolete barrack style units and replacing them with 115 new one- to four-bedroom modern, energy efficient units. Another 32 units are shelved for future development either within Sierra Vista or located outside the boundaries of Sierra Vista. In order to maintain affordability, the project utilized Project Based Vouchers for 83 units, and public housing subsidy for 31 units. Highly competitive nine percent Low-Income Housing Tax Credits (LIHTC) accounted for \$24.3 million of the projects total \$34 million price tag. In 2018 the California Tax Credit Allocation Committee (TCAC) awarded \$25 million in nine percent LIHTCs to the HACSJ for Phase II of Sierra Vista's redevelopment, which will include demolishing another 57 public housing units to be replaced by 100 new units consisting of 15 Public Housing and 85 Project-Based Voucher units. Another 42 units will be shelved for future development either within Sierra Vista or located outside the boundaries of the existing Sierra Vista property. The HACSJ's Executive Director, Peter Ragsdale, indicates the Housing Authority is considering applying for additional LIHTCs in 2020 for Phase III. Additionally, HACSJ replaced eight units in Conway Homes and plans to demolish another three that have structural damage. HACSJ is also looking at future longer-term redevelopment opportunities for Conway Homes, including the use of LIHTC equity funding.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

As described in the PHA Plan, the HACSJ is currently in the second phase of redeveloping Sierra Vista Homes. By then end of them multiphase redevelopment the Housing Authority will have replaced 396 obsolete public housing units with 500 to 550 new, energy efficient units. Additionally, the HACSJ is considering redevelopment strategies for Conway Homes.

Beyond improving the physical living environment of public housing residents, the HACSJ also actively seeks to improve educational and economic opportunities for its residents through a number of programs. The HACSJ continues to conduct public outreach efforts to Public Housing residents to promote community involvement, including participation in community meetings, residents' fairs, and other community events such as national night out and the Stockton Summer Unified (SSU) Summer Reading Program and Summer Breakfast/Lunch Program. The HACSJ, in conjunction with the University of the Pacific (UOP) Beyond Our Gates Program, United Way, and Stockton Mayor Michael Tubbs,

developed SSU to improve literacy for children in grades Kindergarten through 3<sup>rd</sup> who live in Conway Homes and Sierra Vista. Additionally, the HASJC applied for and was awarded \$2.3 million from HUD's Jobs Plus Initiative. As of August 2019, Conway Homes residents have access to resources for education and training in order to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy.

**Discussion:**

Resident Council Presidents from Conway Village and Sierra Vista identified improved transportation infrastructure as significant needs of public housing residents in Stockton. While Pandora Crowder identified improved pedestrian infrastructure such as sidewalks and street crossings as much needed facilities in and around Sierra Village, both Resident Council Presidents stressed the need for improved public transportation infrastructure as vital to the economic well-being of public housing residents. Specific concerns include not only expanding public transportation routes to increase access to retail and service nodes as well as areas of employment, but also decreasing travel times.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. Per HUD regulations, the CoC documents the demographics and needs of homeless individuals and families, as well as the available shelter and supportive services. Although homelessness is often viewed as a countywide, or regional, housing issue, the following analysis presents figures specific to the City of Stockton, where available. The data presented include the most recent available figures for 2019. The estimates were developed based on county-level data, in consultation with Bill Mendelson, Executive Director of the CVLIHC. For the purposes of this analysis, homeless facilities are considered to include:

- **Emergency Shelter:** Any facility with a primary purpose of providing temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Includes projects designed to provide housing and appropriate supportive services to homeless persons to facilitate the transition to independent living within 24 months, or a longer period approved by HUD.
- **Permanent Supportive Housing:** Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds (a)	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	347	210	114	230	0
Households with Only Adults	328	51	152	473	0
<b>Total</b>	<b>675</b>	<b>261</b>	<b>266</b>	<b>703</b>	<b>0</b>
<i>Chronically Homeless Households</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	230	0
<i>Veterans</i>	6	0	40	0	0
<i>Unaccompanied Youth</i>	10	0	0	0	0
Note: (a) Represents a subset of Year Round Beds.					

**Table 48 - Facilities and Housing Targeted to Homeless Households**

Data Source: 2019 PIT, HMIS

Table 48 provides an inventory of the available housing and facilities for homeless persons and households within the City of Stockton on the night of the 2019 PITC. As noted earlier, these estimates were derived from county-level data in consultation with Bill Mendelson, Executive Director of the CVLIHC. According to this information, there were total of 675 permanent year-round emergency shelter beds open to homeless persons within the City. This indicates that on the night of the 2019 PITC, there was unmet demand for an additional 250 emergency shelter beds. Of the emergency shelter beds provided, 347 were occupied by households with children and 328 were occupied by adult only households. Of these beds, six were reserved for veterans and ten were reserved for unaccompanied youth. Of the total year-round shelter beds, 261 were provided through the use of HCVs or overflow beds, with 210 of these emergency shelter beds reserved for households with adults and children and 51 emergency shelter beds reserved by adults only households.

The data indicate that there was a total of 266 transitional housing beds in Stockton on the night of the PITC, with 114 reserved for households with children and 152 reserved for adults only households. Of these beds, 40 were set aside for veterans and eight are set aside for unaccompanied youth. Based on these data, there were 93 underutilized transitional housing beds in the City of Stockton on the night of the PITC resulting in a utilization rate of only 65 percent. Table 49 below provides a more detailed summary of transitional housing utilization on the night of the 2019 PITC. As shown in Table 49 the majority of Stockton’s transitional housing stock targets specific populations and typically requires that occupants meet certain criteria for participation, which can lead to underutilization. For example, Dignity’s Alcove targets homeless veterans only. GCRM’s New Hope program targets women with substance abuse issues and their children, while the New Life Programs target single men with addiction. Both of the GCRM programs require individuals to work towards sobriety. Ready to Work’s programs requires residents to participate in job and life skills training, with entry requiring a referral from the criminal justice system. Stockton Shelter for the Homeless’ Holman House targets persons diagnosed with HIV/AIDS, and the WCYFS’s Opportunity House targets unaccompanied youth ages 18 to 24. Edan, Hunter and Coral Housing are apartments operated by an agency that does not participate in the HMIS or the CoC. These facilities are discussed in more detail in the following sections. Additionally, some programs, such as New Hope, Holman House, and Opportunity House serve qualifying individuals and their families, and as such, utilization rates can fluctuate depending on household size.

<b>Project Name</b>	<b>PIT Count</b>	<b>Total Beds</b>	<b>Utilization Rate</b>
Dignity’s Alcove	34	40	85%
GCRM - New Hope Transitional	37	57	65%
GCRM - New Life	16	24	67%
Ready to Work – HARP (green dot)	14	22	64%
Ready to Work -HEARTT (gold star)	13	13	100%
Edan, Hunter & Coral Housing	43	66	65%
Stockton Shelter for the Homeless - Holman House	9	36	25%
WCYFS - Opportunity House	7	8	88%

<b>Total</b>	<b>173</b>	<b>266</b>	<b>65%</b>
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**Table 49 - Transitional Housing Utilization**

Data Source: 2019 PIT, HMIS

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Targeted homeless assistance programs, such as those described in the following section, are an important component of the social safety net. However, targeted programs alone cannot comprehensively address the ongoing needs of all homeless families and individuals, who also require access to mainstream programs that offer a wider range of supportive services, addressing needs such as housing, employment, income, child care, food, health, and mental health. To access these services, persons must often qualify based on a variety of potential criteria, most often including income, disability status, and family composition. Medicaid and Temporary Assistance for Needy Families (TANF) are two of the more prominent mainstream programs available to homeless families. Others include the Supplemental Nutrition Assistance Program (SNAP or CalFRESH, formerly the Food Stamp program), and the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), as well as health and mental health programs (Community Health Centers and Medicare), Supplemental Security Income (SSI) and Social Security Disability Income (SSDI), Workforce Investment Act Programs, and subsidized housing programs. The list below provides a brief summary of the resources available, by provider agency, within San Joaquin County and the City of Stockton. Note that the list provided is not intended to represent a comprehensive inventory, but rather highlights some of the more prominent programs.

**San Joaquin County Human Services Agency (HAS)** – Provides State and federally-mandated public assistance and social service programs for the citizens of San Joaquin County. Programs include: California Work Opportunity and Responsibility to Kids (CalWORKs), Welfare-to-Work, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Foster Care, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children’s Shelter.

**San Joaquin County Health Care Services (HCS)** – Administers four major divisions of Health Care Services, including San Joaquin General Hospital, Behavioral Health Services (including Mental Health and Substance Abuse Services), Correctional Health Services, Emergency Medical Services (including , Public Guardian/Conservator), Public Health Services, and Veterans’ Services. Mental Health Services, managed under the Behavioral Health Services division, provides outpatient mental health counselling, education, rehabilitation and consultant services. Substance Abuse Services offers a wide array of alcohol and drug prevention and treatment services, including outpatient, residential, and co-occurring treatment options. The division also administers Proposition 36 based activities. Emergency Medical Services provides oversight and regulation of the delivery of emergency medical services. The Office of the Public Guardian/Conservator, managed under Emergency Medical Services, is responsible for the care, supervision, and financial management of persons with severe disabilities, and those who are unable to manage their own affairs. Public Health Services provides an array of services targeting various populations including infants and children, adults, the elderly, persons with disabilities, lower income

persons and families, and persons with HIV/AIDS. Programs include communicable disease control and prevention; health promotion, chronic disease and injury prevention; maternal, child, adolescent, and family health; clinical services or linkage with care; and supportive capabilities. In addition to health centers in Manteca and Lodi, Public Health Services also operates the Stockton Health Center, located at 1601 East Hazelton Avenue. Veterans Services provides a wide array of services including comprehensive benefit counselling, claim preparation and monitoring, requests for military records, educational benefits, vocational rehabilitation and employment counselling, home loans, life insurance and burial benefits, and transportation to and from VA facilities, as well as information and referrals for other employment and financial assistance programs.

**San Joaquin County Employment and Economic Development Department (EEDD)** – provides employment, training, education, and economic development services throughout the county. It serves as staff to the Workforce Investment Board (WIB), the San Joaquin County Economic Development Association (EDA), and the Revolving Loan Fund. Employment and training services for the California Work Opportunity and Responsibility to Kids Act (CalWORKs) program are also provided under a cooperative agreement with the Human Services Agency (HSA). The department also operates the Stockton WorkNet Center at 56 South Lincoln Street.

**Catholic Charities Diocese of Stockton** – The Catholic Charities Diocese of Stockton provides social services to residents of San Joaquin, Stanislaus, Calaveras, Tuolumne, Alpine, and Mono Counties. Catholic Charities administers direct social services and advocacy through a variety of programs for the elderly, such as the Multipurpose Senior Services Program, Homemaker Services, Elder Abuse Prevention, Transportation Respite Care, and Long-Term Care Ombudsman Programs. The Dioceses also operates a food bank in Stockton, assists immigrants with family re-unification, provides citizen application assistance and education classes, enrolls children and adults in healthcare insurance programs, provides short-term counseling services for families and youth engagement programs, offers access to healthcare for pregnant women, and provide application assistance for Cal Fresh.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following provides a brief summary of the targeted homeless assistance programs, by provider agency, which are available to meet the needs of homeless individuals and families in the City of Stockton. Where practical, the analysis also highlights how these programs address the needs of special needs populations, such as the chronically homeless, families with children, veterans, and unaccompanied youth. Note that the list provided is not indented as a comprehensive inventory, but rather functions to highlight some of the more prominent programs.

**Stockton Shelter for the Homeless** provides a safe and secure location for those in need of services and support. The goal of the Stockton Shelter is to create opportunities for homeless individuals and families

to regain self-sufficiency by providing services including healthy meals, clothing, transportation, and job training, among others. The shelter also includes a transitional housing program for homeless individuals with HIV/AIDS, and homeless veterans. Additionally, the shelter assists families with children by providing transportation to and from school for children and by ensuring that every child between the ages of 5 and 17 is enrolled in school.

**Women's Center – Youth and Family Services** is San Joaquin County's only provider of shelter and services specifically designed to meet the needs of victims of domestic violence, sexual assault, and homeless and runaway youth. The center focuses on preventing domestic violence and sexual assault by providing education programs and services to inform clients about techniques and skills to stop these acts of violence. The center also includes mentoring services and education for at-risk youth and young adults aged 16-24 through recreation activities and learning opportunities.

**Gospel Center Rescue Mission** provides programs to assist specific groups of homeless individuals including homeless single men, homeless single women with children, men struggling with addiction, and homeless individuals recuperating from an illness or medical condition. These programs assist individuals and families by providing housing, meals, access to clothing, individual counseling, and chapel services, among others.

**Haven of Peace** is an emergency homeless shelter for women and their children designed to help women become self-sufficient. The shelter offers domestic violence support as well as individual and group counseling for women and children. The shelter aids women in pursuing careers with resume writing workshops and job preparation programs. For women with babies and young children, the center provides parenting and nutrition classes in order to ensure the future health of their children.

**St. Mary's Dining Room** offers meals, showers, and clothing to those in need. St. Mary's also has a medical and dental clinic to treat uninsured clients, as well as a social service center to assist clients with completing applications and forms for various benefit programs. The center aids children by providing schools supplies, backpacks, and uniforms, as well as a comprehensive preschool program for younger children 3-5 years of age.

**Central Valley Low Income Housing Corporation** provides rent and deposit assistance for qualified families in order to prevent households from becoming homeless or to re-house households that have recently become homeless. The housing corporation also assists the head of the household with a plan toward self-sufficiency including education and job training.

**New Directions** is an alcohol and drug awareness program for adult men and women. The treatment program includes individual counseling, as well as lectures and group sessions. Most clients enroll in a 6 to 12 month program that address substance abuse, as well as parenting, employment, and family reunification.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Many lower-income non-homeless individuals and households may also require supportive housing and services that can help them to live independently and to avoid homelessness and/or institutionalization. Persons returning from mental health and physical health institutions, as well as those exiting incarceration, are often in acute need of such services. As previously discussed in the Needs Assessment section of this plan, some of the more prominent sub-populations requiring assistance include the elderly and frail elderly, the mentally or developmentally disabled, persons experiencing alcohol and drug addiction, and victims of domestic violence. This section provides a brief summary of the facilities and services available to these subpopulations. A detailed discussion of the relative housing needs of each of these populations is provided in section NA-45. what follows is not indented as a comprehensive inventory of the available resources, but rather functions to highlight some of the more prominent programs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

#### **Elderly and Frail Elderly**

Residential elder care facilities provide supervision, assistance with daily activities, and often incidental medical services for persons age 60. According to the California Department of Social Services (CDSS), there are 60 licensed facilities, providing a total of 1,924 beds, with an additional four facilities and 240 beds pending state licensure in Stockton. Apart from housing, the San Joaquin County Aging and Adult Services provides supportive services for the elderly. These services include adult protective services, in-home care, transportation services, food assistance, and long-term care.

#### **Persons with Disabilities**

Adult residential facilities provide care and supervision for persons with mental health needs or physical or developmental disabilities. According to the CDSS, there are 128 adult residential care facilities in the City of Stockton, providing 811 adult care beds. An additional 12 facilities are currently pending licensure, which would provide a total of 70 additional beds. The Disability Resource Agency for Independent Living (DRAIL) provides services for disabled Stockton residents including peer support, community programs, housing and information referrals, and independent living skills training. The Valley Mountain Regional Center (VMRC) also provides services for a persons with disabilities by ensuring access to alternative housing models and supportive living services. United Cerebral Palsy (UCP) offers skills training and support to children and adults living with cerebral palsy to help them live independently.



## Persons with Alcohol/Drug Addiction

Facilities providing housing assistance specific to addicts include New Directions, New Life, Family Ties, and the Recovery House, with an additional short-term respite facility run by Community Medical Centers opening in January 2020. Some residential recovery facilities offering transitional housing programs lost certain types of HUD funding which supported homeless individuals due to the department's transition to a Housing First model. Additionally, depending on the length of the program, homeless participants in some residential recovery programs may not be considered homeless upon program completion according to HUD's Housing First model, which some service providers indicate has made it difficult to access housing assistance.

Addicts who are not part of a residential treatment program or who have completed treatment, require affordable housing options in neighborhoods that support successful recovery. Many of the housing options available to addicts are in neighborhoods where drug use is prevalent. Frances Hutchins, Assistant Director of San Joaquin County Behavioral Health Services, sees the need for additional board and care facilities for people overcoming addiction, noting that many facilities targeting addicts closed due to low reimbursement rates, or shifted to serving populations with higher State reimbursement rates.

## Victims of Domestic Violence

The principal provider of supportive housing for victims of domestic violence is the WCYFS. Their primary location, DAWN house, is located in Stockton and can house up to 42 women and children. A second facility, known as Opportunity House, provides capacity for up to eight youth at a time for up to 21-months. The Women's Center also operates an emergency shelter and drop in center for youth. The Women's Centers also operates Serenity House, in Tracy, which provides housing for up to 12 women and children.

## Persons Living with HIV/AIDS

The Stockton Shelter for the Homeless owns and operates the Holman House, a six-bedroom home dedicated to persons and families living with HIV/AIDS, and five condominium units utilized for HIV/AIDS transitional housing. Holman House has a maximum capacity of 12 beds; however, the shelter occasionally exceeds capacity.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In September 2018 the State Legislature passed SB 1152, which requires acute care hospitals and acute psychiatric hospitals to have a written homeless patient discharge planning policy and procedure which ensures that homeless patients are not discharged into homelessness. Hospitals must help homeless patients identify and coordinate transportation to a post-discharge destination, with priority given to identifying a sheltered destination with supportive services. Beginning July 1, 2019, hospitals must also have a written plan for coordinating service and referrals for homeless patients with the county

behavioral health agency, health care and social services agencies, health care providers, and nonprofit social service providers in the region. Each hospital is required to maintain a log of the homeless patients discharged from their facility and the post-discharge destinations of each homeless patient.

County hospitals and local service providers are currently working towards developing and coordinating discharge policies that comply with SB 1152. According to homeless service providers, homeless persons who qualify for Medi-Cal may be placed in skilled nursing or rehab facilities during recuperation. Those that require less medical treatment can be discharged to GCRM's recuperative care facility, which is the county's only recuperative care facility specifically targeting homeless patients. GCRM's 24-bed recuperative care program offers a safe place for homeless individuals to rest while completing their medical recovery after being released from hospitals. The level of care provided is equivalent to what would be reasonably expected from a family member to a typical patient coming home after hospitalization, with additional medical treatment available at the Community Medical Center clinic located on the GCRM campus. As a last resort, patients are discharged to Stockton Shelter for the Homeless, which has limited resources to address the needs of recuperating patients. GCRM's hopes the planned campus expansion will better position them to address the demand for recuperative care services generated by passage of SB 1152; however, both GCRM and Stockton Shelter for the Homeless note that without better coordination and funding, accommodating this demand will be difficult.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Some of the housing and supportive service needs are addressed strategically through funding categories that meet multiple needs. For example, the City has prioritized the creation of affordable housing. Units that are created with funds allocated to affordable housing often include social services that are coordinated with organizations providing services to lower-income households and special needs populations.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See response provided above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

California housing law requires that each jurisdiction include an analysis of governmental constraints to affordable housing development as a required component of the adopted General Plan Housing Element. The remainder of this section presents a summary of the major findings identified under the Potential Housing Constraints Section of the City of Stockton's 2015-2023 Housing Element, as well as the identified action to be taken to overcome these constraints. It should be noted that the Housing Element Analysis refers to barriers to affordable housing development based on the 2035 Stockton General Plan, which was superseded by the adoption of the Envision Stockton 2040 General Plan in December of 2018. To the degree practicable, the analysis includes a discussion of potential barriers to affordable housing development that could result from the Envision Stockton 2040 General Plan, as well as ways in which the 2040 General Plan may overcome barriers identified in the 2035 General Plan.

The Housing Element of the City of Stockton General Plan, adopted in 2016, provides an analysis of the policy barriers to affordable housing development. An analysis of the permitted development standards identified that the Municipal Code facilitated the production of a variety of housing types in non-residential and mixed-use zones, and permitted densities up to 87 units per acre in the Downtown. The 2040 General Plan allows for even higher densities in the Downtown, ranging from a maximum of 90 to 136 dwelling units per net acre. The Housing Element indicates the 2035 General Plan facilitated flexible development standards for infill housing projects in order to encourage the development of underutilized properties. The 2040 General Plan specifically focuses on policies which would facilitate the development 18,400 new housing units within the City's existing city limits. As such, the City is likely to see more infill development, particularly affordable housing, than in the past.

The Housing Element determined that the City's overall parking standards did not constitute a constraint, though the 2040 General Plan Policy Action LU-1.1B specifically calls for an evaluation of the City's parking policies and amendment of the Development Code to provide more flexibility as to facilitate mixed-use redevelopment. The City updated the Affordable Housing Density Bonus policy to be consistent with the State Law. However, some affordable housing developers indicate they struggle, despite adoption of the 2040 General Plan, to receive approval of modified development standards in areas outside the downtown.

The existing Code permits second dwelling units in all residential zones, with administrative approval, consistent with State regulations regarding second dwelling units. Additionally, the development code is consistent with State law regarding emergency shelters, in that emergency shelters are allowed by right, without discretionary review, in the PF, IL, and IG zones.

The Housing Element indicates that processing and permitting do not constitute a development constraint. It is unclear how the 2040 General Plan's directive to conduct a study to explore the feasibility of inclusionary housing requirements, in-lieu fees, density bonus', modified fee structures,

and/or tax incentives to promote the inclusion of a meaningful percentage of affordable units within market rate housing projects will impact the overall cost to construct housing in the City. Increasing or modifying these requirements could result in additional funding for affordable housing or the construction of new housing units as part of market rate developments, thereby increasing the City's overall affordable housing stock. On the other hand, requirements that are overly onerous could result in fewer new homes being built. The forthcoming feasibility analysis should provide additional clarity.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The following section summarizes Stockton’s priority non-housing community development needs, including the city’s economic development opportunities and needs. For example, the Stockton Economic Development Strategic Plan (EDSP), identifies a number of core business clusters that provide opportunities for industrial recruitment and economic growth. The EDSP also identifies a wider array of Core Economic Development Initiatives, Quality of Life Initiatives, and Foundational Initiatives, which are intended to provide a holistic strategy for improved economic vibrancy. Other regional plans, such as the San Joaquin County Comprehensive Economic Development Strategy (CEDS) provide an additional layer of guidance for the pursuit of coordinated economic and community development activities. Highlighted in the analysis provided below are various initiatives underway within the City of Stockton, and San Joaquin County more broadly, that seek to address the workforce training needs of the local workforce, including, but not limited to, those on offer through the regional Workforce Development Board, known as San Joaquin County WorkNet. The analysis also highlights recent events that may have a considerable impact on the City’s ability to pursue community development objectives. These include the dissolution of Redevelopment as a tool for urban revitalization and economic development, the recent resolution of bankruptcy proceedings involving the City of Stockton, which officially emerged from Bankruptcy in 2015 and adopted the Envision Stockton 2040 General Plan in 2018.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,683	1,573	5	2	-3
Arts, Entertainment, Accommodations	10,042	8,634	11	10	-1
Construction	4,861	2,685	5	3	-2
Education and Health Care Services	19,043	23,419	21	27	6
Finance, Insurance, and Real Estate	3,668	3,529	4	4	0
Information	1,358	995	1	1	0
Manufacturing	8,222	5,690	9	7	-2
Other Services	3,258	2,797	4	3	0
Professional, Scientific, Management Services	5,393	3,991	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	12,002	12,218	13	14	1
Transportation and Warehousing	5,276	4,040	6	5	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	4,881	4,927	5	6	0
Total	82,687	74,498	--	--	--
Note: (a) The prepopulated jobs data excludes 2,388 jobs in the Utilities sector, and 8,499 jobs in the Administration & Support, Waste Management and Remediation sector. As a result, the total number of non-governmental jobs is incorrect. The actual total number of non-governmental jobs reported by the 2015 LEHD data set for the City of Stockton is 85,385. Although the IDIS template indicates the prepopulated source for the number of employed Stockton residents is the 2011-2015 ACS, the reliability of the data could not be confirmed. For greater clarity, Table 51 below presents the complete number of nongovernmental jobs from the 2015 LEHD dataset, as well as the number of non-governmental workers from the 2011-2015 ACS.					

**Table 50 - Business Activity**

**Data** Unknown (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs) (a)  
**Source:**

The IDIS template identifies the 2011-2015 ACS as the source for HUD's estimate of the number of workers, and the 2015 LEHD dataset as the source for the number of jobs in Stockton. However, the prepopulated data reported in **Error! Reference source not found.** is incomplete and excludes jobs and workers in the Utilities sector and the Administration & Support, Waste Management and Remediation sectors. Data reported in the LEHD data set exclude approximately 2,388 jobs in the Utilities sector, and 8,499 jobs in the Administration & Support, Waste Management and Remediation sector. Consequently, the total number of jobs reported in Table 50 is also incorrect. The total number of jobs in Stockton, according to the LEHD is actually 85,385. The IDIS template identifies the 2011-2015 ACS as the source for data regarding the number of workers, or employed-residents; however, further analysis was unable to confirm this data source and identify the associated number of Utilities sector and Administration & Support, Waste Management and Remediation sector workers missing from the table.

In order to provide greater clarity, Table 51 below presents the number of employed Stockton residents by industry according to the 2011-2015 ACS and the number of jobs located in Stockton by industry according to the 2015 LEHD data set. It should be noted that these figures represent non-governmental workers age 16 years and over and non-government jobs.

Business by Sector	Number of Workers (a)	Number of Jobs (b)	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,258	1,570	4	2	-3
Arts, Entertainment, Accommodations	9,433	8,634	10	10	0
Construction	6,237	2,685	7	3	-3
Education, Health Care, and Social Services	17,422	23,419	18	27	9
Finance, Insurance, and Real Estate	5,578	3,529	6	4	-2
Information	1,313	995	1	1	0
Manufacturing	9,406	5,690	10	7	-3
Other Services	5,886	2,797	6	3	-3

<b>Business by Sector</b>	<b>Number of Workers (a)</b>	<b>Number of Jobs (b)</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Professional, Scientific, Management, Administration and Waste Management Services	9,161	12,490	10	15	5
Public Administration	0	0	0	0	0
Retail Trade	14,449	12,218	15	14	-1
Transportation, Warehousing and Utilities	7,593	6,428	8	8	0
Wholesale Trade	4,158	4,927	4	6	1
<b>Total</b>	<b>94,894</b>	<b>85,385</b>	<b>100</b>	<b>100</b>	<b>--</b>
Notes: (a) Represents employed Stockton residents age 16 years or older who are employed in non-government jobs (b) Represents the total number of non-government jobs in the City of Stockton.					

**Table 51 - Updated Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	132,419
Civilian Employed Population 16 years and over	112,265
Unemployment Rate	15.22
Unemployment Rate for Ages 16-24	29.35
Unemployment Rate for Ages 25-65	9.62
Note: (a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table, however these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. For greater clarity, Table 53 presents labor force data for the City of Stockton according to the most recent 2013-2017 ACS.	

**Table 52 - Labor Force**

**Data Source:** Unknown (a)

The IDIS template identifies the 2011-2015 ACS as the source for the figures in Table 52, however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater accuracy, Table 47 below presents the labor force data for the City of Stockton according to the most recent 2013-2017 ACS.

Total Population in the Civilian Labor Force	134,999
Civilian Employed Population 16 years and over	118,920
Unemployment Rate	11.9
Unemployment Rate for Ages 16-24	21.6
Unemployment Rate for Ages 25-65	10.3

**Table 53 - 2013-2017 ACS Labor Force**

**Data Source:** 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	17,280
Farming, fisheries and forestry occupations	6,125
Service	13,620
Sales and office	28,120
Construction, extraction, maintenance and repair	12,590
Production, transportation and material moving	7,750



Occupations by Sector	Number of People
<p>Note:</p> <p>(a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table; however, these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. Additionally, the prepopulated "Number of PeopleMedian Income" column heading is likely incorrect and meant to reflect the number of people in each occupation sector. It is unclear whether the source note and column heading can be changed when submitting the completed document to HUD via the IDIS interface. For greater clarity, Table 55 presents labor force data for the City of Stockton according to the most recent 2013-2017 ACS.</p>	

**Table 54 - Occupations by Sector**

Data Source: Unknown (a)

The IDIS template identifies the 2011-2015 ACS as the source for the figures in Table 54; however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater accuracy, Table 55 below presents occupational employment for the City of Stockton data according to the most recent 2013-2017 ACS.

Occupations by Sector	Employed Residents Age 16+
Management, business and financial	10,912
Farming, fisheries and forestry occupations	3,867
Service	24,096
Sales and office	28,812
Construction, extraction, maintenance and repair	10,653
Production, transportation and material moving	21,193

**Table 55 - 2013-2017 ACS Occupations by Sector**

Data Source: 2013-2017 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,780	69%
30-59 Minutes	19,810	19%
60 or More Minutes	12,865	12%
<b>Total</b>	<b>105,455</b>	<b>100%</b>

**Table 56 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	17,275	3,445	14,155
High school graduate (includes equivalency)	22,270	4,495	9,890
Some college or Associate's degree	32,540	4,800	12,145
Bachelor's degree or higher	19,460	1,260	3,770

**Table 57 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	900	3,690	4,855	9,335	6,865
9th to 12th grade, no diploma	5,890	5,820	3,905	7,280	3,115
High school graduate, GED, or alternative	9,770	12,315	9,495	14,905	7,430
Some college, no degree	13,950	11,455	8,690	15,410	6,225
Associate's degree	1,940	4,375	3,085	6,480	2,640
Bachelor's degree	1,705	4,885	4,035	8,010	4,100
Graduate or professional degree	165	1,365	1,870	4,355	2,495

**Table 58 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	68,291
High school graduate (includes equivalency)	111,217
Some college or Associate's degree	116,477
Bachelor's degree	177,389
Graduate or professional degree	206,402

Educational Attainment	Median Earnings in the Past 12 Months
<p>Note:  (a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table; however, these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. For greater clarity, Table 60 presents median earning by educational attainment data for the City of Stockton according to the most recent 2013-2017 ACS.</p>	

**Table 59 - Median Earnings in the Past 12 Months**

Data Source: Unknown (a)

The IDIS template identifies the 2011-20135 ACS as the source for the figures in Table 53; however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater clarity, Table 60 presents data regarding median earnings in the past 12 months by educational attainment for employed Stockton residents data according to the most recent 2013-2017 ACS.

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,901
High school graduate (includes equivalency)	\$28,562
Some college or Associate's degree	\$33,896
Bachelor's degree	\$46,091
Graduate or professional degree	\$74,326

**Table 60 - 2013-2017 Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

As discussed above, the prepopulated Business Activity table (Table 50) presents incomplete jobs data, and the accuracy of prepopulated data regarding the number of workers could not be confirmed. For this reason, this section reports the major employment sectors within Stockton based on data presented in Table 51. Based on this data, Stockton’s major private employment sectors include:

- Education, Health Care and Social Services (23,419 jobs; 27 percent of total employment)
- Professional, Scientific, Management, Administrative, and Waste Management Services (12,490 jobs; 15 percent of total employment)
- Retail Trade (12,218 jobs; 14 percent of total employment)
- Arts, Entertainment, and Accommodations (8,3634 jobs; 10 percent of total employment)

In addition to the data discussed above, the EDSP – which was presented to the City Council for adoption on February 24, 2015 – identifies seven core business clusters that also generally align with the countywide economic development targets identified by the San Joaquin Partnership. These include:

- Manufacturing
- Food Processing

- Agricultural Technologies
- Energy Resources and Technologies
- Office and IT Professional Services
- E-Commerce and Logistics
- Construction Materials

In addition, the EDSP identifies a “short-list” of 50 detailed industry sectors as potential targets for industrial recruitment and development. These are then grouped into 12 categories, including:

- Agriculture and supportive activities
- Energy
- Construction
- Manufacturing
- Wholesale Trade
- Distribution
- Information
- Financial Services
- Professional Services
- Private Educational Services
- Health Care and Social Assistance
- Recreation and Tourism

**Describe the workforce and infrastructure needs of the business community:**

The majority of the information presented below, and in the remainder of this section, was obtained from the EDSP. The EDSP identifies three primary areas of focus, including Core Economic Development Initiatives, Quality of Life Initiatives, and Foundational Initiatives. As one of the proposed Core Economic Development Initiatives, Action A.5 recommends the establishment of a City-facilitated group of executive-level representatives from Stockton’s institutions of higher education, including San Joaquin Delta College, University of the Pacific, and the California State University, Stanislaus-Stockton Center. The purpose of this group will be to inventory the available resources available through the existing higher education system and to strategically implement new ways in which these institutions can serve as resources for economic development, including the possible development of new programs aligned toward the workforce needs, as well as providing unique intuitional expertise toward implementation of other strategic priorities identified in the EDSP. Action A.6 similarly recommends developing an inventory of resources for both K-12 and higher education such that the City can become a clearinghouse for information regarding existing and planned educational resources relevant to economic development. Lastly, Action A.7 identifies the need to establish a system for facilitated information exchange between the business community and the educational/workforce development system. This action item is designed to encourage ongoing, direct interaction between the core business clusters identified above, and education/workforce development service providers.

A number of the strategies identified in the EDSP, in particular those identified as Foundational Initiatives, reflect the importance of the interface between economic development and land use (e.g., downtown revitalization, neighborhood revitalization, creation of shovel-ready development sites, alignment with the General Plan, etc.). In order to promote development readiness within identified target areas, it is essential to ensure that the available and planned infrastructure capacity is sufficient to meet the needs of the desired and anticipated land uses. The EDSP proposes the establishment of an infrastructure interface strategy that can promote ongoing information exchange between economic development staff and the various entities responsible for infrastructure development, so as to ensure that infrastructure issues affecting economic development are appropriately and efficiently addressed. The EDSP goes on to identify four associated action items. These include 1) the alignment of General Plan revisions with the EDSP, in recognition of the Plan's role in coordinating relevant aspects of General Plan implementation; 2) alignment of the annual CIP process with the EDSP to ensure that prioritization of planned infrastructure improvements is consistent with established economic development priorities; 3) coordinate economic development initiatives with infrastructure investments and opportunities at the Port of Stockton; 4) ensure alignment of infrastructure investments at the Stockton Metropolitan Airport with economic development priorities, such as the inclusion of improvements targeted toward the expansion of cargo and freight capacity as part of the Stockton Metropolitan Airport Capital Improvement Plan.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are a variety of ongoing projects and proceedings that may have an economic impact to the City of Stockton.

The City of Stockton has a healthy inventory of commercial development projects that were recently completed or are currently under construction which represents major public and private investments which could positively impact job and business growth opportunities within the city. For example, more than 500,000 square feet of new retail and office space was built in the City of Stockton since 2016. This includes three automotive dealerships totaling around 72,000 square feet of floor area, two retail shopping centers with a combined total of 51,500 square feet, and two governmental office projects totaling 410,000 square feet. The first office project consists of a 13-story, 310,000 square foot courthouse with 30 court rooms, while the second office project consist of 100,000 square feet of office space to be used by the San Joaquin Regional Transit Agency.

In addition to these projects which have been built or are currently under construction, Stockton also has significant pipeline of commercial and industrial development that could impact local job and business growth opportunities if built out during the planning period. This includes around 2 million square feet of retail space, 769,737 square feet of office space, and 13.1 million square feet of industrial space. The largest industrial project in the City of Stockton is the Norcal Logistics Center, which will feature approximately 6.3 million square feet of industrial development. Another industrial project

known as Airpark 599 is located outside the City of Stockton, but within the City's Sphere of Influence. That project plans to add an additional 3.7 million square feet of industrial space to the area. Conversations with local real estate professionals indicate that the Norcal Logistics Center and Airpark 599 are the most likely to develop within the near future, indicating that Stockton could benefit from the jobs and economic activity that could be generated by the more than 7.4 million square feet of industrial space planned for these two projects. This is consistent with Stockton's growing importance in the northern California logistics industry as a center for warehousing and distribution.

The City's has also focused its efforts on revitalizing the Downtown in order to attract more employers and create a vibrant commercial and residential district. Two landmark projects that are contributing to these efforts include the development of the aforementioned San Joaquin County Courthouse, as well as the development of the Open Window Project. The Open Window Project is a major mixed-use development with the goal to create a vibrant, walkable and livable urban core. The 12-acre project includes over 1,000 new residential units and 400,000 square feet of commercial and retail spaces. Building on the momentum of these projects, the City Council adopted the Envision Stockton 2040 General Plan in December 2018 in order to further encourage Downtown redevelopment. This General Plan represents a significant shift away from the City's historical pattern of greenfield development towards urban infill development and redevelopment. To the extent that the 2040 General Plan facilitates this within the Downtown, Stockton may be able to attract new employers to the City.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Because of the generally low educational attainment of Stockton residents, it is increasingly difficult for businesses to find qualified workers, despite the relatively large size of the potential workforce. In fact, the Center for Business and Policy Research (CBPR) at UOP estimates that the northern San Joaquin Valley has the second lowest Human Capital Index out of 15 regions throughout the state. This is significant as the Human Capital Index measures resident labor, skill, and knowledge. A 2018-2019 Centers of Excellence Central Valley/Mother Lode Region Labor Market Overview concluded that occupations expected to add the most employment to the region are those with wages near or below the level of a living wage. In order to advance San Joaquin County's level of human capital and resident earning potential, the CEDS identifies five industry sectors where additional skills development is needed:

**Transportation and Logistics** - Due to its proximity to large population centers and markets, San Joaquin County is a hub for e-commerce, distribution and logistics companies. According to Occupational employment projections produced by the California Economic Development Department (EDD), most projected countywide employment growth in this sector was identified among lower skilled occupations requiring at most a high-school education and short-term, on-the-job training. Despite this, the technical expertise required for many transportation and logistics jobs is increasing as automation and technology advances. Members of the business community stress that technical training and continuing education is critical to meet labor force demands of the area's growing transportation and logistics industry.

**Healthcare** – Healthcare is a significant industry in San Joaquin County, employing approximately 32,000 workers in medical offices, hospitals, nursing care and assisted living facilities, rehabilitation facilities and various other specialty services as of 2017. Data from the EDD indicates that required education and training levels for job openings in in this field vary from no more than a high-school diploma and on the job training to advanced degrees.

**Agriculture and Food Processing** –The EDD indicates that most new positions in this industry would require a high school education, or no formal educational credential, with some short-term on the job training. Jobs in these occupations tend to be low wage; however, the CEDs notes the advancement of automation means that many agricultural and food processing jobs now require more advanced skills, such as heavy equipment operators and mechanics.

**Manufacturing and Mechanics** –. Most Installation, Maintenance, and Repair positions require a high school diploma or post-secondary certificate, with varying degrees of on the job training. Positions in the Production Occupations tend to require slightly less skills and training, with most positions other than Food Processing Workers requiring a high school education, with medium- to long-term on the job training.

**Tourism and Hospitality** – San Joaquin County provides a variety of tourism and recreational and agritourism opportunities. Combined with strong national growth in the Tourism and Hospitality industry there is demand for education and skills training in this industry. Almost all of these positions require a high school diploma or do not require any formal educational credential. Most positions also require little to no on the job training.

In addition to industry specific skills, consultations with local business leaders indicate a need for enhanced life skills training to better prepare Stockton’s future workforce for gainful employment. This could include skills related to critical thinking, personal grooming, personal financial management, as well as time management and work ethics

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The following section provides a brief summary of workforce training initiatives underway in San Joaquin County and the City of Stockton. Please note that the list below is not indented as a comprehensive inventory, but rather functions to highlight some of the more prominent programs.

**San Joaquin County WorkNet** – This agency represents the Workforce Investment Board for San Joaquin County and acts as a clearinghouse for employment and workforce training opportunities countywide. Staffing is provided by the San Joaquin County Employment and Economic Development Department (EEDD). This includes providing job listings under the CalJobs, Careers in the Valley, and San Joaquin WorkNet iMail systems. WorkNet staff can also assist job seekers with applying for unemployment insurance and disability benefits. Workforce training is primarily done through referral to area educational institutions, though WorkNet does provide typing certification, resume and cover letter

writing assistance, interview preparation, as well as General Education Development (GED) certification and college consultations. WorkNet operates offices throughout San Joaquin County, including the Stockton WorkNet Center at 56 South Lincoln Street.

**San Joaquin Delta College** – An accredited two-year educational institution, Delta College provides a variety of career technical education and workforce development programs. It works closely with the California Work to Opportunity and Responsibility to Kids (CalWORKS) program as one of the state-funded Welfare-to-Work programs designed to facilitate the transition from dependency to self-sufficiency. The Delta College CalWORKS program is coordinated with the San Joaquin County Human Services Agency and, as such, assists participants in their progress toward county-approved goals and works with County case managers to ensure compliance. Services include intake, assistance with filing for financial aid, advising, work study, needs assessment and referral services, verification of enrollment, a Jobs Specific Basic Skills lab and Supervised Study Time.

Delta College also operates the CTE Transitions Program, which was developed in the early 1980s as a way to provide students with training and education necessary to prepare them for a career in a technical field. Participation can begin as early as ninth grade. As a result, a major benefit of the CTE Transitions program is the provision of a cohesive connection between high school, higher education, and employment. The program is generally focused on skills training for careers in engineering technology, applied science, agriculture, healthcare, law enforcement, culinary programs, business, and the mechanical and industrial trades.

In addition to traditional education services, San Joaquin Delta College also offers contract education and training services to businesses, government agencies, and industry and community-based organizations. Through their Training Resource Center Delta College connects businesses and other institutions with educators who can facilitate workshops and seminars, or conduct customized trainings, tailored to the workforce development needs of the client. These often include computer training, communication skills, job aids and testing tools, management training, human resources and customer services, and technical training, as well as accredited degree and certificate programs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The San Joaquin County CEDS identifies a wide variety of capital improvement projects in the 2019 Action Plan that can be coordinated with projects funded under the Consolidated Plan. The CEDS also identifies a variety of business improvement and entrepreneurship programs for implementation as part of the San Joaquin County Partnership. As a member of the Partnership, the City can coordinate their participation in these programs, as appropriate, to support implementation of the Consolidated Plan.



**Discussion**

Not applicable.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As described in the Needs Assessment, Housing problems typically impact low- and moderate-income households disproportionately, relative to above moderate-income households. A low- and moderate-income concentration is defined as a Census Tract where at least 54.2 percent of households are low-income and at least 70.2 percent are moderate-income. Figure 9 and Figure 10 identify the geographic concentration of low- and moderate-income households by Census Tract. A large proportion of low- and moderate-income households are located in the Downtown and surrounding neighborhoods, bounded generally by Harding Way to the north, Airport Road to the east, Dr. Martin Luther King Jr. Blvd to the south, and I-5 to the west. The area south of the Downtown, bounded by Dr. Martin Luther King Jr. Blvd to the north, city limits to the east, and west, and Arch Airport Road to the south also contains a number of Census Tracts with relatively high concentrations of low- and moderate-income households.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to the 2011-2015 ACS, the racial/ethnic composition of Stockton's population includes 42.0 percent Hispanic; 21.2 percent Non-Hispanic White; 21.2 percent Non-Hispanic Asian; 11.1 percent Non-Hispanic African American; 0.7 percent Native Hawaiian or Pacific Islander; and 0.2 percent American Indian or Alaskan Native. Comparing these figures to the proportional distribution of Stockton residents by Census tract, as shown Figure 11 through Figure 18, shows that above average concentrations of certain minority groups occur most commonly in the low- and moderate-income areas. For example, various census tracts in the Downtown and the southeast portion of Stockton have an above average percentage of African Americans and Hispanics. However, Asian, Pacific Islander and American Indian residents tend to be more highly dispersed and do not seem to be as highly concentrated in low- or moderate-income areas. An alternative metric often used to identify racially and ethnically concentrated area of poverty, also known as RCAPs and ECAPS, relies on a racial and ethnic concentration threshold along with a poverty test. This metric, developed by HUD, requires that an area have a non-white population of 50 percent or more, with a poverty threshold requiring that 40 percent or more of the population lives at or below the poverty line, or that the poverty rate be three times the poverty rate in the metropolitan area, whichever is less. According to R/ECAP analysis completed in support of the City of Stockton's Analysis of Impediments to Fair Housing Choice using 2013-2017 ACS data, Figure 19 shows that six census tracts within the City of Stockton qualify as RCAP and ECAP areas. Four of which are located between the Downtown and the Stockton Metropolitan airport, while another census tract is located in the northern part of the City between Bianchi and East Swain Road. The final R/ECAP census tract is located to the west of Interstate 5, south of Highway 4 and north of Walker Slough.

### **What are the characteristics of the market in these areas/neighborhoods?**

As shown in

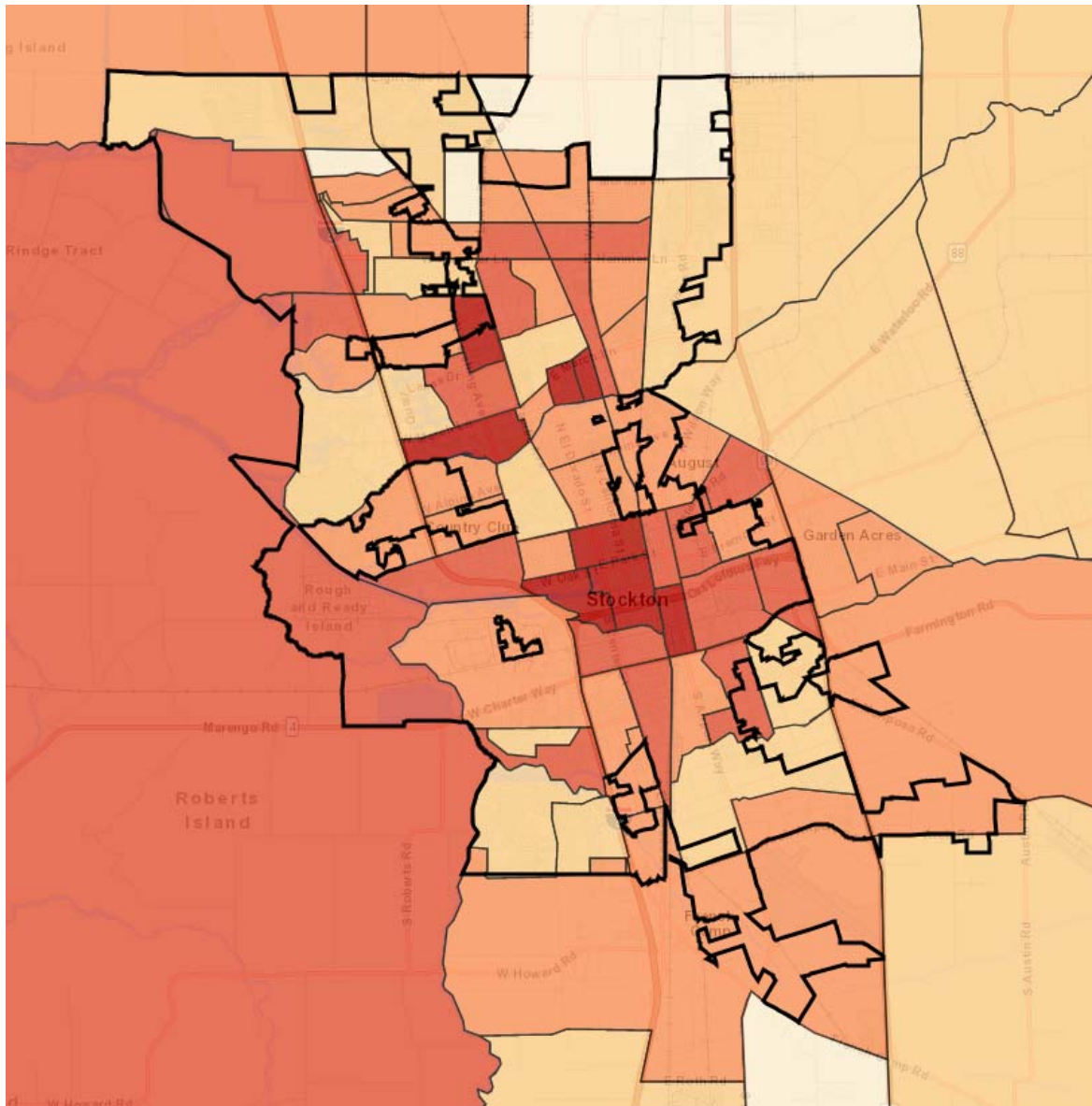


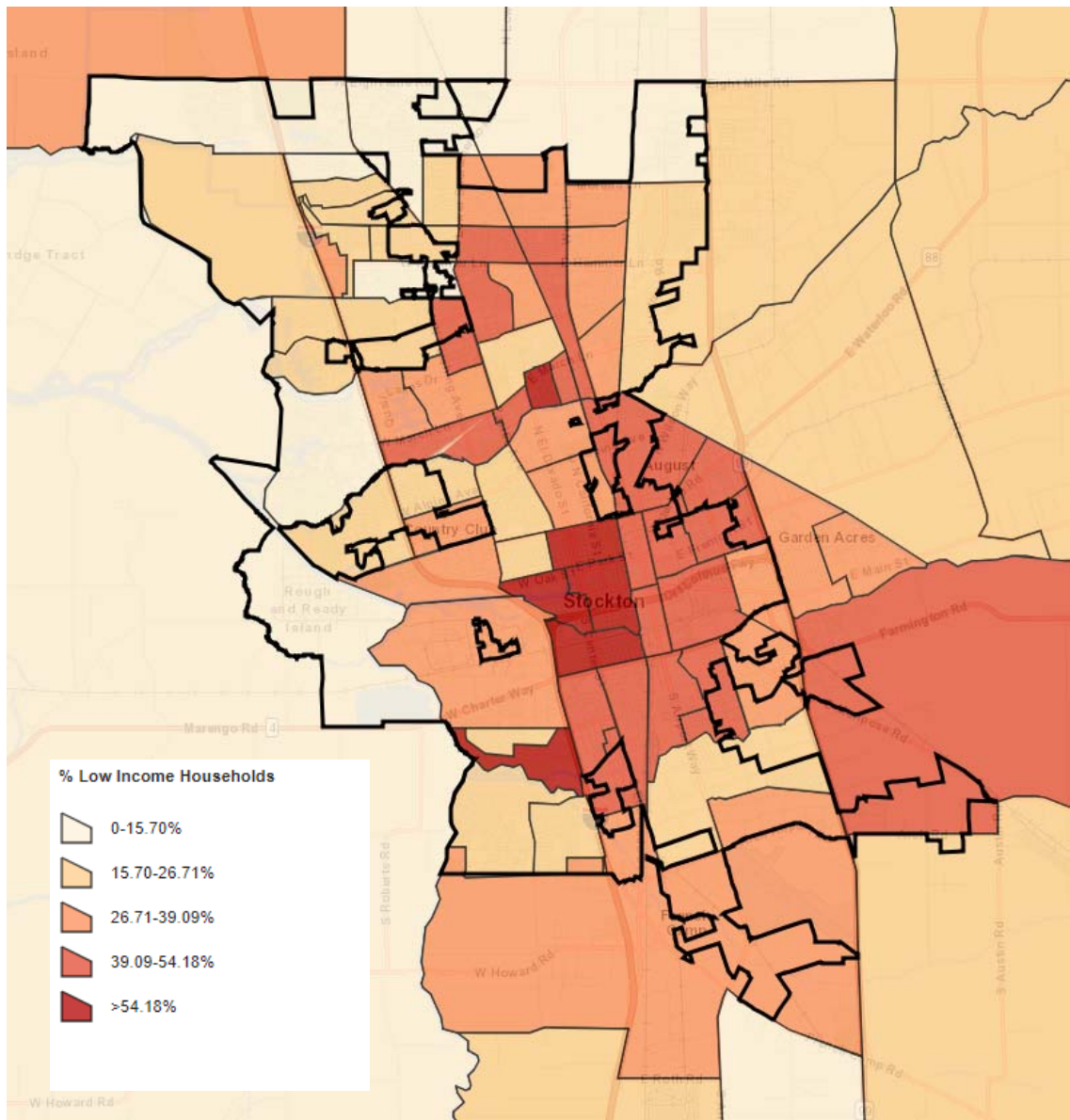
Figure 20, areas with high concentrations of racial or ethnic minorities and low-income families also tend to have some of the highest concentrations of rental housing. Additionally, Figure 21 and Figure 22 show that the areas in and around Downtown and in north Stockton also tend to have high concentrations the City's multifamily housing stock. The available code enforcement and rental inspection program data also indicate that the housing units in many of the lower-income, high minority neighborhoods can be characterized as substandard or in need of rehabilitation. Due to these conditions, and other social characteristics associated with these neighborhoods (e.g., high crime rates), the relative cost of housing in these areas tends to be notably lower than in other parts of the city.

**Are there any community assets in these areas/neighborhoods?**

The City has a variety of community groups and organizations that provide services in low- and moderate-income areas, as well as high minority neighborhoods. In terms of housing resources, the two existing public housing projects, including Sierra Vista Homes and Conway Homes, are located in primarily low- and moderate-income neighborhoods, with high concentrations of African American and Hispanic residents. Sierra Vista Home is currently undergoing a significant renovation, which will modernize the outdated units and enhance the housing developments' role as a community asset. South Stockton also features two USDA rural housing projects that are located in low-moderate income areas with high concentrations of Hispanic residents. The majority of the HUD assisted multifamily properties and Low-Income Housing Tax Credit (LIHTC) properties are located in Downtown Stockton, and neighborhoods to the north. The majority of these properties are located in predominantly low- and moderate-income Census Tracts. The properties located in the central city are in areas with high concentrations of African American and Hispanic residents, while those properties located farther north, near March Lane and Hammer Lane, are in areas with relatively high concentrations of African American and Asian residents.

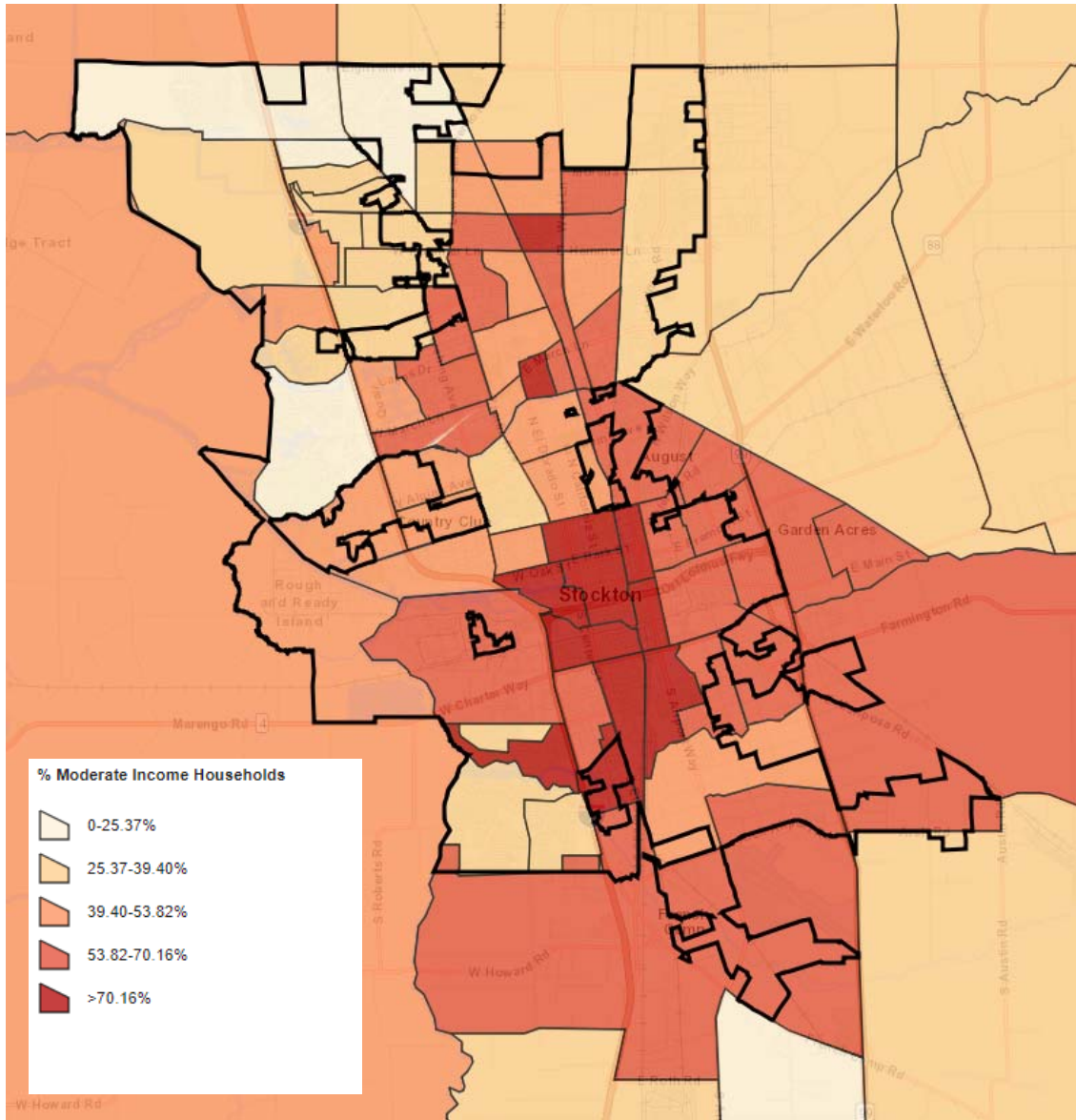
### **Are there other strategic opportunities in any of these areas?**

Located just outside the City's southern limits, but within Stockton's sphere of influence, the Stockton Metropolitan Airport represents an important strategic asset as the region continues to solidify its role as a hub for distributions and logistics. Opportunities for development centered around the airport could attract higher skill and higher wage jobs to the South Stockton area which could serve nearby residents as well as residents from other lower-income and minority neighborhoods throughout the City. Development of Airpark599 is one example of how the airport and the abundance of developable land surrounding the facilities could be leveraged to attract new employment opportunities to the area. Although located to the west of the southern Stockton neighborhoods identified as having high concentrations of lower income and minority residents, development of the NorCal Logistics center could also help to attract higher wage employment opportunities which could serve nearby south Stockton residents as well as residents throughout the city, though improved public transportation facilities and service will be needed to connect workers to new employment opportunities.



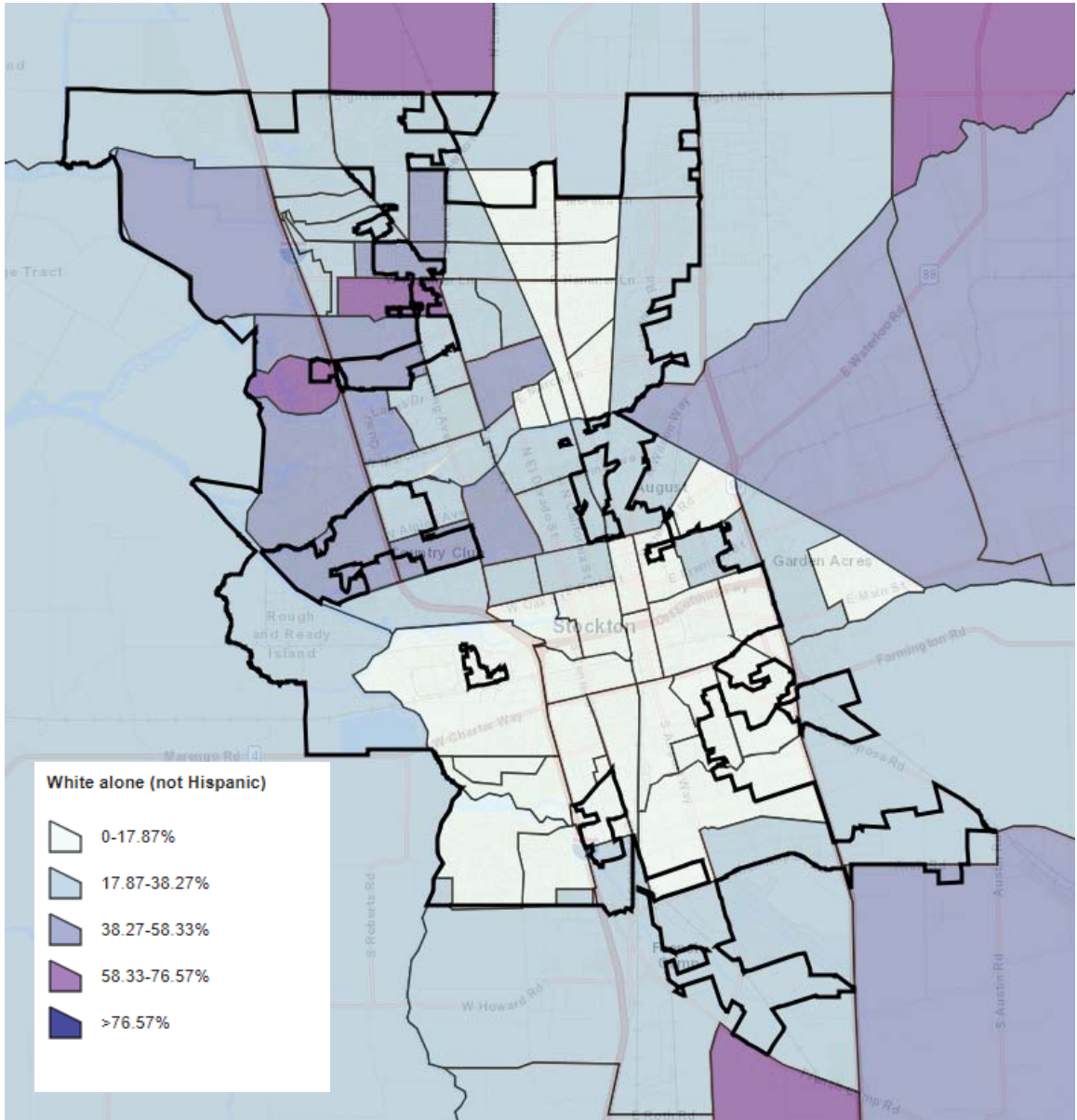
**Figure 9 - Percent Low-Income, Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



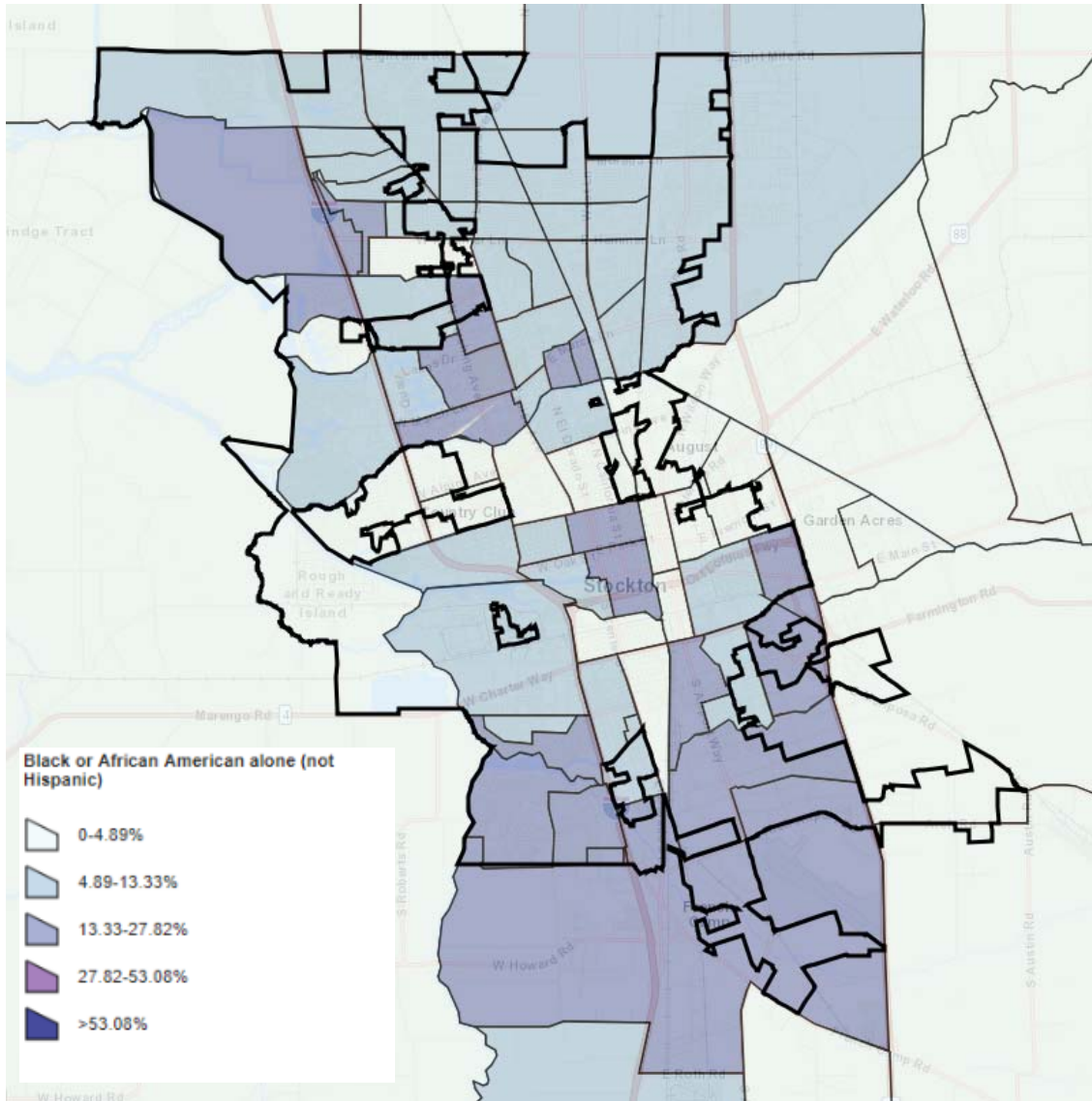
**Figure 10 - Percent Moderate-Income, Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



**Figure 11 - Percent White Alone (Not Hispanic), Census Tracts**

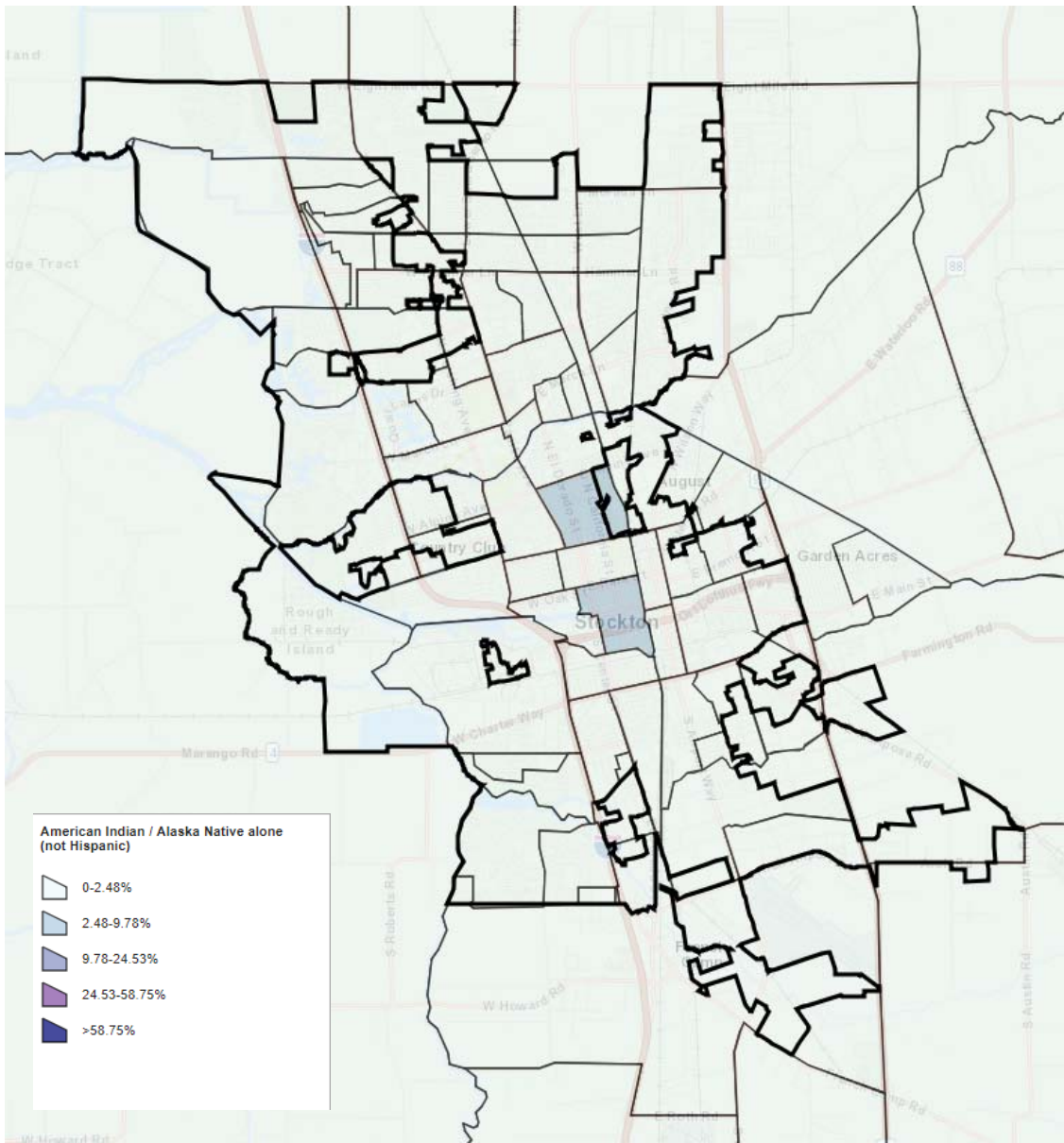
**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



**Figure 12 - Percent Black or African American Alone (Not Hispanic), Census Tracts**

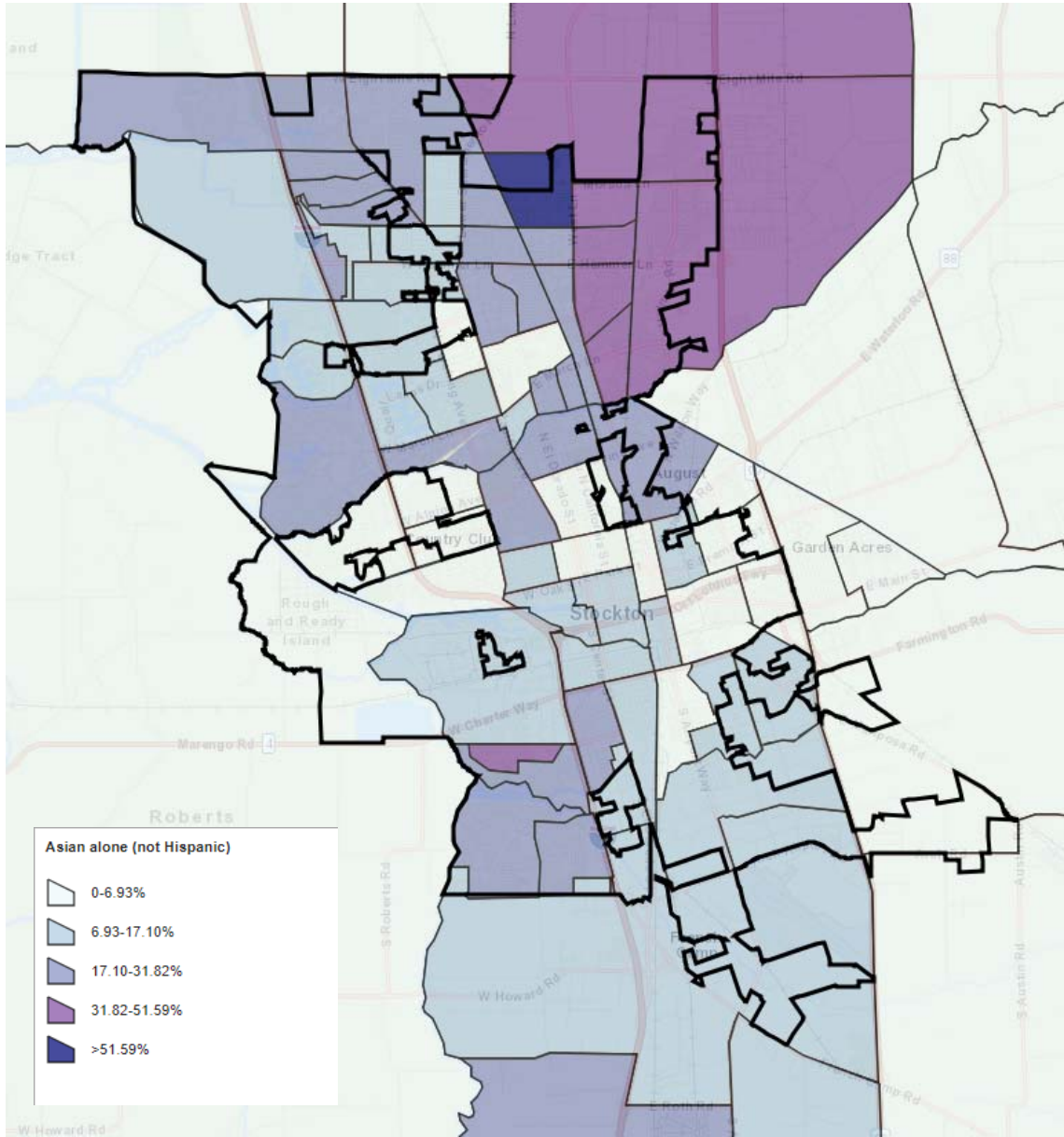
**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool





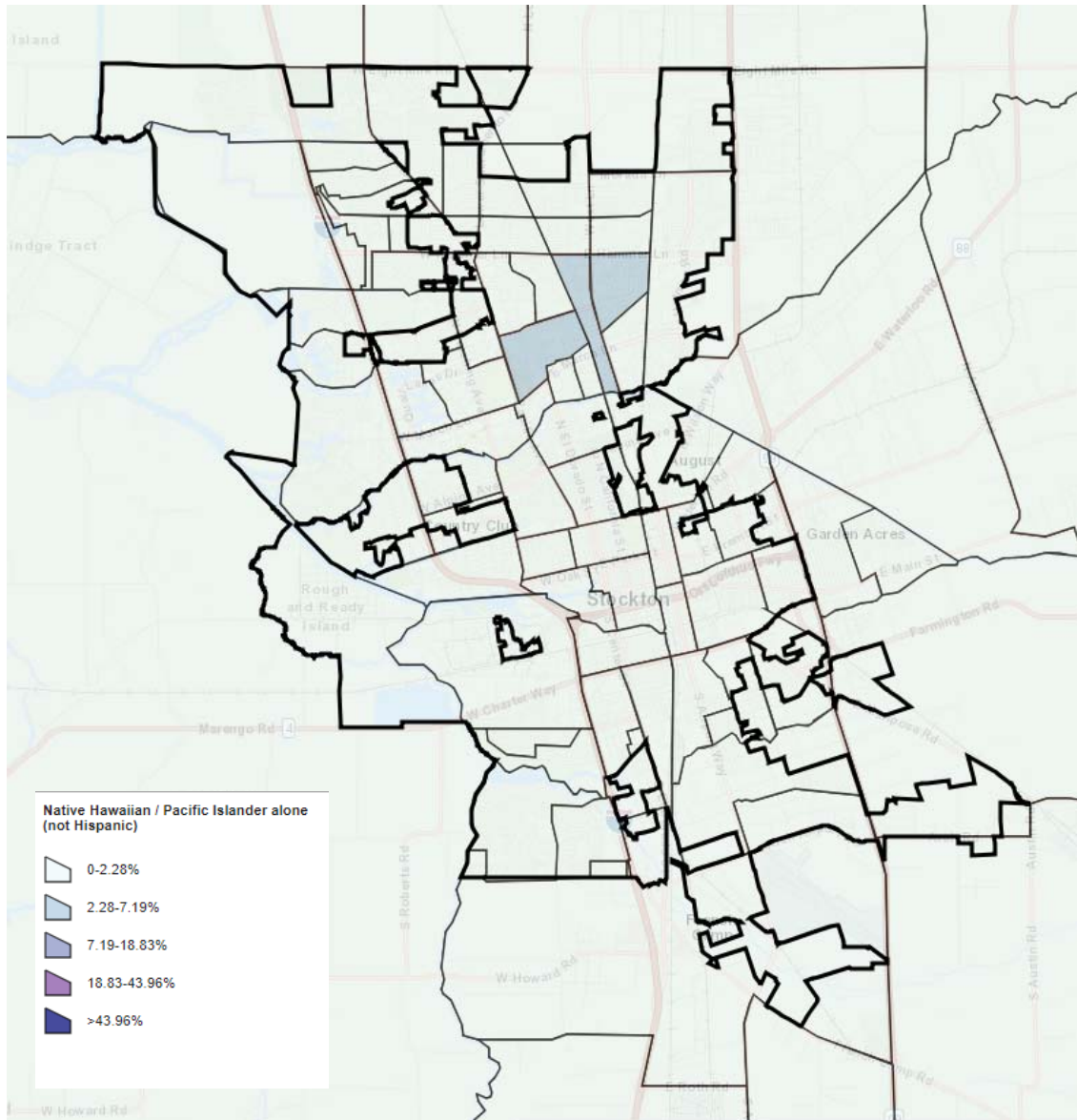
**Figure 13 - Percent American Indian/Alaska Native Alone (Not Hispanic), Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



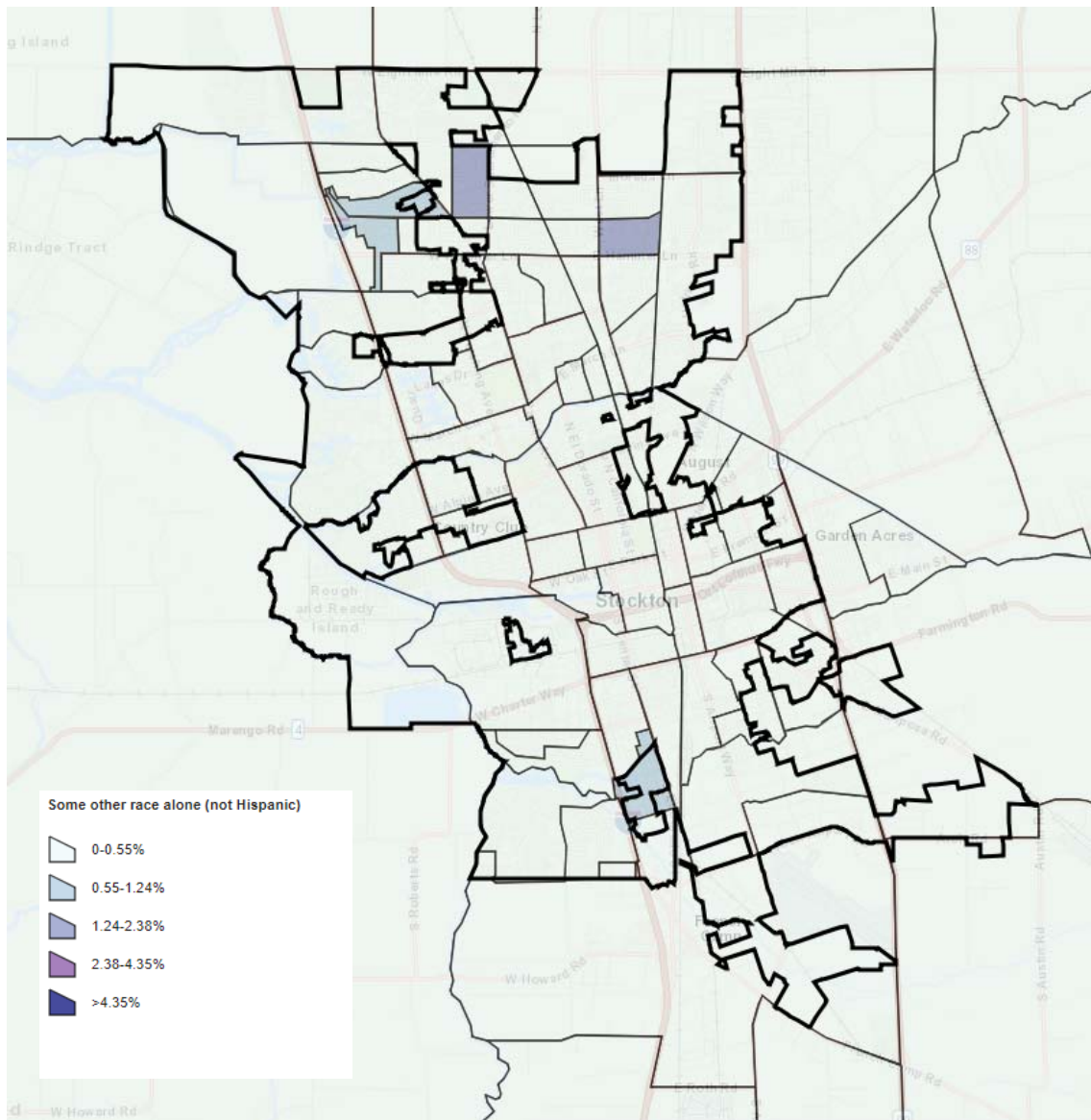
**Figure 14 - Percent Asian Alone (Not Hispanic), Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



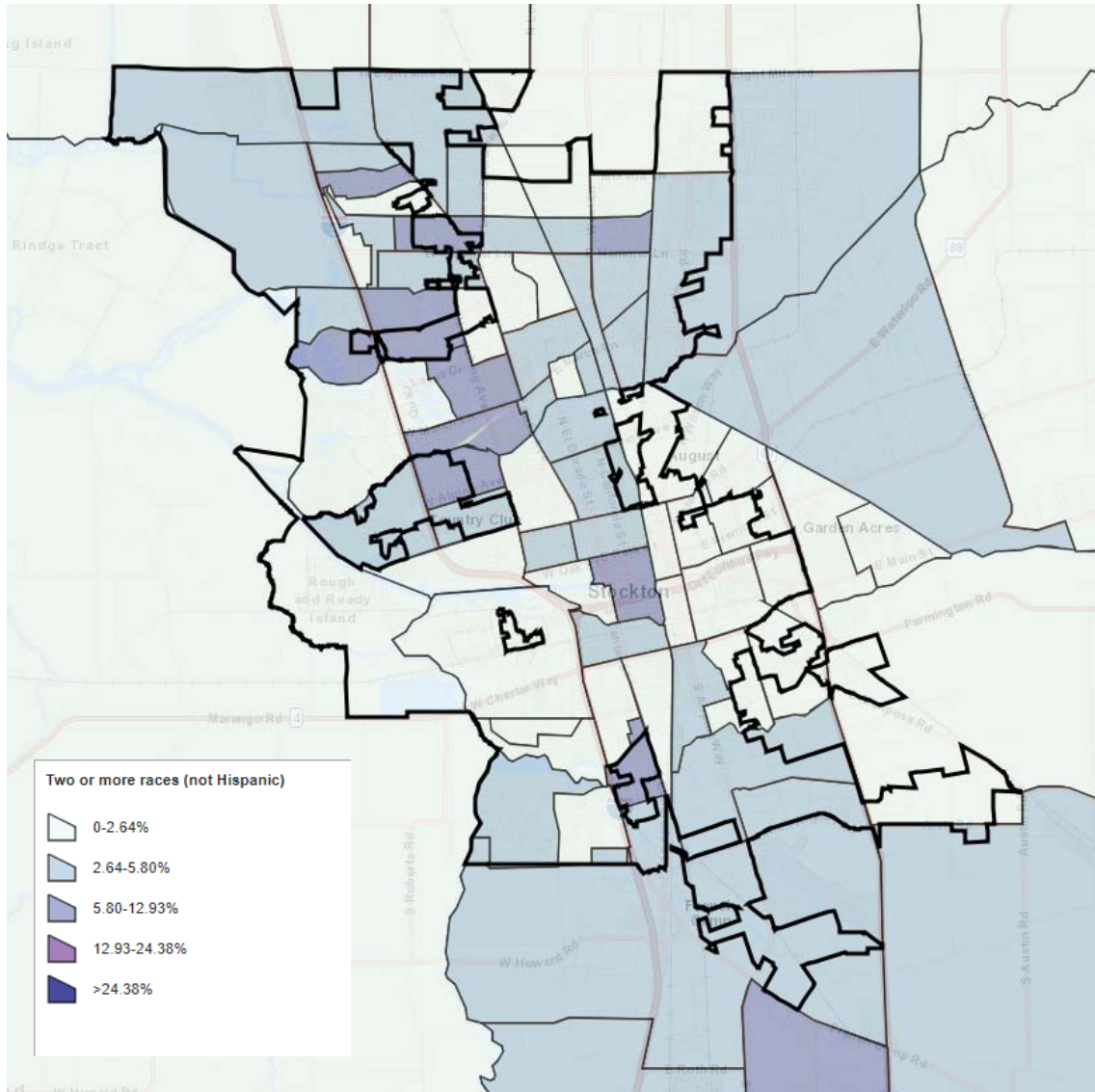
**Figure 15 - Percent Native Hawaiian/Pacific Islander Alone (Not Hispanic), Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



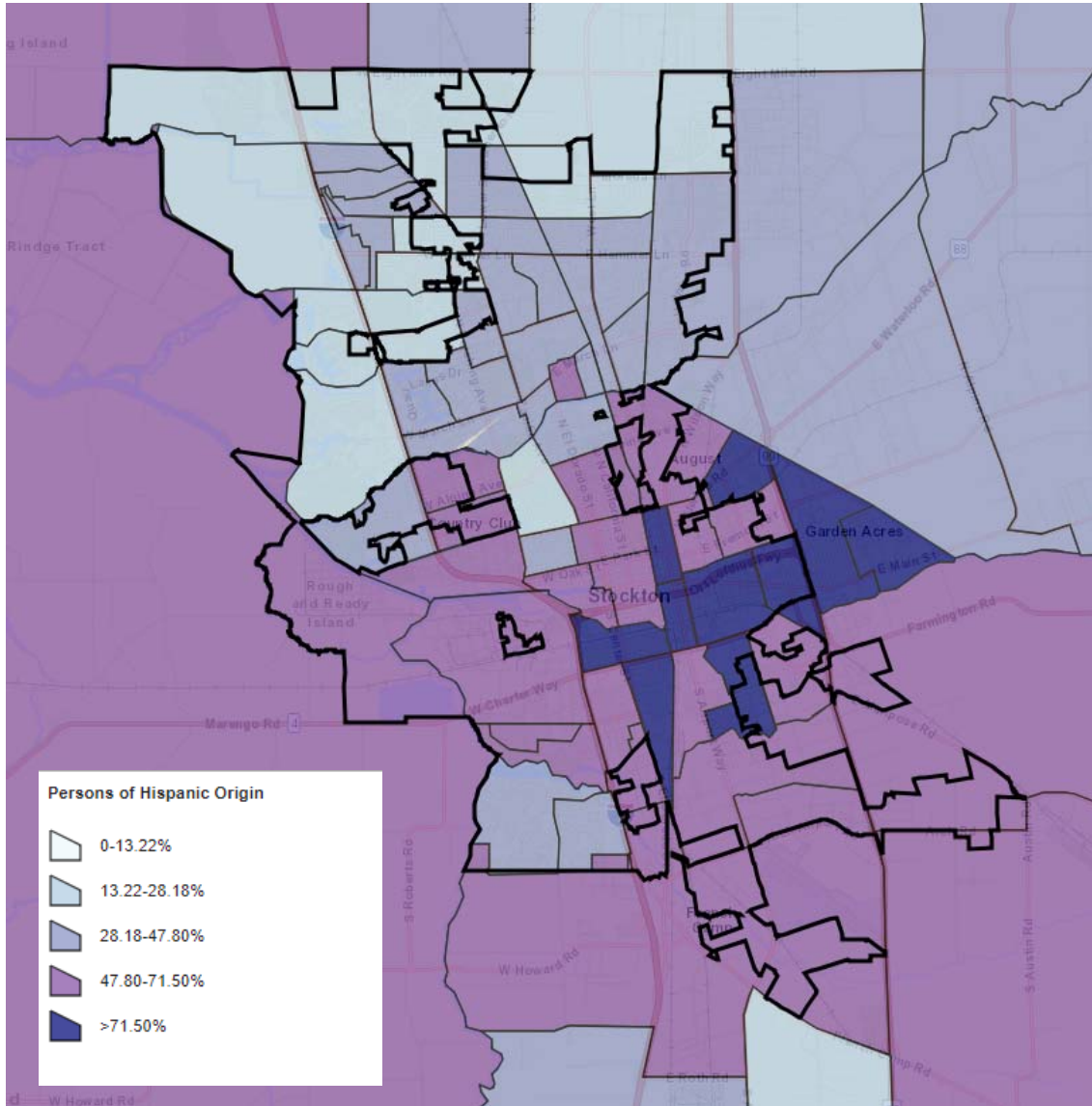
**Figure 16 - Percent Some Other Race Alone (Not Hispanic), Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



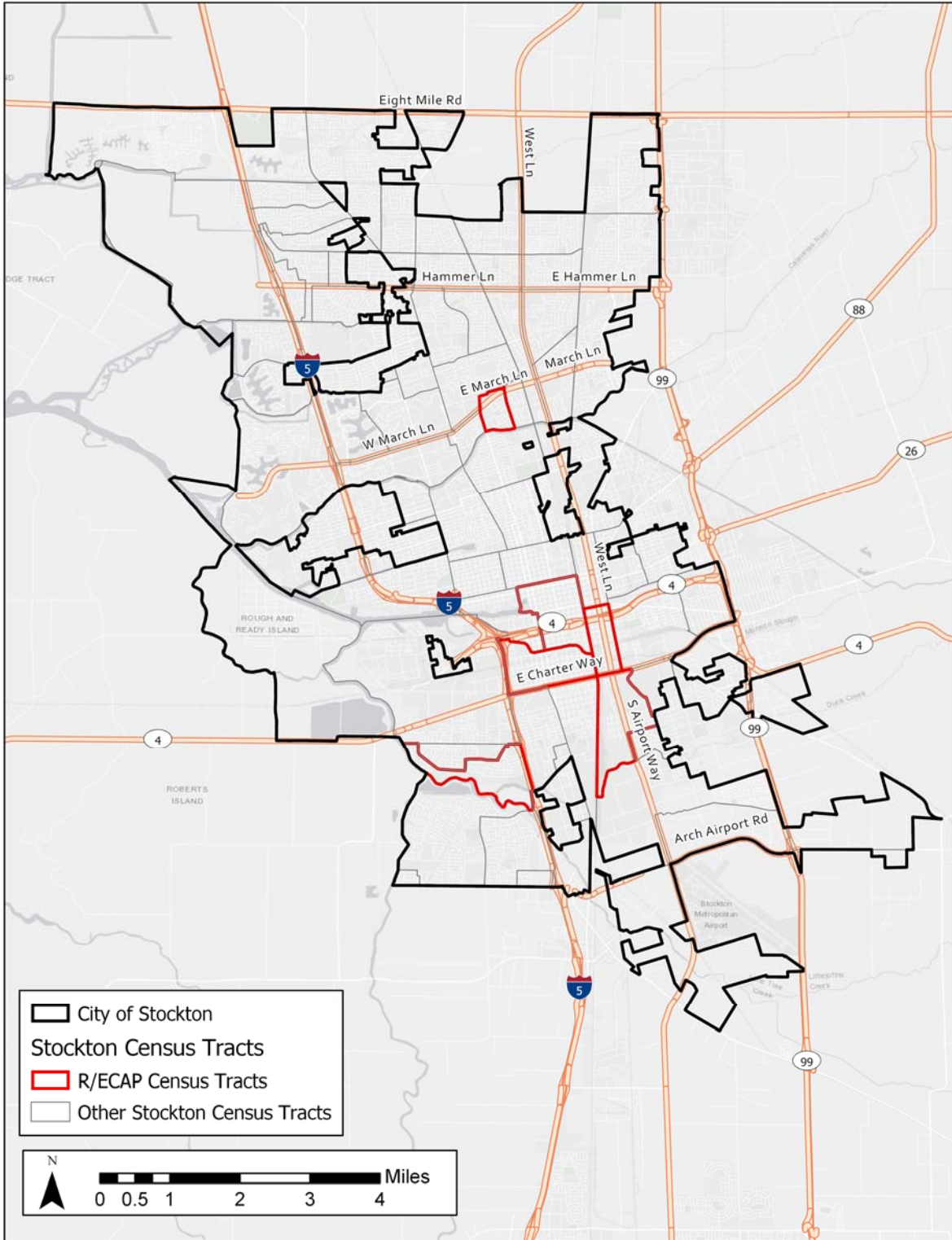
**Figure 17 - Percent Two or More Races (Not Hispanic), Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



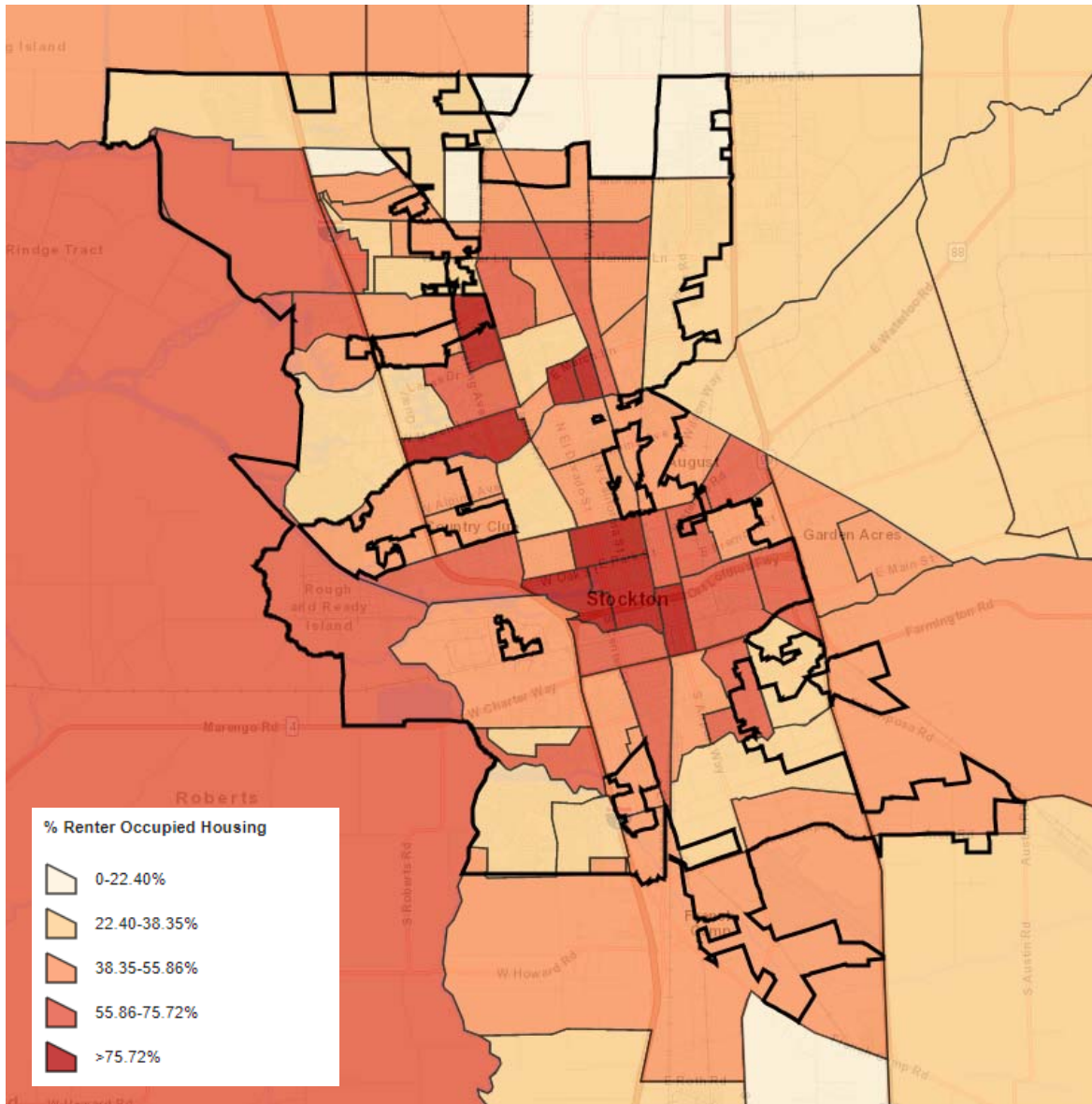
**Figure 18 - Percent Hispanic Origin, Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



**Figure 19 - R/ECAP Areas, Census Tracts**

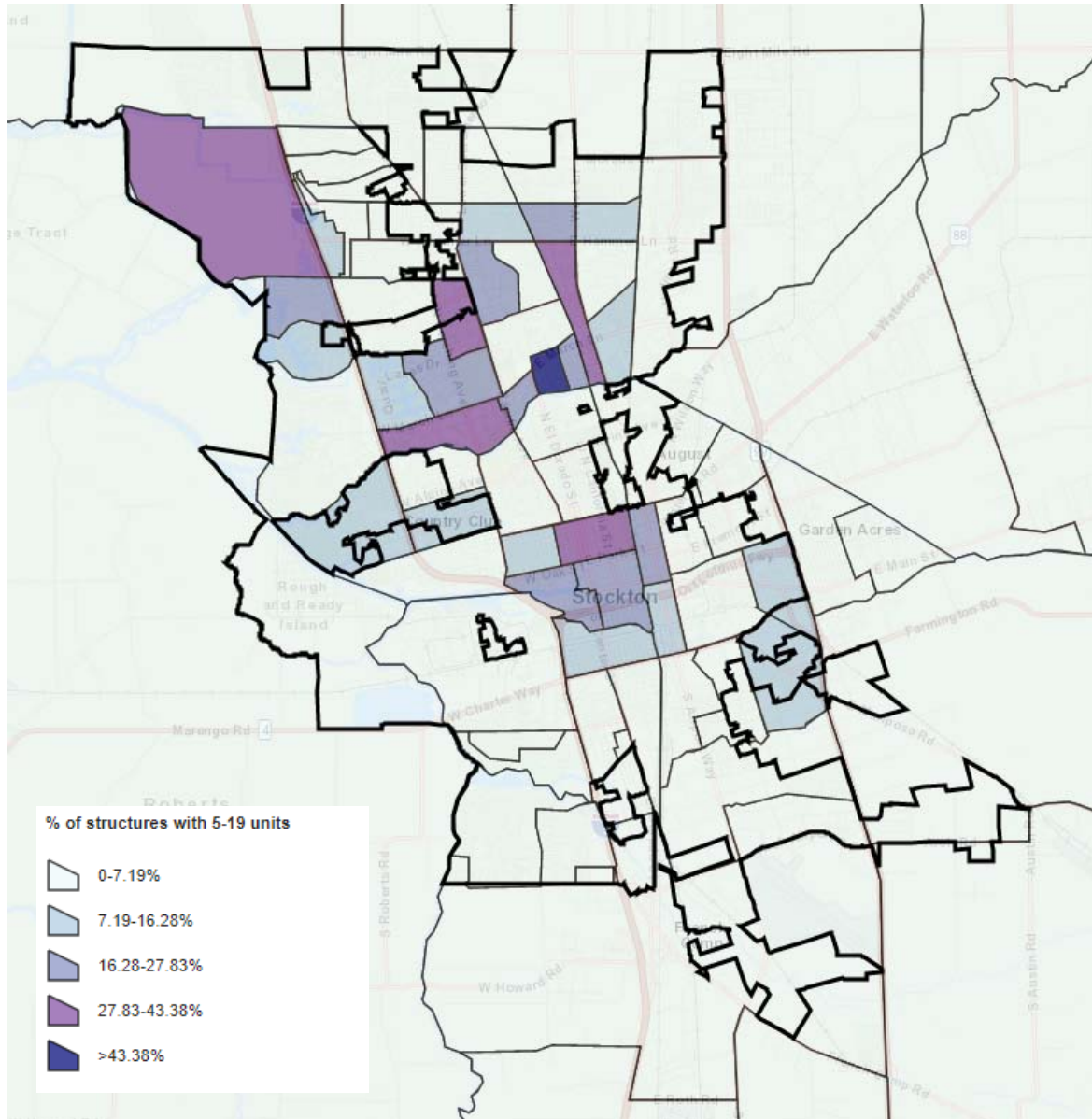
**Data Source:** Sources: City of Stockton, 2019; U.S. Census Bureau, ACS 2017 5-year sampling period, S1701; BAE, 2019



**Figure 20 - Percent Renter Households, Census Tracts**

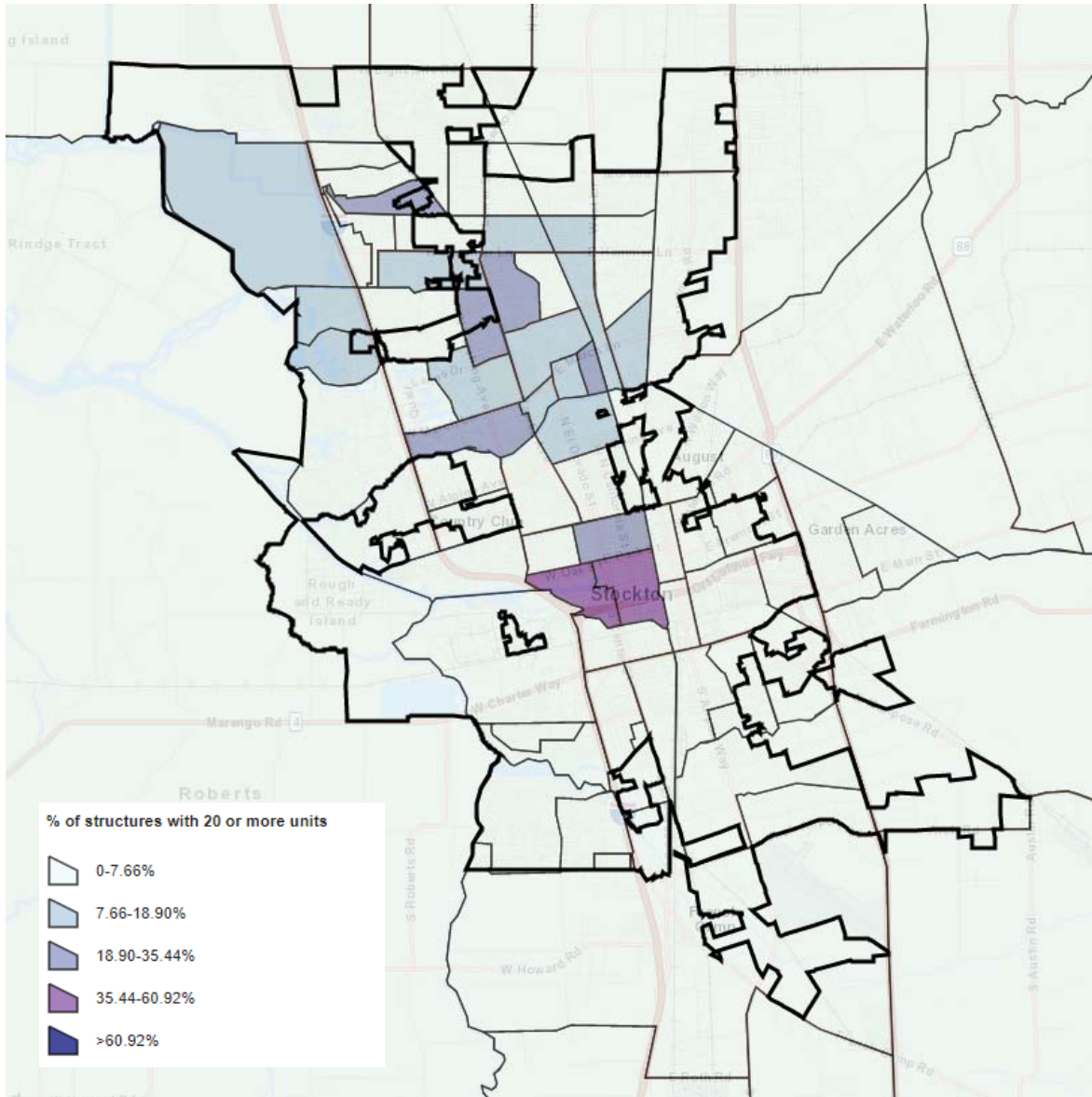
**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool





**Figure 21 - Percent of Structures with 5-19 Residential Units, Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool



**Figure 22 - Percent of Structures with 20 or more Units, Census Tracts**

**Data Source:** CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections, the Strategic Plan identifies the City's priorities and describes strategies that the City will undertake to assuage the previously identified needs and to achieve the objectives identified herein. In addition to this overview, the Strategic Plan includes the following sub-sections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead-Based Paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

The geographic priorities table has been deleted as the City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a citywide basis, but provides additional outreach and recruitment in areas with high concentrations of unmet needs.

### **General Allocation Priorities**

#### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The City of Stockton allocates resources on a citywide basis. For example, the housing rehabilitation programs and down-payment assistance programs are equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. Households with the greatest demonstrated unmet need receive higher priority for assistance. Additional preference is given to households residing in areas with disproportionately high concentrations of low- and moderate-income households, minority households, and/or households experiencing HUD-defined housing problems, such as those areas identified under subsection MA-50. Though qualifying households are also encouraged to consider housing options in areas with greater access to opportunity. Projects located in areas that correspond with other related or complementary programs and/or projects also receive additional preference or priority consideration.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 61 – Priority Needs Summary

1	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low-Income Very Low-Income Low-Income Chronic Homelessness Individuals Families with Children Large Families Elderly Persons with Disabilities Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Housing and Services for the Homeless

	<b>Description</b>	Provide housing and supportive services for the City’s homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap around services on-site.
	<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.
<b>2</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low-Income Very Low-Income  Low-Income Moderate-Income Individuals Families with Children  Large Families Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Affordable Housing
<b>Description</b>	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.

	<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.
3	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low-Income Very Low-Income Low-Income Moderate-Income  Individuals Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness  Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide



	<b>Associated Goals</b>	Support Economic Development
	<b>Description</b>	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
	<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.
4	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low-Income Very Low-Income Low-Income Moderate-Income  Individuals Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

<b>Basis for Relative Priority</b>	Priority for funding to address fair housing and discrimination issues is assigned based on the level of need demonstrated in the Analysis of Impediments to Fair Housing Choice. Priority for funding to address public services and facilities needs are based on the level of need demonstrated Needs Assessment (NA-50) and Market Analysis (MA-45).
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### Narrative (Optional)

Priority needs are those that will be addressed by goals outlined in the Strategic Plan (discussed in greater detail in SP-45), according to the structure presented in the regulations at 24 CFR 91.215:

- Homelessness
  - Outreach
  - Emergency shelter and transitional housing
  - Rapid re-housing
  - Transitional Housing
  - Prevention
- Affordable Housing
  - Rental Assistance
  - Production of new units
  - Acquisition of existing units
  - Rehabilitation of existing units
  - Homebuyer Assistance
- Economic Development (Non-Housing Community Development)
  - Jobs training
  - Transportation/Public Transit
- Public Service and Facilities (Non-Housing Community Development)
  - Public facilities
  - Public improvements and infrastructure
  - Public services

Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources. Based on all of these factors, homeless resources and housing needs are considered “high” priorities, while community and economic development needs are considered “low” priority (per the table provided above). Note that a “low” priority designation does not indicate that the associated needs are unimportant. For example, improvements in the availability of affordable housing can, at least to some degree, ameliorate needs associated housing and community development.

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Consultations with the HACSJ, CVLIHC, and other service providers revealed that many landlords view HCV participants as high-risk tenants, and that the Fair Market rents set by HUD are lower than the true market rental rates they could collect. This has caused a shortage of landlord willing to rent to HCV recipients. The City may consider utilizing funds to support ongoing efforts by service providers to secure and incentivize HCV acceptance. Additionally, the City may consider utilizing ESG monies for homelessness prevention and rapid-rehousing.
TBRA for Non-Homeless Special Needs	See the discussion provided above. The City may consider utilizing HOME funding for TBRA activities, as well as ESG monies for homelessness prevention and rapid rehousing. While these programs are designed in such a way as to provide assistance to low-income households of all kinds, and may or may not assist special needs households, though such households would receive priority consideration under the existing guidelines. However, the maximum allowable HOME rents are generally below the market average, which functions to discourage property owners from accepting HOME based assistance.
New Unit Production	Market characteristics that influence the use of HOME and CDBG funds for the development of new housing units that are affordable to extremely low-, very low-, low-, and moderate-income households include the costs relating to land, infrastructure improvements, development impact fees (e.g., school fees, transportation fees, park fees, etc.), construction requirements (e.g., seismic standards, accessibility standards, etc.), and general economic conditions, such as household incomes, market interest rates, the availability of mortgage financing, the type and volume of existing home sales (e.g., number of REOs, short sales, and foreclosures), etc. Though CDBG funds may not be used for new housing development, except under limited circumstances, such funds may be used for site acquisition, infrastructure improvements, and other activities that reduce the cost of development and improve the potential affordability of resultant housing units. HOME funds, by comparison, may be used in a variety of ways to facilitate new unit production, including site acquisition and improvement, demolition, and new unit construction, as well as the relocation of existing households. Both CDBG and HOME funds may be bundled with other financial resources to facilitate new development.

Rehabilitation	Market characteristics that influence the use of funds for the rehabilitation of existing for-sale and rental housing include the age and condition of the existing citywide housing stock, as well as the age and condition of existing public and publicly-assisted housing units. Based on the analysis conducted as part of the Needs Assessment and Market Analysis, approximately 54 percent of the housing stock was constructed prior to 1980 and may contain lead-based paint hazards. An estimated 49 percent of households are also estimated to occupy sub-standard housing units. Due to the high cost of housing rehabilitation, particularly for older housing units, rehabilitation assistance for lower-income homeowners represents a relatively effective method for both maintaining affordability and improving housing quality. If appropriately coordinated with applicable law enforcement programs, rehabilitation assistance, may also prove a valuable tool in the City’s broader anti-crime/anti-violence strategy. Also, with the Sierra Vista and potential Conway Homes redevelopment project underway, the City could use funds to support complementary projects, such as the use of CDBG funds to provide off-site improvements that would facilitate the successful redevelopment and/or rehabilitation of existing units. This would not only facilitate the work underway by the HACSJ, but could also facilitate other private and non-profit affordable housing developers, like STAND Affordable Housing, among others.
Acquisition, including preservation	Due to the high costs of development, the City often works in partnership with developers to create, maintain, and preserve affordable housing for extremely low-, very low-, low-, and moderate-income households. While acquisition and rehabilitation can be an effective strategy for the preservation of affordable housing, recognizing the high cost of new development, the program is still constrained based on the current market price for housing units in Stockton. Also, in some cases, property owners are known to inflate the price of a given unit if it is publicly known that the City is a prospective buyer. While there are ample opportunities to purchase lower cost housing units in lower-income neighborhoods, there are limited opportunities to purchase and rehabilitate housing units in higher opportunity areas and doing so implies a greater cost.

**Table 62 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

During the five-year planning period, the City expects to receive approximately \$3.3 million in annual CDBG funding, based on the allocation received in the FY 19/20. This would equal a five-year total of \$16.5 million. The City also anticipates receiving an annual allocation of approximately \$1.6 million in HOME funding for housing activities, and administrative costs, which would equal a five-year total of \$8.0 million. The City also expects to receive an estimated \$293,000 in annual ESG funding, which would equal a five-year total of \$1.5 million. Table 53, below, provides a breakdown of these anticipated resources, which are based on FY 19/20 allocations.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Housing rehabilitation, public services, economic development, Section 108 loan repayment	\$3.3 million	\$993,426	\$1 million	\$5.3 million	Similar	Expected amount available to City based on 19/20 allocation
HOME	Public-Federal	Affordable housing – ownership and rental	\$1.6 million	\$200,000	\$0	\$1.8 million	Similar	Expected amount available to City based on 19/120 allocation
ESG	Public-Federal	Assistance to emergency shelters, homeless prevention	\$292,889	\$0	\$0	\$292,889	Similar	Expected amount available to City based on 19/20 allocation

**Table 63 - Anticipated Resources**

## **Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The use of HOME and ESG funds often requires matching funds from local and state sources. While investments from State or local governments and the private sector can qualify as matching contributions, Federal funds generally do not qualify. The following is a brief summary of additional funding sources used to leverage federal funds, satisfy federal match requirements, compliment to other federal resources.

### Leveraging Funds

Federal funds facilitate the acquisition of other funding sources. In the absence of CDBG and HOME funding, many private financing sources are unavailable to private and non-profit affordable housing developers.

### Matching Funds

HOME and ESG programs require the use of matching funds. Although the HOME program guidelines require a 25 percent match, for the past twelve years HUD has waived the HOME match requirement for the City of Stockton, as it has for FY 18/19 and FY 19/20. Despite this, the FY 18/19 CAPER identifies an excess HOME match of more than \$95 million.

### Private Resources

**Affordable Housing Program (AHP)** is a semi-annual competitive grant program offered by financial institutions associated with the twelve local FHL Banks.

**Private Mortgages** provided by private lenders have financed many of the larger multifamily housing projects, as well as some CDBG projects undertaken within the City.

**Private Industry** companies and groups have established funds that can be leveraged to facilitate affordable and workforce housing development.

### State Resources

California offers numerous funding programs, listed below, which could be used as matching funds for HOME and ESG funds. More information about these programs is available through the California Department of Housing and Community Development:

- Low Income Housing Tax Credit (LIHTC)
- Affordable Housing and Sustainable Communities (AHSC)
- Tax Exempt Bonds
- CalHome
- Homeless Emergency Aid Program (HEAP)



- Local Housing Trust Fund Program (LHTF)
- Golden State Acquisition Fund (GSAF)
- Housing for Health California (HHC)
- Infill Infrastructure Grant Program (IIG)
- Joe Serna, Jr., Farmworker Housing Grant Program (FWHG)
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)
- Supportive Housing Multifamily Housing Program (SHMHP)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Predevelopment Loan Program (PDLP)
- Section 811 Project Rental Assistance
- Transit Oriented Development Housing Program (TOD)
- Veterans Housing and Homeless Prevention Program (VHHP)
- Permanent Local Housing Allocation (PLHA)
- Mixed-Income Program
- California Emergency Solutions Housing (CESH)
- SB 2 Planning Grants Program

#### Federal Resources

McKinney-Vento Homeless Assistance Act established the CoC as the lead agency in the application for S+P and SHP funds.

Housing Choice Voucher Program (HCV) administered by the HACSJ provides low-income households the ability to select affordable privately-owned rental housing through the use of vouchers which close the gap between market rate rents and the maximum amount deemed affordable, based on the household's size and income level.

National Housing Trust Fund offers deferred payment or forgivable loans to assist in the construction of permanent housing for extremely low-income households. For 2019 HCD is using NHTF dollars to fund the Housing for Healthy California program.

**Opportunity Zones** allow investors to defer capital gains taxes in exchange for investments made in Qualified Opportunity Funds (QOFs). It is currently unclear exactly how much investment can be secured through partnership with a QOF.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Stockton is actively coordinating with the California Department of General Services (DGS) to develop affordable housing on a State-owned site located at 601 East Miner Avenue in Downtown Stockton near the Cabral Amtrak Station. DGS released an RFP to the development community with the goal of facilitating development of 136 new multifamily dwelling units. Developer respondents are encouraged to try and achieve the greatest degree of affordability possible. According to Executive Order N-06-19, development at the site is required to begin within two years following execution of a development agreement with the preferred developer which is expected in early 2020.

**Discussion**

Not Applicable

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Stockton	Government	Economic Development Homelessness Special Needs Ownership/Rental Public Facilities/service	Jurisdiction
Housing Authority of the County of San Joaquin	Government	Public Housing Rental Assistance	Region
San Joaquin County	Government	Homelessness Non-Homeless Special Needs Public Services	Region
San Joaquin Fair Housing Association	Non-Profit	Fair Housing Mediation	Region
Central Valley Low Income Housing Corporation	Continuum of Care	Homelessness Home Ownership Rental Assistance	Region
St. Mary's Interfaith Dining Room	Non-Profit	Homelessness Public Services	Jurisdiction
Women's Center/Youth and Family Services	Non-Profit	Homelessness Public Services	Region
New Directions	Non-Profit	Homelessness Public Services	Jurisdiction
Dignity's Alcove	Non-Profit	Veterans Homelessness Public Services Non-Homeless Special Needs	Region
STAND Affordable Housing	Non-Profit	Home Ownership Rental Assistance	Jurisdiction
Visionary Home Builders	Non-Profit	Ownership/Rental	Region
Service First	Non-Profit	Public Services Ownership/Rental	Region
Emergency Food Bank	Non-Profit	Public Services	Region
Second Harvest Food Bank	Non-Profit	Public Services	Region

**Table 64 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The above table identifies the lead agencies and organizations that are influential in the administration and implementation of CDBG, HOME, and ESG funded activities. The list was compiled based on previously established partnerships. Note that this is not intended as a comprehensive list, given that some organizations may, or may not, be selected to participate in funded activities during the planning period. Similarly, the City reserves the right to establish partnerships with new agencies and organizations, on an as-needed basis, in order to achieve the objectives laid out in this plan.

The City of Stockton Economic Development Department is responsible for implementation of the Consolidated Plan and oversight of funded activities. The department consists of several divisions which work together to administer CDBG, HOME, and ESG programs. The Housing Division takes primary responsibility for leadership and coordination with the other divisions of the Economic Development Department. These staff also collaborate with staff from other departments, as well as an extensive network of other governmental and non-profit agencies for strategic planning and implementation. Coordination and consultation is ongoing and, where appropriate, conducted on an as-needed basis.

Based on consultations with service providers and other stakeholders, one of the strengths of the Institutional Delivery System in Stockton and San Joaquin County is the variety of agencies and organizations that already provide the services necessary to meet the needs identified in the Needs Assessment. However, greater coordination among these agencies and organization is necessary in order to better leverage funding and cross collaboration opportunities to maximize outcomes.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 65 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

While many service providers limit their scope of services within certain categories, the current assortment of service providers offer a fairly comprehensive suite of programs, ranging from homeless prevention, to outreach, and supportive services. Aside from those with specific missions, most provide mainstream services, such as healthcare, mental health care, food assistance, counseling, and job training, not just to low-income populations, but in many cases, to homeless persons and families, including special needs groups such as persons with disabilities, the elderly, etc.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The primary strength of the existing service delivery system is the quality and dedication of the service providers. All strive to provide the highest quality services possible and often go to great lengths to fill any gaps in service that may be identified using what limited resources they may possess. The most significant gap, or deficiency, in the existing service delivery system is a lack of sufficient resources to provide with at the scope and quality that is necessary to fully address existing needs. There is also an existing need for improved coordination and collaboration between service providers and agencies.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

While all service providers are functioning with limited resources, this strategy aims to support crucial programs, while expanding support where possible. Additional resources may also be made available through gains in service efficiency attained through significantly enhanced coordination and

collaboration among service providers, and by eliminating the duplication of services. In this way, the City can ensure a guaranteed minimum level of service, while providing additional resources for limited expansion, both in terms of the breadth and scope of services, where possible.

## **SP-45 Goals Summary – 91.215(a)(4)**

### **Goals Summary Information**

Please refer to the goal summary table provided on the following page.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Services for the Homeless	2020	2025	Affordable Housing; Homelessness; Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	CDBG: \$5,800,000 HOME: \$3,000,000 ESG: \$1,500,000	Homeless person overnight shelter: 15,000 persons Homelessness prevention and Rehousing: 500 Persons Public Facility/Infrastructure: \$800,000
2	Affordable Housing	2020	2025	Affordable Housing; Homelessness; Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	CDBG: \$5,800,000 HOME: \$5,000,000	New Multifamily Rental Units Constructed: 450 units Multifamily Rental Units Rehabilitated: 210 units Multifamily acquisition: 20 Units Down Payment Assistance to Homebuyers: 15 homebuyers Homeowner Housing Rehabilitated: 20 units
3	Support Economic Development	2020	2025	Non-Homeless Special Needs	Citywide	Non-Housing Community Development	CDBG: \$2,100,000	Façade treatment/business-building rehabilitation: 15 businesses Micro Business Loans: 25 loans Jobs Created: 50 jobs Bus./Commercial Rehab: 10 businesses Fresh Produce Stocking Program: 10 businesses



4	Public Services	2020	2025	Non-Housing Community Development; Non-Homeless Special Needs	Citywide	Non-Housing Community Development	CDBG: \$2,800,000	Persons Served: 50,000 persons
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**Table 66 – Goals Summary**

## Goal Descriptions

1	Goal Name	Housing and Services for the Homeless
	Goal Description	Provide housing and services for the City's homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap around services on-site
2	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation assistance.
3	Goal Name	Support Economic Development
	Goal Description	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
4	Goal Name	Public Services
	Goal Description	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Not applicable

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The HACSJ is not under a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The HACSJ issues a quarterly resident newsletter to help keep tenants informed regarding housing authority business and to provide information that may be useful, such as how and where to access services and participate in housing authority management activities. The newsletter also functions as one method for advertising the Housing Authority meeting schedule and upcoming event. The HACSJ also recruits public housing residents for service on a Resident Advisory Board (RAB), which assists staff in the development of the Annual Public Housing Plan and Five-Year Plan. These plans include the review and approval of Housing Authority policies and operational budgets, and function as the basis upon which the authority prioritizes public housing capital projects. The HACSJ continues to conduct public outreach efforts to Public Housing residents to promote community involvement, including participation in community meetings, residents' fairs, and other community events such as national night out and the Stockton Summer Unified (SSU) Summer Reading Program and Summer Breakfast/Lunch Program.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

The HACSJ is not designated as "troubled" by HUD.

### **Plan to remove the 'troubled' designation**

The HACSJ was last assessed for performance by HUD on January 13, 2014 at which time it received an assessment score of 94, indicating that it qualifies as a "high performer" agency.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The California Department of Housing and Community Development (HCD) found the Stockton Housing Element in compliance with applicable state laws. The Housing Element analyzes policy barriers to affordable housing development within the city, based on the provisions of the 2035 Stockton General Plan, which was superseded by adoption of the Envision Stockton 2040 General Plan in December 2018. The Market Analysis includes a discussion of potential barriers to affordable housing development that could result from the Envision Stockton 2040 General Plan, as well as ways in which the 2040 General Plan may overcome barriers identified in the 2035 General Plan.

Development standards allowed by the 2035 and 2040 General Plans facilitate the production of a variety of housing types in non-residential and mixed-use zones. The maximum permitted density allowed by the 2035 General Plan was up to 87 units per acre in the Downtown, with the 2040 General Plan allowing even higher density within the Downtown, ranging from a maximum of 90 to 136 dwelling units per net acre. The 2040 General Plan specifically focused on policies to facilitate development 18,400 new housing units within the City's existing limits. Though the Housing Element states that the City applies flexible development standards for infill projects, some affordable housing developers indicate they struggle, despite adoption of the 2040 General Plan, to receive approval of modified development standards in areas outside the downtown. The Housing Element determined that the City's overall parking standards did not constitute a constraint, though the 2040 General Plan specifically calls for an evaluation of the City's parking policies and amendment of the Code to provide more flexibility to facilitate mixed-use redevelopment.

The existing Code permits second dwelling units in all residential zones with administrative approval, consistent with State regulations. Additionally, the Code is consistent with State law regarding emergency shelters. The Housing Element indicates that permitting does not constitute a development constraint. While the Housing Element found that the City of Stockton's development fees for a single-family dwelling unit were the second highest in the county, overall the fees were average for the jurisdictions included in the analysis. It is unclear how the 2040 General Plan's directive to study the feasibility of inclusionary housing requirements, in-lieu fees, density bonus, modified fee structures, and/or tax incentives to promote the inclusion of a more affordable units within market rate housing projects would impact the overall cost to construct housing in the City of Stockton. Increasing or modifying these requirements could result in additional funding for affordable housing, thereby increasing the City's overall affordable housing stock. On the other hand, requirements that are overly onerous could result in fewer new homes being built. The forthcoming feasibility analysis should provide some clarity.

In addition, an Analysis of Impediments to Fair Housing Choice (AI) completed in concert with the preparation of this plan examined the practices of both the public and private sector housing industry, and housing market conditions that may expose certain populations to housing discrimination. In general, the analysis indicates discrimination based on race and ethnicity is not an impediment to fair

housing choice in Stockton. While foreclosures and predatory lending practices once presented fair housing issues, tightening lending practices significantly reduced their prevalence. The analysis identified a need for additional landlord and tenant mediation and education. The AI also indicated that persons with disabilities face barriers to fair housing choice, due to the lack of existing housing units offering necessary accessibility features.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The following actions will be taken throughout the course of the planning period to remove and prevent barriers to affordable housing:

- Continue to take actions to streamline the approval and review processes for affordable and infill housing projects, working to provide timely and accurate information to developers;
- Conduct trainings to ensure efficient and consistent application of existing provisions providing flexible development standards for affordable and infill housing projects;
- Strive to ensure that application and development fees do not unnecessarily constrain the production of affordable housing, including small infill and single-family ownership housing projects as well as larger multifamily housing developments;

Additional items identified through the AI include:

- Maintain and improve access to information regarding housing programs, services, and resources, as well as fair housing laws and consumer information on housing choice;
- Continue to educate staff members who administer and oversee housing programs and code enforcement activities regarding fair housing requirements and issues;
- Continue to support San Joaquin Fair Housing (SJFH), and other related housing service agencies, to maintain and expand access to services, including fair housing moderation, credit counseling, homebuyer counseling, and education on tenants' rights and responsibilities;
- Continue to support San Joaquin Fair Housing (SJFH), and other related housing service agencies, to provide workshops and information sessions for residents, property owners, and property managers on fair housing laws, rights, and requirements, being sure to provide phone numbers and referral information, as appropriate;
- Continue to comply with applicable antidiscrimination requirements, including all applicable federal regulations associated with the use of CPD grant funds under the CDBG, HOME, and ESG programs.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As noted previously, the San Joaquin County Community Development Department is the lead agency for the San Joaquin County CoC, which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. The CoC recently conducted the 2019 PITC which utilized methods of outreach that were considerably improved over prior years. As a result, the PIT identified a notably larger population of unsheltered homeless, compared to prior years. With a significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of need, including analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans status, disability status, etc.). These data can subsequently be used to better assess the needs of unsheltered homeless and can be used to direct changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest-to-reach service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one education regarding available services.

The following represents a list of actions to be taken during the five-year planning period designed to improve outreach to homeless persons, especially unsheltered persons, as well as those who are at-risk of homelessness. Note that these actions are not only designed to promote outreach that both identifies and quantifies needs, but also offer opportunities to inform the homeless regarding available resources.

- Implement a coordinated assessment system for unsheltered homeless, as well as those entering and existing the homeless service system, including those accessing services for persons at-risk of homelessness;
- Require service providers utilizing ESG funds, as a condition of funding, to participate in reporting activities associated with the Continuum of Care's Homeless Management Information System (HMIS) and coordinated assessment system;
- Improve the accessibility of existing services through improved street outreach to homeless persons, with an emphasis on outreach to unsheltered persons;
- Engage in outreach to lower-income households at-risk of homelessness, as well as those being discharged from institutional settings, to inform them of available resources.

### **Addressing the emergency and transitional housing needs of homeless persons**

Short-term strategies include, but should not be limited to, the following:

- Continue to provide material, financial, and technical assistance to maintain, preserve, and expand existing shelter programs;
- Provide assistance for near-term rehabilitation and improvement of existing shelter facilities;

- Continue to provide support to emergency and transitional housing providers for the coordination and provision of complementary supportive services;
- Maintain and improve coordination between emergency, transitional, and permanent supportive housing to ensure a smooth and supported transition for persons and families striving to exist homelessness;
- Maintain the existing inventory of housing for homeless persons and, where necessary, provide resources to ensure consistent or improved capacity;
- Improve coordination with local healthcare providers, law enforcement agencies, etc. to refine and improve discharge policies to ensure that persons are not discharged into homelessness.

Long-term strategies include, but should not be limited to, the following:

- Support the acquisition, rehabilitation, or construction of emergency shelter facilities, providing priority to projects that substantively expand or improve the inventory;
- Support the acquisition, rehabilitation, or construction of transitional and permanent supportive housing, providing priority to projects that substantively expand or improve the inventory;
- Implement a mechanism to promote the availability of permanent, and permanent supportive, housing for homeless persons and persons at-risk of homelessness, including, but not limited, to providing assistance for rental deposits, utility deposits, and referral services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The ESG and CoC interim regulations encourage providing homeless persons and households with housing as quickly as is practicable, and only availing supportive services that are of greatest need to support stable housing, while other needs are addressed through existing mainstream resources available within the community. This recognizes that while there are multiple models for housing and supportive service provision for the homeless, the housing first model, as well as rapid rehousing and preventative services, have emerged as important implementation strategies, among other industry best practices. Below are actions intended to facilitate the rapid transition of homeless persons from an unsheltered or sheltered condition, toward permanent and independent living.

- Maintain and expand support to existing programs with proven track records of encouraging the transition from emergency or transitional shelters to permanent and supportive housing;
- Provide resources for expanded case management services, including lengthening the amount of time that persons may receive case management, as a method for improving eligibility for rental housing and applicable supportive services;

- Coordinate rapid re-housing needs assessment with coordinated intake strategy and case management strategy;
- Encourage the establishment of new permanent, and permanent supportive, housing for homeless individuals and households with children.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

As noted in the Market Analysis, the availability of HPRP funds greatly expanded the availability of resources for homelessness prevention. While the City continues the programs established under HPRP, the lack of resources severely limits the efficacy of the program and the number of households assisted. The following include several actions intended to preserve and expand the existing programs and ensure the future availability of homeless prevention services and assistance.

- Identify and secure alternative funding sources for programs previously funded through HPRP;
- Coordinate with existing housing and assistance programs to provide priority, and a streamlined or expedited applications process, for persons at imminent risk of becoming homeless;
- Provide coordinated diversion and referral services to persons at-risk of homelessness;
- Coordinate diversion services with rapid rehousing efforts to shorten the length of stay.



## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, the State of California requires that residential construction and renovation activities involving lead, such as those that would cause the disturbance of lead-based paint (LBP), be performed in such a manner as to eliminate the existing lead hazard, and avoid the creation of a new lead poisoning hazard, particularly for children and other occupants, but also for the individuals conducting the work. The City of Stockton and the HACSJ comply with all federal requirements related to the prevention of lead-based paint poisoning as provided under Title X, as well as additional the guidelines that took effect in September 2000 under Sections 1012 and 1013, which appear under 24 CFR 35.

The HACSJ pursues an active program designed to identify, evaluate, and abate LBP hazards in public housing units and units involved in the HCV program. At the time a household is certified for participation in the HCV program, they are issued a “Notice to Housing Choice Voucher Participants – The Danger of Lead Poisoning” form which must be signed by a responsible member of the household. Once the participating household selects their desired housing unit, it is inspected by a Housing Authority representative. If the unit was built prior to 1978 and contains peeling or chipped paint the property owner is immediately notified. If the participating household contains a child, or children, under the age of six, the unit is immediately rejected from participation. If the owner desires to participate, they must remediate the hazard, in accordance with HUD standards. If the household does not contain children under the age of six, the HACSJ requests remediation, though this often depends on the overall condition of the unit and the severity of the hazard.

The City implements actions similar to those utilized by the Housing Authority. The Housing Division provides each program participant with an EPA-approved information pamphlet regarding the identification and management of potential LBP hazards. Staff conducts inspections and lead hazard evaluations for all units being considered for participation in any of the City’s housing programs. The City uses only certified professionals for inspection, risk assessment, and other related activities. If a potential LBP hazard is identified based on the age of the unit and a visual inspection, appropriate testing is performed by a certified paint inspector, and risk assessments are conducted by risk assessor certified under applicable state programs, or by the EPA. In those cases where an LBP hazard is identified, the City notifies the San Joaquin Public Health Services, Environmental Health Division (EHD), which manages the Childhood Lead Poisoning Prevention (CLPP) Program.

In those cases where a child has elevated blood lead levels above the state standards, the child is referred to the EHD by the Public Health Nurse in charge of the CLPP. A home inspection is conducted using x-ray florescent (XRF) instruments. If hazards are detected, then instructions are given to the family on methods for reducing exposure. If the family resides in public housing, is a HCV participant, or a participant in one of the City’s housing programs, assistance is provided to identify alternative housing options. After appropriate lead hazard control work has been completed, in accordance with HUD

guidelines for the Evaluation and Control of Lead-Based Paint Hazards, as well as Title 17 of the California Code of Regulations, the EHD conducts a final lead clearance inspection using the XRF instrument.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

The City will continue to take action, as necessary, to reduce LBP hazards in accordance with HUD regulations. Housing units with LBP hazards, as identified, will have appropriate actions taken to remove, or otherwise abate, the hazard to legally permissible levels. Due to difficulties, and the potential lack of cost effectiveness, associated with the prospect of developing a comprehensive inventory of lead hazards, the City has chosen to pursue an approach through which actions are taken to actively seek out and identify potential hazards, with abatement taking place as promptly and thoroughly as possible, in compliance with all applicable legislation and guidance.

**How are the actions listed above integrated into housing policies and procedures?**

The actions described above have been incorporated into the applicable policies, procedures, and guidelines that govern implementation of the City's housing programs, as well as the code enforcement activities undertaken by the Neighborhood Services Division of the Stockton Police Department, and the inspection criteria and response procedures of the Residential Inspection Program.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City is actively involved in programs to reduce poverty through increased economic development and supportive service programs. As mentioned previously, one way to reduce poverty is to attract new industries and employers which can offer valuable employment opportunities. Priority, or preference, is given to those opportunities that will result in new employment opportunities offering wages that are above the minimum established by the State of California. The City has given economic development and neighborhood revitalization a lower priority status compared to the provision of affordable housing and housing for the homeless, but will still dedicate resources, as appropriate, to activities being undertaken through the implementation of the Stockton Capital Improvement Plan, the Economic Development Strategic Plan and the San Joaquin County Comprehensive Economic Development Strategy. By supporting these initiatives, the City can 1) address existing needs for public facilities and services that serve businesses and the general public, including the remediation of existing deferred maintenance, 2) provide resources and coordination for workforce training initiatives that are both targeted toward lower-income households and geared toward meeting the needs of projected growth industries, and 3) support efforts and improvements to facilitate business recruitment and growth in strategic industries.

The City is also committed to working with lower-income residents to meet their basic needs while achieving the life skills necessary to acquire and successfully retain employment, which aids in the transition out of poverty. Although not a comprehensive list, the City is committed to supporting and actively collaborating with a wide variety of antipoverty organizations and agencies to ensure the availability of adequate food, shelter, medical care, child care, skills training, and job placement resources for lower-income residents. These may include, but may not be limited to, the Stockton Shelter for the Homeless, St. Mary's Interfaith Dining Room, Ready to Work, Emergency Food Bank, Second Harvest Food Bank, San Joaquin County Office of Education, Delta College, San Joaquin WorkNet, Housing Authority of the County of San Joaquin, and the San Joaquin County Human Services Agency, among a wide variety of other agencies and organizations.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

By continuing to fund the acquisition, rehabilitation, and development of housing affordable to lower-income households, as well as the coordination of rental housing assistance provided by the HACSJ, the City of Stockton is taking considerable steps to ensure the availability of housing that is affordable to persons living at, or near, the federal poverty level. By implementing housing programs to impact the availability and affordability of housing, the City can impact the relative welfare of low-income households by reducing the prevalence of housing overpayment (i.e., excessive housing costs burdens) and improve the availability of income necessary to meet other every day needs. Note, also, that housing represents one of the most significant components of the average household budget over which local government policies have direct influence, making housing a strategic point of intervention. Due to

nature of the existing need for both housing assistance and antipoverty programs, many of the households targeted by the poverty reduction strategies and programs, described above, are the same households targeted by the City's housing programs and homelessness strategy. For this reason, the City can provide coordinated or synchronized outreach for all of the housing, homelessness, and antipoverty programs, since these programs serve comparable and/or similar populations.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City utilizes a three-tiered compliance monitoring approach to ensure conformity with all applicable regulations and guidelines concerning the receipt and use of Federal funds. These include periodic formal site visits, ongoing communication (e.g., telephone calls and email communication) between City staff and sub-recipients or grantees throughout project implementation, and the submittal and review performance reports and organizational audits submitted prior to, and following, the allocation of funds. The City maintains a regular schedule for site visit-based monitoring, which includes all sub-recipients and organizations receiving allocations of CPD-based funds.

For affordable housing projects, prospective tenants are screened, and their income verified, at or around the time they submit their formal program application, as well as annually thereafter for the term of the affordability period. The affordability period for rental products is dependent on the amount of, and sources of, funds invested, and whether or not the project was acquired, rehabilitated, or newly constructed. Income determinations are based on the household income limits and definitions provided by HUD for HCVs, and other applicable programs.

Rental housing projects are monitored to ensure compliance with all applicable housing quality standards, including those adopted for the HCV program. Prior to the inclusion of any rental unit in the HCV program, it must be inspected for quality and is then inspected on an annual, or bi-annual, basis for the term of the affordability period. Projects containing more than 25 rental units are inspected annually, while projects containing between five and 25 units are inspected every two years. Projects with fewer than five rental housing units are inspected every three years.

The City takes a proactive approach to outreach and technical assistance, with the intent of facilitating rapid and high-quality implementation. In those cases where participating non-profits and partner organizations lack the training or capacity to successfully plan the logistics associated with proposed projects, the City will provide ongoing technical assistance from the point of application to ensure that plans are fully developed and that the organization can demonstrate that the additional funds necessary to complete the project have been secured and can be competently managed. This typically involves the provision of assistance on plan design, project scheduling, and facilitated interactions with applicable City or County planning departments and other outside agencies, as appropriate.