

# Housing Action Plan + Neighborhood Action Plans



# Shape Stockton Efforts

- **Housing/Safety Element (LEAP)**
- **Development Code + Design Guidelines (SB2, LEAP)**
- **Housing Action Plan “HAP” (LEAP)**
  - ❖ Citywide housing issues/solutions
- **Neighborhood Action Plans (“NAPs”)**
  - ❖ Cabral/East Cabral
  - ❖ Little Manila/Gleason Park
  - ❖ South Airport Corridor
  - ❖ REAP 1.0 Funded

# Outline Action Plans

*Shared Goal:*

**Encourage Housing Production in Stockton**

**HAP**



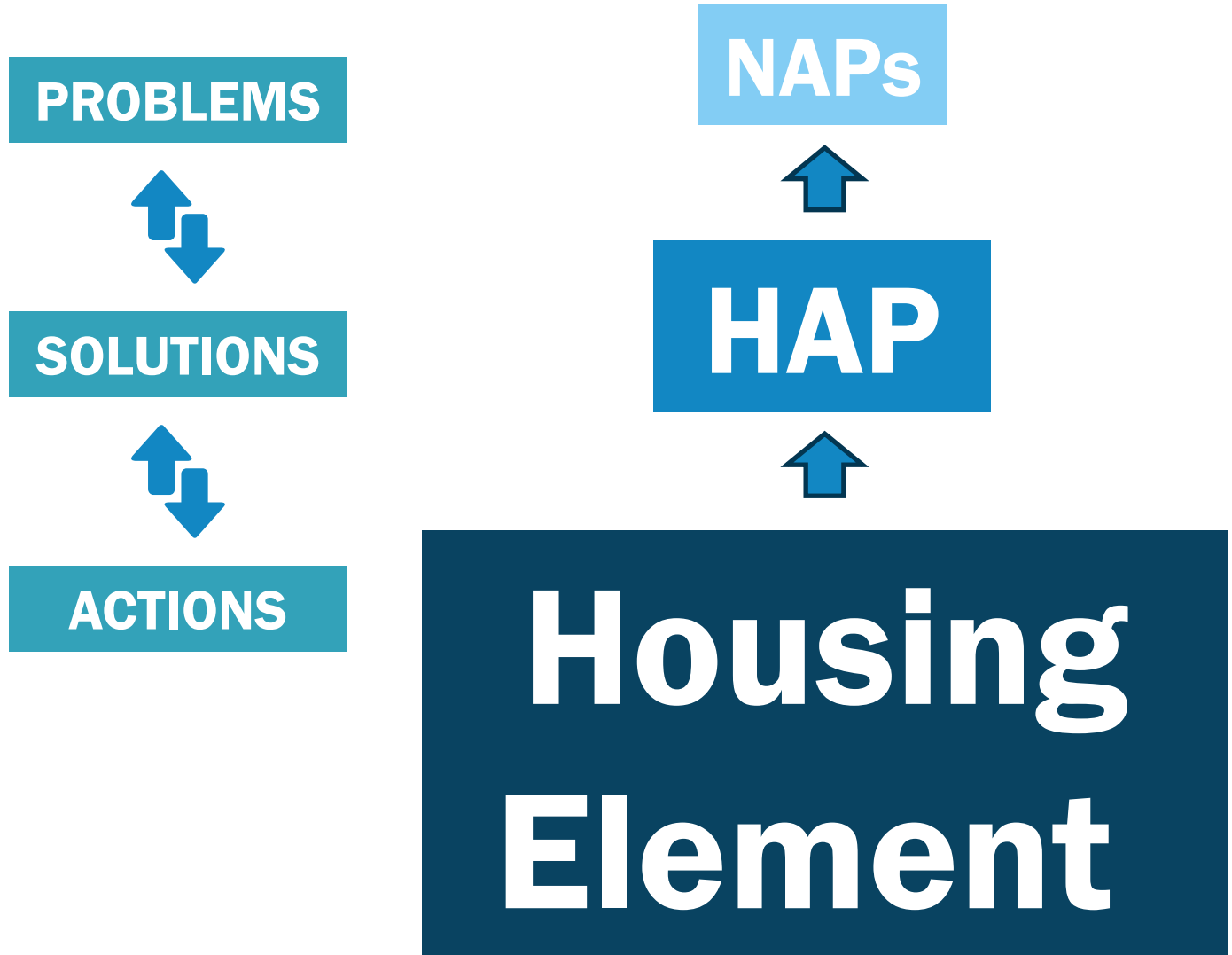
- Citywide policies + programs
- User manual pulling existing information into a streamlined format

**NAPs**



- Neighborhood-specific recommendations
- Brand new analysis + action steps

# Strategic Plan



# How to Use the Plans

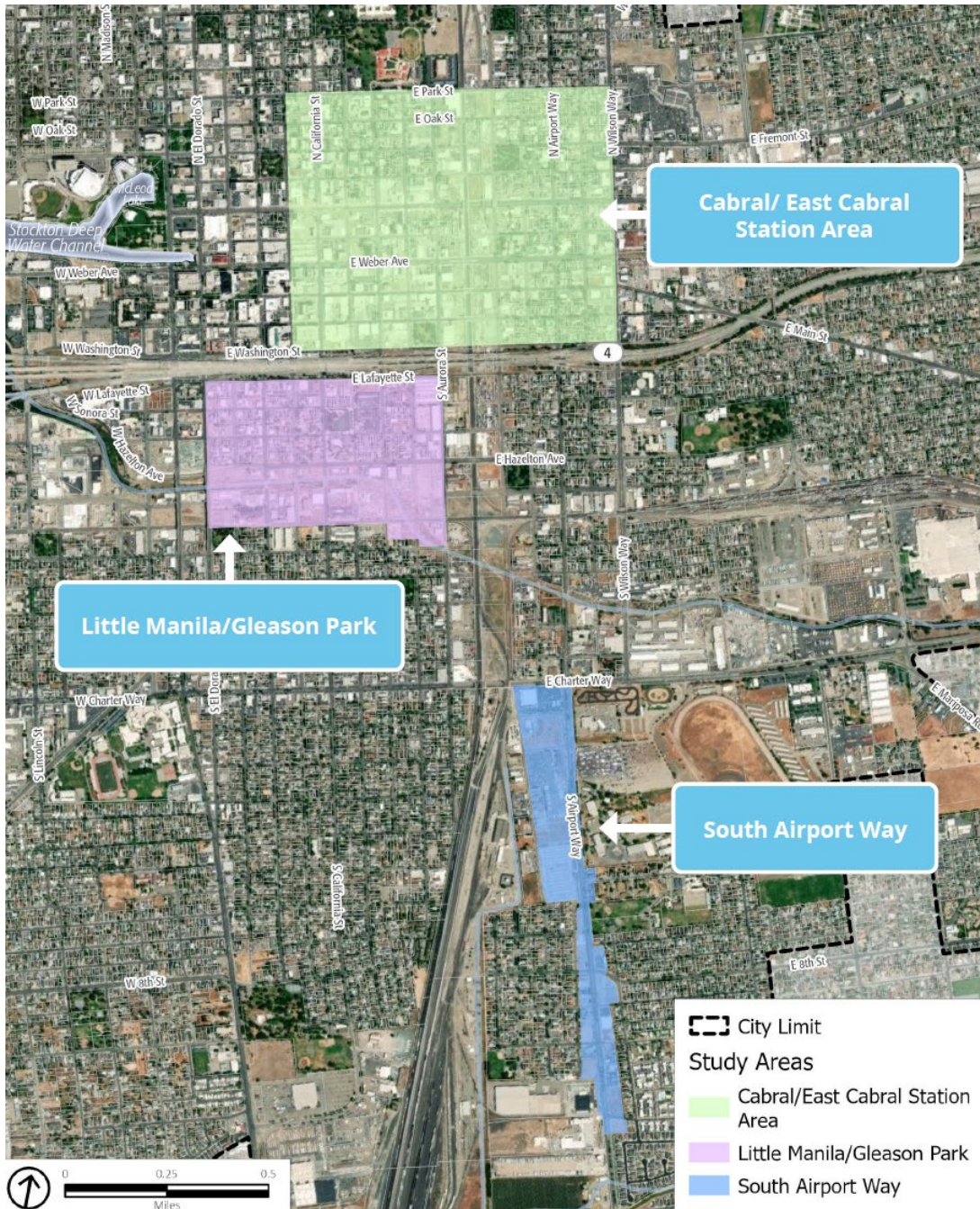
## ■ Document Structure

- Executive Summary
- 1) Introduction
- 2) Study Area
- 3) Potential for New Housing
- **4) Objectives and Actions**
- *Technical Appendices*



## **Implementation Matrix** will identify:

- Responsible Department
- Potential Partners
- Recommended Timeframe



## Age

62% below the age of 34 in South Airport Way area

VS

53% below the age of 34 in Stockton



## Race/Ethnicity

- ▶ 79% Hispanic or Latino (of any race)
- ▶ 15% Black or African American
- ▶ 3% Asian
- ▶ 2% White
- ▶ 1% Two or more races



## Who Lives in South Airport Way?

### What We Heard from the Community About the Study Area

The South Airport Way Neighborhood Action Plan was prepared in collaboration with the local community, including those who live in or around the Study Area. The primary ways community members provided input were through four pop-up events that were located in or near the Study Area, two open house events that were facilitated by the City, a paper survey that was available in five languages, and an online activity. These engagement methods – as well as the feedback received – are further described in Appendix C. Key takeaways from the community feedback received are summarized below. While the survey results received are not considered statistically significant, they help inform existing conditions within and near the Study Area.

### Provide More Housing Choices

The first question in the housing paper survey and online activity asked people to identify the type of housing they would like to see built in their neighborhood. A majority of the participants who responded to the survey question said they would like to see apartments, duplexes, triplexes, and fourplexes built in their neighborhood. Other housing needs identified include mixed-use, live-work,

## Housing Tenure

in South Airport Way area

59% Renters 41% Owners

VS

50% Renters 50% Owners

in Stockton



## Average Household Size

4 persons per household in South Airport Way area

VS

3.2 persons per household in Stockton



## Overcrowded Housing

16% overcrowded housing units in South Airport Way area

VS

9% overcrowded housing units in Stockton



## Average Household Income

\$40,379 in South Airport Way area

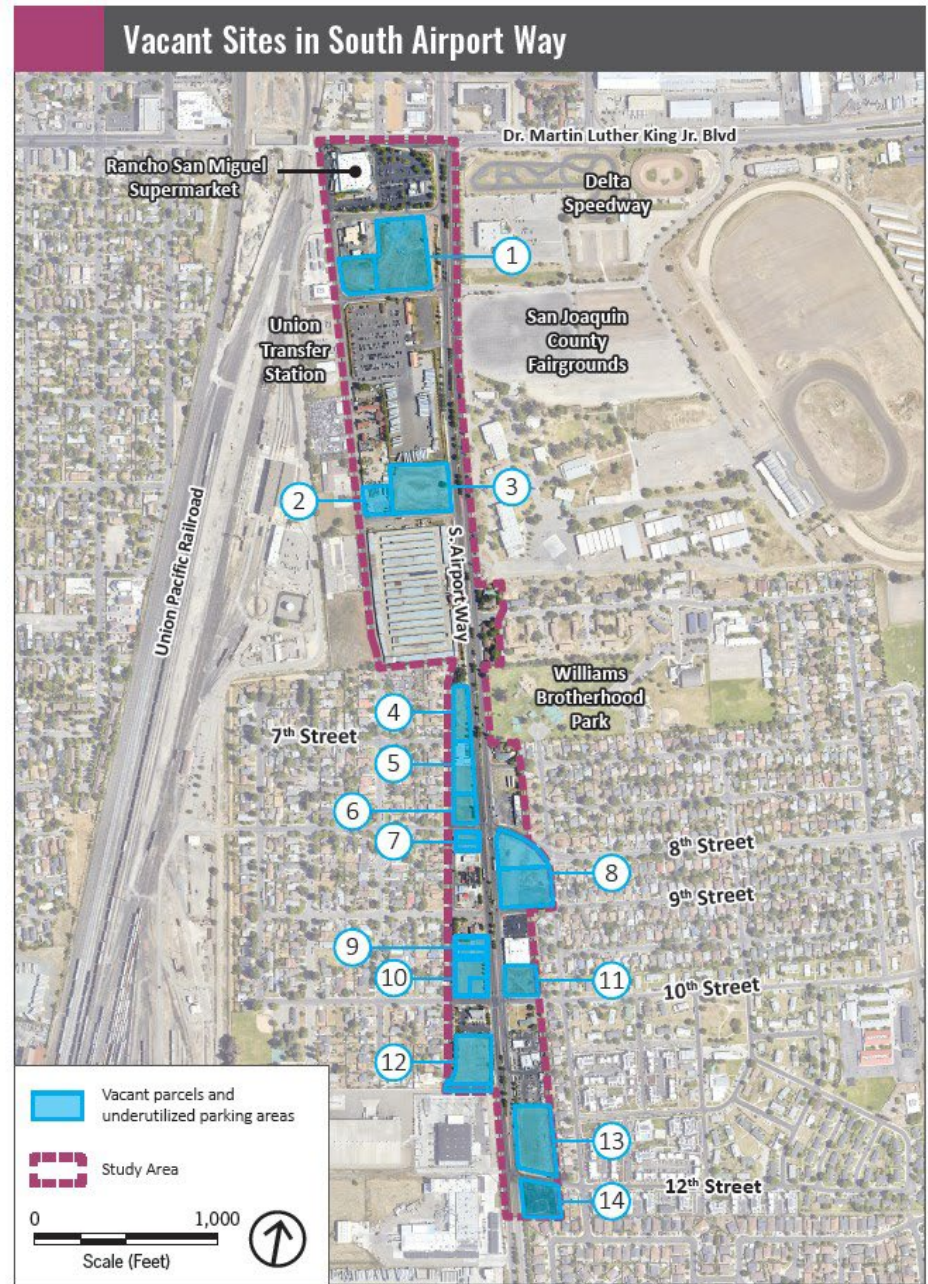
VS

\$78,712 in Stockton



## Vacant Sites

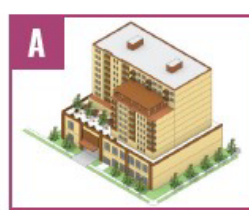
During the Plan development process, the project team identified 14 sites within the Study Area that are vacant or have a surface parking lot that is not well-utilized. These sites may serve as an opportunity for new housing development. The Vacant Sites in South Airport Way map shows the location of these sites, and the table that follows identifies the most feasible housing types that could be built on each site based on the lot size and the characteristics of the surrounding neighborhood. The most feasible housing types are listed by letter (A-I) in the table on Page 17 to correspond with the housing type descriptions that follow. While the City does encourage new housing development on vacant properties, where appropriate, the City itself does not build housing unless the property is owned by the City. Redevelopment of any of the sites that are privately owned would require agreement with the property owner, approval of a development proposal, and adequate infrastructure.



Source: Google Earth Professional, 3/2/2023. PlaceWorks, 2023.



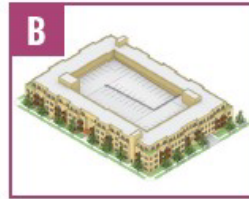
Site Number	Street Address	Most Feasible Housing Types
1	1501 & 1516 South Union Street	C, D, G
2	1121 Folsom Street	C, F, G
3	1795 South Airport Way	B, F
4	2051 South Airport Way	F, G
5	2119 South Airport Way	F, G
6	2135 South Airport Way	D, F, G
7	2211 & 2211 South Airport Way	G
8	2244 & 2226 South Airport Way	C, D
9	2333 & 2319 South Airport Way	I
10	2361 & 2347 South Airport Way	E, F, H
11	2348 South Airport Way	C, D
12	2427 & 2427 South Airport Way	C, D, F
13	2482 South Airport Way	C, F
14	1402 Twelfth Street	C, F



High-Rise Residential



Live-Work



Mid-Rise Apartments



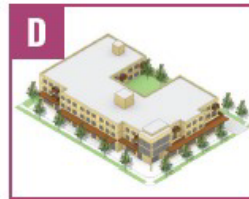
Multiplexes



Low-Rise Apartments



Triplexes and Duplexes



Mixed-Use



Cottage Courts



Townhomes

# 1. Further the Development of Housing

**Action 1.1 South Airport Way and 8th Street.** Identify opportunities to support the redevelopment of the vacant site at the southeast corner of South Airport Way and 8th Street.

**Action 1.2 Faith-Based Housing.** Work with religious institutions to identify opportunities for housing production on underutilized or excess land.

**Action 1.3 San Joaquin County Fairgrounds.** Collaborate with the State and the Housing Authority of San Joaquin County to encourage the inclusion of low-income, moderate-income, and market-rate housing in the State’s plan for the San Joaquin County Fairgrounds site.

**Action 1.4 Extend Permit and Entitlements “Active” Period.** Expand the “active” period for permits and entitlements in the South Airport Way Study Area from 12 months to 24 months.

**Action 1.5 Economic Development Programs.** Optimize existing economic developments programs the City already has in place to better align with the Neighborhood Action Plan.

**Action 1.6 Public Facilities Fees.** Support the Public Facilities Fees Nexus Study which will determine if the fees collected by the City are the right amount for the City of Stockton. The Nexus Study is currently in the process as of September 2023.

**Action 1.7 Vacant and Underutilized Sites Inventory.** Create and regularly update a searchable/digital inventory of vacant and/or underutilized sites in the Study Area. Use the inventory list to conduct targeted property owner outreach, as described in Action 1.8.

**Action 1.8 Property Owner Outreach.** Conduct targeted outreach to property owners in the Study Area to learn why they may be leaving a site undeveloped or underutilized. Describe any applicable incentives or programs the City offers that may assist the property owner with developing the site.

**Action 1.9 Land Banking.** Pursue opportunities for acquisition and disposition of land that can be used for residential and/or mixed-use projects.

**Action 1.10 City Staff Support.** Explore the feasibility of expanding capacity by adding City staff or seeking staff services through consultants to implement the actions included in the Neighborhood Action Plan, if additional staff support is needed.

### **(NEW) Draft Housing Action Plan (HAP)**

After numerous workshops and meetings with City staff, the following drafts are released for public review and comment.

### **(NEW) Draft Neighborhood Action Plans**

Much like the HAP, the following drafts and associated reports are released for public review and comment. Please see the Neighborhood Action Plans Tab below for more information and to view the latest draft.



# Next Steps

- The Action Plan has yet to be presented or accepted by the Planning Commission or City Council.
- Staff anticipates these will be presented after the Housing and Safety Element Updates are Adopted.
- Staff preparing implementation strategies for all Shape Stockton efforts.

# Questions?

To receive future updates, please contact us!



**Visit:** [www.stocktonca.gov/ShapeStockton](http://www.stocktonca.gov/ShapeStockton)

**Email:** [ShapeStockton@stocktonca.gov](mailto:ShapeStockton@stocktonca.gov)

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