

Stockton Economic Stimulus Plan (SESP)

STARTING JANUARY 19, 2016

Program Elements

Provides a fee reduction for some of the Public Facility Fees (PFF) for both single family and multi-family residential projects in Stockton.

A reduction of PFF up to a total of \$19,997 or 100% whichever is less for single family residential and \$14,080 per unit for multi-family residential for these fee categories:

City Office Space	Community Recreation Centers
Libraries	Police Stations
Fire Stations	Street Improvements
Parks	

Program will last for 36 months from the City Council adoption date of November 17, 2015.

Reduction applies to:

1. The first 1,000 single family residential permits issued citywide for those builders who comply with terms of the program.
2. The first 500 units of multi-family residential permits issued citywide for those builders who comply with terms of the program.
3. Only units within the existing City Limits as described in the [2008 General Plan Settlement Agreement](#) shall be eligible for the program.

To participate in the residential component of SESP program, a developer must comply with the local hire and disadvantaged individual requirement.

Local Hire Requirement

Participation in the program is contingent on at least 50% of the workforce on a permit residing within Stockton.

Employees residing within the City of Stockton city limits are considered local hires.

By the time of permit issuance, the builder must provide a list of all employees to work on a particular permit with names and addresses of the employees and identify which employees reside within Stockton city limits.

1. Should the number of local hires fall under 50%, the applicant has 30 days to cure the deficiency.
2. If the applicant is unable to cure the deficiency, the applicant will be deemed non-compliant.
3. The applicant will be required to reimburse the City the equivalent reduction of 100% of City Buildings, Street Improvement, and Parks PFF, for each permit that was in a stage prior to final permit inspection during the non-compliant period and will not be eligible to further participate in the Program.

From the time of the first residential building permit issued to an applicant, the applicant must make a quarterly report to the City. The report will identify the total number of workers employed on the project and the number of those employees who reside within the City of Stockton.

Disadvantaged Requirement

Projects participating in this program shall work with Building Industry Association (BIA) to coordinate hiring of disadvantaged Stockton residents to appropriate positions matching skills and experience to job requirements and staffing needs. For assistance contact John Beckman at the BIA – phone (209) 235-7831 or website johnb@biagv.org.

To be considered as disadvantaged for the purposes of this requirement, an individual or firm must be a member of the one of the following groups as listed within the City’s Public Works Disadvantaged Enterprise (DBE) Program:

African American
Native American

Asian Pacific American
Women

Opportunities will be provided to youth from San Joaquin County Office of Education Youth Build, Lincoln High School’s Engineering Construction Academy, Stockton Unified School District Edison High School woodworking and construction, and Jane Fredrick’s masonry program.

Additional Criteria

In addition to the local and disadvantaged hire requirements, the applicant will have other criteria to remain compliant with the SESP program:

1. A monthly report must be submitted to the City identifying the total number of lots in their project, the number of permits issued, the number of homes under construction and the number of homes with a final permit.
2. An applicant must start construction within 6 months of issuance unless an extension, authorized by state law and local ordinance is approved.
3. A builder may receive no more than 20 building permits under the SESP program, at any given time for each final map, or 40 citywide for builders involved in more than one subdivision. The builder must start and receive a first inspection for each permit within 6 months of permit issuance unless an extension, authorized by state law and local ordinance is approved. Permits in SB 535 disadvantaged areas are exempt from this paragraph.

In the event the Program expires, or the numerical count of 1,000 single family residential unit permits and 500 multi-family residential unit permits is reached, or a developer chooses to not participate in the Program, or a developer is no longer eligible to participate in the program due to noncompliance with the local hire requirement of the SESP program, the City will require payment of fees in the full, unabated amount.

Commercial/Industrial

The current 50% Commercial and Industrial Public Facility Fees (PFF) fee reduction shall remain in effect until a new nexus study is completed and new PFF’s are adopted in conjunction with the current General Plan Update.

Public Facility Fees categories subject to the 50% reduction are:

City Office Space
Libraries
Fire Stations

Community Recreation Centers
Police Stations
Street Improvements

Visit the City’s website: [http:// www.stocktonca.gov/sesp](http://www.stocktonca.gov/sesp) For additional questions contact: David Tolliver, Program Manager II at the Permit Center, 345 N El Dorado Street, Stockton, CA 95202, Phone (209) 937-8310 and/or email David.Tolliver@stocktonca.gov